

The regular meeting of the Olmsted Township Zoning Commission was called to order at 7:00 pm. on March 23, 2005. Present were vice Chairman Richard McMakin, Ronald Campanalie, and Richard Gebhard. Chairman Lavelle and Mr. Kilo were excused. Also, present were Building Commissioner Keith Foulkes and Secretary Tammy Tabor.

Mr. McMakin stated that a quorum of members attending the previous meetings was not present to approve the minutes of those meetings. Mr. McMakin stated that the minutes would be held for approval until the April meeting.

Mr. McMakin stated that no further information was available for the proposed Lazer Wash application and that development plan would be continued until the next month.

Mr. McMakin stated that the next item on the agenda would be the application for a sign at the Landings of Timber Lakes subdivision. Mr. McMakin asked for a representative for this application. Having no representative Mr. McMakin moved to table this application until April 27, 2005 at 7:00 p.m. Seconded by Mr. Gebhard. Roll call, all approved.

Mr. McMakin moved to table the regular meeting and open the public hearing for Resolution C-05. Seconded by Mr. Gebhard. Roll call, all approved.

Olmsted Falls Board of Education - Grandstands

Chuck Murphy was present representing the Olmsted Falls Board of Education. Terry Tesmer was present representing Regency Construction, the firm hired to construct the project and architects from Architectural Vision Group were present to discuss the plans. Mr. Tesmer stated that the bleachers on the home side of the Olmsted Falls High School Football Field were to be removed and replaced with a larger safer grandstand and press box put on the site. Also, an arched entry way was to be constructed near the ticket booth at the entrance to the field. Mr. Tesmer stated that approximately 500 additional seats would be available on the home side of the field. The decking and risers would be fully enclosed. Mr. Gebhard asked if the height or length of the bleachers would be increased. Mr. Tesmer stated that the length of the bleachers would be increased. Mr. McMakin asked Mr. Foulkes if the project was the expansion of a non-conforming use. Mr. Foulkes stated that yes, the school is located in a residential district Mr. McMakin asked if there would be additional lighting at the site.

Mr. Tesmer stated that there would be no additional lighting on the field or surrounding areas. The bleachers would have lighting underneath so that the attendees will have a lighted pathway to the stairways leading to the bleachers.

Susan Moore, Architectural Vision Group, described the new entrance to the football field. Ms. Moore stated that there will be a new entrance arch with a double gate. The project is being funded by the Olmsted Falls High School Alumni and monies donated by the Harding Family. The field will be renamed the Charles Harding Memorial Stadium and will be located on the arch. In addition the new bleachers will be ADA accessible. There will be six feet of walkway in the front on the bleachers and they will be constructed in alternating blue and gold sections. Ms. Moore stated that the press box will be accessible from the bleachers and inside the press box there will be a roof door with a ladder to access the roof of the press box. There will be an area above the press box that will be fenced and allow for filming and recording events at the school.

Mr. McMakin asked how the water and snow will be drained. Mr. Tesmer stated that at the rear of the decking there are grooves in the material that will take the water to the end of the bleachers and drain to the catch basins. Mr. Murphy stated that no public funds were being used for this project. Mr. Gebhard stated that if adequate drainage does not currently exist, it will be installed. Also, will the entire project be inspected by the Township. Mr. Tesmer stated yes. Mr. Tesmer said that the

plans will be submitted to Olmsted Township for plan approval and then inspection according to those plans. The press box construction is pre-fabricated and certified by the state. Mr. Foulkes stated that the approval of the press box is similar to the approval of manufactured and mobile homes.

Mr. Tesmer stated that he has worked with the manufacturer of the grandstands and has used the same product in 4 other school districts and has been pleased with the quality of the product.

Mr. McMakin asked for any further comments or questions regarding this issue. Hearing None Mr. McMakin moved to approve the application as submitted with the approval of the Township's Plans Examiner and Engineer, and the approval of the expansion of the non-conforming use by the Olmsted Township Board of Zoning Appeals. Seconded by Mr. Gebhard. Roll call, all approved.

Kovachy Brothers Sign

Dean Schramm was present as the contractor for Kovachy Brothers. Mr. Schramm stated that they are removing the older larger wooden sign and replacing it with an aluminum and plastic sign. Mr. Schramm stated that the first part of the sign "Kovachy Brothers" would not be illuminated and the second part of the sign, "auto Parts" would be lit from the inside of the sign.

Mr. McMakin asked if the sign conforms to the Olmsted Township zoning Resolution. Mr. Foulkes stated yes. Mr. Foulkes stated that he approved a temporary banner sign at that location until the permanent sign was constructed and installed.

Mr. McMakin asked for any further questions. Hearing none, Mr. McMakin moved to approve the application as submitted. Seconded by Mr. Campanalie. Roll call, all approved.

Mr. McMakin asked for any further comments from the audience. Hearing none Mr. McMakin moved to adjourn at 7:45 p.m.

Respectfully submitted,

Tammy Tabor, Secretary

John Lavelle, Chairman

Date