

The June 28, 2006 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 p.m. Present were Vice Chairman Richard McMakin, Richard Gebhard and Steven Kilo. John Lavelle and Ronald Campanalie were excused.

Mr. McMakin asked for any discussion on the minutes submitted for April 26, 2006. Hearing none, Mr. Gebhard moved to approve the minutes of April 26, 2006 as submitted. Seconded by Mr. McMakin, Roll call, all approved.

#### Contours Express Sign

Brett Smith was present representing the applicant. Mr. Smith stated that Contours Express was a new business in Green Brooke Plaza. Mr. McMakin asked if the sign would be lit. Mr. Smith stated that the sign would be internally lit with raceway type lighting.

Mr. McMakin asked if the Board Members had any comments or questions. Mr. McMakin stated that the sign seemed to be conforming in size. Mr. Smith stated that it is in the same color and style of the other signs at Green Brooke Plaza. Mr. McMakin moved to approve the application as submitted with the provision of all codes are complied with. Seconded by Mr. Kilo. Roll call, all approved.

#### Olmsted Development Group

Jim Schiely, Bill Henzey and Chuck Grasser were present representing the developer. Mr. McMakin asked the applicants to present their proposal. Mr. Grasser stated that the development is proposed for west of the Sharp Road intersection on the north side of Sprague Rd. (Exhibit 1). The entrance is proposed for a boulevard entry and has 4 cul de sacs off of the main driveway. Mr. Grasser stated that most of the parcel is currently heavily wooded. The developers would like to keep the area as wooded as possible. Most of the perimeter to the east would be bordered with the existing trees.

Mr. Schiely stated that they would like to propose rezoning for this parcel. Mr. Schiely stated that the average size lot would be approximately 20,000 square feet. Some lots are as small as 17,000 and the largest is approximately 30,000 square feet. Mr. Schiely stated that the density would be approximately 1.6 units per acre. Mr. Schiely stated that Olmsted Development Group is a proponent of reducing the construction of cluster and starter homes. Mr. Schiely and Mr. Henzey are residents in the Olmsted area and would like to see more of the larger, high dollar homes in the area. Mr. Schiely stated that the impact on the schools is likely to be less if this type of development is constructed. Mr. Schiely presented a statement of the impact to the schools. (Exhibit 2)

Mr. McMakin stated that the Board and the Comprehensive Land Use Plan proposed to keep the zoning at R-40 south of the Schady Road line in the Township. Mr. McMakin stated that while it may not be economically feasible for a developer to maintain that size lot, the Board does not want to see a high density in that area. Mr. McMakin stated that the impact of more residences on the roadways may require a deceleration lane and possibly a turning lane on Schady Road. Mr. McMakin stated that if the applicant wishes rezoning an R-30 zoning would be more feasible. However, the development plan that is proposed would require variances on most of the lots. If an R-15 zoning is requested, the lots proposed would be conforming and the density would be much greater. The Board is reluctant to change the zoning based on the applicant's plan. The property could be sold and another developer may build to the maximum density provided by the zoning district. Mr. Gebhard stated that the area does not currently have sanitary sewers and Cleveland water available. The rezoning on that parcel will be determined by the approval of sewer and water to the area.

Mr. Gebhard moved to adjourn the meeting at 7:47 p.m. Seconded by Mr. McMakin. Roll call, all approved.

Respectfully submitted,

Olmsted Township Zoning Commission minutes 6-28-06

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Tammy Tabor, Secretary

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Richard McMakin, Vice Chairman      Date