

The November 21, 2006 regular meeting of the Olmsted Township Zoning Commission was called to order at 7:02 p.m. Present were Vice Chairman Richard McMakin, Richard Gebhard and Steven Kilo. Also, present was secretary Tammy Tabor and Building Commissioner Keith Foulkes. Chairman John Lavelle and Ronald Campanalie were absent.

Mr. McMakin stated that approval of the minutes of the October 25, 2006 meeting would be held until the absent Board members were in attendance.

Donaschwaben's German Cultural Center (DGCC)

Mr. McMakin asked for representative of DGCC. Robert Filippi, Joe Holzer and Pete Setzer were present.

Mr. McMakin stated that the application submitted to the Board was for a permanent sign to be located between the entrances of the DGCC on Columbia Road. Mr. McMakin stated that his concern was with the line of sight for vehicles exiting the driveway and the location of the sign in the right of way. Mr. Filippi stated that the State of Ohio notified him that the sign would not be in the right of way. Mr. Filippi stated that the State Department of Transportation has notified him that the right of way extends thirty feet from the center line of Columbia Road.

Mr. McMakin stated that his main concern would be that vehicles exiting DGCC would not be able to view cars traveling north and south on Columbia Road prior to pulling out into traffic. Mr. Filippi stated that vehicles exiting the driveways would have adequate view since the sign only extends 8 feet from the existing stone wall. Mr. McMakin stated that drivers may stop at the wall prior to exiting the driveway. Mr. Filippi stated that most of the vehicles pull up closer to the road to view traffic north and south on Columbia Road.

Mr. Filippi stated that there is approximately 25 feet from the location of the sign to each entrance. Mr. McMakin stated that he would like to view the sight again to determine visibility at the driveways. Mr. Setzer asked if it would be helpful if they placed a piece of wood that would be the approximate size of the sign in the location proposed. Mr. McMakin stated that he would be willing to meet at the DGCC to view the driveways and the visibility on Columbia Road. Mr. Holzer asked if the Board would be available tomorrow. Mr. McMakin stated that he would be available tomorrow. Mr. Kilo and Mr. Gebhard agreed that they would accept Mr. McMakin's assessment of the sign placement. Mr. McMakin asked if Mr. Foulkes would go to the site with him on Wednesday November 22 and measure the right of way and proposed sign location. Mr. Foulkes agreed to go to the site.

Mr. McMakin moved to accept application #20061681 for a sign, to be located at 7370 Columbia Road, as submitted after review of the sight and found to be acceptable by Mr. McMakin and Mr. Foulkes. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. McMakin moved to table the regular meeting and open the public hearing for Resolution G-06, Seton Homes, parking pad removal. Seconded by Mr. Kilo. Roll call, all approved.

Resolution G-06 Seton Village

Kellie McIvor was present representing Pulte Homes. Ms. McIvor stated that Pulte homes had proposed 11 off street parking areas for a total of 33 additional parking spaces. Ms. McIvor stated that 5 of the parking areas have been constructed. Ms. McIvor stated that the parking pads were installed incorrectly and the easements were not included on the final plat to construct the parking pads as designed. Ms. McIvor stated that Pulte Homes had 3 options to correct this situation. The first option is to change the sidewalks to be placed behind the parking spaces along the roadway. The Olmsted Township Police Chief stated that this may be very hazardous to children and pedestrians. Ms. McIvor stated that Pulte did not feel that this was a good proposed change. The Olmsted Township Zoning Commission Minutes 11-21-06

second option would be to extend the parking pads further into the yards. Ms. McIvor stated that the issue of the parking pads was discussed at the last Seton Village Homeowners association meeting. The homeowners were not receptive to extending the parking pads into the existing yards. Ms. McIvor stated that most property owners were not willing to grant easements to extend the parking pads so that vehicles would not overhang the public sidewalks. Ms. McIvor discussed the third option that Pulte has entertained. Pulte Homes would remove the existing parking pads and eliminate the rest of the proposed parking pads. Ms. McIvor stated that the third option would be the best solution. Ms. McIvor stated that the subdivision complies with the Olmsted Township Zoning Resolution's provision of 2 enclosed parking spaces per unit. Also, 2 parking spaces are possible in each driveway. Mr. McMakin asked if the cars parked in the driveway would overhang the public sidewalk. Ms. McIvor stated that unless there was a very long vehicle the cars would not overhang the sidewalks. Mr. McMakin asked Mr. Foulkes if he felt that there would be a problem removing the existing parking areas and not constructing parking pads. Mr. Foulkes stated that he was not able to find any requirements for off street parking in any of the previously approved development plans. Mr. McMakin asked if the parking pads could be designed for parallel parking. Mr. Foulkes stated that even the parallel parking may still cause a hazard for pedestrians. Mr. McMakin stated

that Police Chief McNeeley's concerns are well founded. Mr. McMakin suggested that the lesser of two evils may be to remove the off street parking. Mr. Kilo asked if any of the residents have complained about the parking pads. Ms. McIvor stated that they had one person call the Pulte office and ask when the parking pads would be installed. Mr. Gebhard asked if any one was aware of how often the parking pads were used. Ms. McIvor stated that when she has been on site, mostly during the week, contractors were parking in the spaces. Mr. Kilo stated that he would like to hear from the residents and what they would like done. Mr. Kilo suggested that the Board table the public hearing until after the next Homeowners Association meeting. Ms. McIvor stated that the next meeting would not be until May of 2007. Mr. McMakin asked if Pulte would be willing to obtain comments from homeowners regarding the removal of the off street parking spaces. Ms. McIvor stated that she would be willing to do that.

Mr. McMakin moved to table the public hearing until December 27, 2006 at 7:00 p.m. Seconded by Mr. Kilo. Roll call, all approved.

Mr. McMakin asked for any floor discussion. Hearing none, Mr. McMakin moved to adjourn the meeting at 7:41 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

Respectfully submitted,

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Tammy Tabor, secretary

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Richard McMakin, Vice Chairman                      Date