

The regular meeting of the Olmsted Township Zoning Commission was called to order at 7:03 p.m. on October 25, 2006. Present were Steven Kilo, Ronald Campanalie and Chairman John Lavelle. Also, present was secretary Tammy Tabor.

Mr. Lavelle moved to approve the minutes as submitted for the October 10, 2006 meeting.

Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle moved to recess the regular meeting and open the public hearing for Resolution E-06. Seconded by Mr. Kilo. Roll call, all approved.

Resolution E-06

Mr. Lavelle stated that this is a continuation of the public hearing held on October 10, 2006. Mr. Lavelle stated that Olmsted Falls Mayor Blomquist was in attendance representing the Cuyahoga County Planning Commission. Mayor Blomquist stated that he is the Commission representative for Berea, Olmsted Falls, Olmsted Township, Middleburg Hts. and Brookpark. Mayor Blomquist stated that as a representative of these communities he tries to convey the desires of the community regarding issues. Mayor Blomquist stated that the Board of Commissioners do not have an understanding of the Township neighborhood. Mayor Blomquist stated that he has had meetings with the former school superintendent and Trustees regarding the rapid growth in Olmsted Falls and the Township. Mayor Blomquist stated that the residents are concerned that no one is managing residential growth. Mayor Blomquist stated that issues must come through Cuyahoga County by State Law. With many other issues brought before the County Commissioners, Township zoning is not a priority. Mayor Blomquist is providing information to the County Commissioners regarding growth issues and situation in Olmsted Township. Mayor Blomquist stated that Olmsted Township revised and updated the Land Use Plan and Zone Map in 2000. The Township showed that the area west of Sharp Road and south of Schady Rd. was meant to remain as an R-40 district. For a PRD 100 acres of property are required. That type of zoning provides for cluster housing and lots of ½ acre or less. Mayor Blomquist stated that there is no evidence that a developer would propose a PRD for the area. Mayor Blomquist stated that a change in the density level would cause more problems for housing issues. Mayor Blomquist stated that members of the Olmsted Development Group are residents of the community and his constituents in Olmsted Falls. He is only accounting for the decisions of the Cuyahoga County Planning Commission.

Greg Antolik, 27384 Sprague Rd., stated that zoning property for higher densities has created flooding and drainage problems and left no open space. The properties along Sprague Rd. are large open properties and creating a development of smaller lots would change the area of Sprague Rd. west of Sharp Rd. Mr. Antolik stated that previously Mr. Schiely said that the number of homes proposed would be required for financial success.

Barbara Barstow, 27352 Sprague Rd., asked Mayor Blomquist what the CCPC recommendation was.

Mayor Blomquist stated that The staff of the Cuyahoga County Planning Commission recommended approval of the rezoning. On Mayor Blomquist's review and comments, the County Commissioners recommended disapproval of the rezoning. Mr. Blomquist stated that he respects the resident volunteers of this Board and the hard decisions they have to make. Mayor Blomquist stated that the area south of Schady and west of Sharp Rd. should remain an R-40 district. There are other options other than building higher density.

Barbara Barstow asked if there would be controls for water run off.

Mayor Blomquist stated that the issue would be under the development plan. The Township and Cuyahoga County would require storm water and sewer management.

Mr. Lavelle stated that the Cuyahoga County Sanitary Engineer would require storm water management. Mr. Lavelle stated that these issues would be addressed in a development plan review and Mayor Blomquist is only here to advise the Township on the Cuyahoga County Commissioners recommendation.

Gaylene Weigel, Sharp Rd, asked who the residents go to regarding these issues.

Mayor Blomquist stated that this is an urban county. Bob Klaiber is the Cuyahoga County Engineer. Mr. Klaiber's office has the responsibility for storm water management in the county. Mayor Blomquist stated that Bob Klaiber is also in charge of the Sanitary Engineers Office. All communities are now subject to the Phase II Storm Water regulations. Other agencies that may be able to help are the Ohio Department of Natural Resources or the Cuyahoga County Soil and Conservation District.

Gaylene Weigel stated that builders that are raising the grade are causing run off and flooding the neighborhood. Mayor Blomquist stated that the responsibility goes back to the Cuyahoga County Engineer.

Mr. Lavelle stated that Mayor Blomquist is not here to discuss the water issues. The Cuyahoga County Engineer would be in charge of determining the drainage when developments are proposed.

Jim Schiely, Bill Henzey and Chuck Grasser were present representing the Olmsted Development Group. Mr. Schiely stated that the Olmsted Development Group would like to construct a development that would feature higher end homes. Mr. Schiely and Mr. Henzey stated that they are residents of Olmsted Falls and are familiar with the issues of over crowding in our schools. Mr. Schiely stated that he has been on the Voices Committee and had discussions with the school superintendent regarding the over crowding in the schools. Mr. Schiely stated that Olmsted Development Group would like to rezone this area to R-30. Mr. Schiely stated that the development they are proposing would be designed for a second or third home purchase. The area has concentrated most on cluster homes and starter homes. The idea for this proposed development has shown that the children of this type of home buyer are older and would be in the school system for a shorter amount of time than in a traditional starter home with younger families. Mr. Schiely stated that the homes that the Olmsted Development Group are proposing would be in the \$300,000.00 range. Mr. Schiely stated that the area would not support a development that would have homes in a higher price range. Mr. Schiely stated that the required 100 acre minimum for a Planned Residential Development has not been maintained. Many developers have petitioned the courts to vary from the requirement of 100 acres. Mr. Schiely stated that Wheaton Farms on Sprague Road has been approved by the courts to construct a development with 2.6 units per acre. Mr. Schiely stated that the high taxes in the community are too high for the most houses above \$300,000.00. Mr. Schiely stated that with 1.6 units proposed for the area, the number of students would not impact the schools. Mr. Schiely stated that the staff of the Cuyahoga County Planning Commission recommended approval of the proposed rezoning and the County Commissioners rejected that recommendation and voted to disapprove the rezoning based on Mayor Blomquist's comments. Mr. Schiely stated that if this rezoning is denied the property will probably be sold to another developer that may petition the court for a higher density development.

Mr. Antolik stated that the Woodgate Farms Development has caused problems with the drainage for properties on Sprague and Sharp Rd.

Tracy Rinas, Sharp Road, stated that Brian Driscoll from the Cuyahoga County Engineer was out to her property to inspect the ditch on her property that is not draining properly.

Mr. Lavelle asked if there were any new concerns or comments from the audience and would hear any new issues.

Jerry Celebreeze, Township Resident, asked how many homes would be permitted on the property currently and what would be permitted if the rezoning was approved.

Mr. Lavelle stated that currently the property would be able to accommodate 30-36 homes according to the current zoning. However without sewer and water, the Board of Health would need to approve the property for septic systems or the extension of sanitary sewers. If the proposed R-30 does get approved, the maximum number of homes permitted without a variance would be 45-50. Mr. Lavelle state that the plan that Mr. Schiely is showing would require variances from the Board of Appeals. The Olmsted Township Zoning Commission cannot grant variances to the code. Larry Adloff, 27506 Sprague Rd., stated that the ditches are draining to the east rather than the west, where they should drain.

Mr. Lavelle stated that the drainage issues would be covered in development plan approval and permits would be issued by the County before any construction could begin. Mr. Lavelle asked for any further questions. Hearing none, Mr. Lavelle moved to approve Resolution E-06 as submitted for the proposed rezoning of parcel # 265-19-007 from the current zoning of R-40, single family Residential, minimum lot size of 40,000 square feet to R-30, single family Residential, minimum lot size of 30,000 square feet. Seconded by Mr. Kilo. Roll call, Mr. Campanalie-yes, Mr. Kilo-yes, Mr. Lavelle-no.

Mr. Lavelle moved to close the public hearing for Resolution E-06. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. Lavelle asked for any floor discussion. Hearing none, Mr. Lavelle moved to adjourn the meeting at 8:10 p.m. Seconded by Mr. Kilo. Roll call, all approved.

Respectfully submitted,

Tammy Tabor, Secretary

John Lavelle, Chairman Date