

PUBLIC HEARING-SHARP DEVELOPMENT SITE PLAN APPROVAL

DECEMBER 4, 2000

Present for the public hearing for Sharp Development's site plan approval were Trustee Thomas Bush, Trustee Karen Straka, Assistant County Prosecutor Joyce Dodrill and Clerk Annette Wey. Trustee Bush opened the public hearing for Sharp Development's site plan approval. Clerk Wey read the legal notice that had been published in the Plain Dealer. Trustee Bush introduced Mr. James Martynowski from Forest City for the Woodgate Farms project.

Mr. Martynowski stated this public hearing was for the overall site plan approval of 300 acres. Mr. Martynowski presented a map which outlined the mix of clusters and single family homes. He explained the single family lots were a mix of 75' and 80' lots. He stated that 88 acres are open space with four acres for the recreational area.

A resident asked if the water retention included the culvert that drains from Columbia Station. Mr. Martynowski stated that any system that is draining into theirs or receiving it will then go into the retention systems. He showed on the map the flow of the drainage into these systems.

A resident asked how many phases there would be. Mr. Martynowski answered approximately ten phases and that Phase 1 is off of Stearns Road. The resident further stated that he noticed that the exit onto Sprague Road had been changed a number of times and asked why. Mr. Martynowski explained that they had requested it to be changed to get it away from Station Road so it would not be used as a cut through.

A resident asked if there would be buffering along Schady Road. Mr. Martynowski indicated on the map where the buffering was located.

A resident asked why there are islands at the entrances and expressed his concerns regarding these islands. Mr. Martynowski explained that most developments now have these islands and that they are entrance features that are fully landscaped.

A resident asked how many units in the overall development there would be. Mr. Martynowski answered 687 units.

Trustee Straka asked if and why they are connecting to Falls Point to the east. Mr. Martynowski explained that the County had requested the access for buses and emergency vehicles.

Trustee Straka stated that in Mr. Martynowski's opening remarks that he had stated 88 acres would be open space. Mr. Martynowski apologized for the error and stated that it is 68 acres of open space and indicated on the map where the open spaces are located. He further stated that 61 acres are required per the PRD.

Trustee Straka expressed her concerns regarding the homeowners association rules being contrary to Olmsted Township zoning regulations.

Trustee Straka asked if the buffering along Sprague Road could be decreased and the buffering increased along Schady Road. Mr. Martynowski said he would look into it.

Trustee Straka asked what the height of the structures would be. Mr. Martynowski stated they would be 1 to 2 story buildings.

Trustee Straka asked who the builders are. Mr. Martynowski stated that they were still talking with several builders.

Trustee Straka asked about the radius of cul-de-sacs being contrary to the county subdivision regulations. Mr. Martynowski indicated the county had not expressed a concern regarding the radius of the cul-de-sacs.

Trustee Straka asked if they were planning on altering the 530' cul-de-sac. Mr. Martynowski stated that they were going to request a variance.

Trustee Straka asked about street lighting and who would be paying for the lights.

Trustee Bush moved to close the public hearing. There was no second to this motion.

Trustee Straka moved to continue the public hearing on Woodgate Farms, pending the re-address of several issues. There was no second to this motion.

Trustee Bush moved to table the public hearing until the next regularly scheduled Trustee meeting. Seconded by Trustee Straka. Roll Call: All approved.

Respectfully submitted,


Clerk


Vice-Chairman Date

OLMSTED TOWNSHIP BOARD OF TRUSTEES

The Olmsted Township Board of Trustees' regular meeting of December 4, 2000 was called to order at 8:02 p.m. Present were Vice-Chairman Thomas Bush, Trustee Karen Straka, Assistant County Prosecutor Joyce Dodrill and Clerk Annette Wey. Vice-Chairman Bush asked that everyone stand for the Pledge of Allegiance.

Correction and Approval of Previous Minutes

Trustee Bush moved to approve the November 6, 2000 regular meeting minutes. Seconded by Trustee Straka. Roll Call: Bush-yes, Straka-abstained.

Correspondence

Trustee Straka received correspondence from, but not limited to, Assistant County Prosecutor Dodrill, Assistant County Prosecutor Brown, service department employees, the Cuyahoga County Engineer, the Police Chief, Attorney Tom Gill, letters of interest regarding the trustee vacancy, Duvin, Cahn, Columbia Gas, C & S Limestone, the Sanitary Engineers, Eliza Jennings, I.A.F.F. Local 2845, a former fire department employee and Mongello & Associates.

Trustee Bush received correspondence from, but not limited to, in addition to Trustee Straka's correspondence, New Russia Township, insurance quotes, Ohio Citizen Action Group, a letter of interest from Dolf Reeves regarding the trustee vacancy, the Service Department, an invitation from Olmsted Falls High School, minutes of the Olmsted Chamber of Commerce meeting, the State Auditor's newsletter, Duvin, Cahn, Michael Stallard, U.S. Corp. Of Engineers, the Sanitary Engineer's office, Cox Cable, the F.A.A., D.B. Hartt, S.E.R.B., the Police Department, the Police Chief, the County Engineers, the Prosecutor's office, Liquor Control, Michael Butler, Joe Fudale, Fire Chief Cecelich, and the RTA newsletter.

Clerk Wey received correspondence from, but not limited to, the City of Berea, the Citizens League, P.E.R.S., Trustee Straka, a former employee, the City of North Olmsted, the Volunteer Firefighters election of board members and the Ohio Association of Professional Firefighters new 457 Compensation Plan.

Reports

Trustee Straka reported on meeting with legal counsel and attending a deposition regarding the Sanders lawsuit, spoke with the insurance agent regarding the township's liability insurance, drafted correspondence to the Prosecutor's office, spoke with Service Department employees regarding reorganization and drafted legislation regarding this matter and handled numerous calls from residents regarding water lines, zoning issues and the vacancy on the Board of Trustees.

Trustee Bush reported on having several discussions with the County Prosecutor's office regarding the vacancy on the board, had a discussion with Mayor Blomquist regarding the airport issue, spoke with Robert Venefra regarding several issues, spoke with Michael Butler regarding labor matters, spoke with Fire Chief Cecelich regarding the department's needs for 2001, spoke with residents regarding tap-ins, spoke with a resident regarding a problem with their neighbor, spoke with the Service Department Director regarding several issues, spoke with John Prest regarding several issues, spoke with the County Prosecutor's office regarding not having a quorum, spoke with Clerk Wey and Fire Chief Cecelich regarding Jack Prest, spoke with Fire Chief Cecelich regarding the drug license renewal, spoke with Tim Hagan regarding the trustee position, and spoke at the Pep Rally for the Bulldogs football team.

Clerk Wey gave the Fund Status Report.

Payment of Bills

Trustee Straka moved to approve Draft Nos. 24429-24475, 24518-24527, 24541-24544, and 24549-24559. Seconded by Trustee Bush. Roll Call: All approved.

New Business

Trustee Bush moved to recess the regular meeting and open the public hearing. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to reconvene the regular meeting. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve Resolution 63-00 (Tax Rate Resolution). Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve Resolution 64-00 (Trustee Appointment). Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve Resolution 65-00 (Appropriation Reallocation). Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve the insurance proposal from Love Insurance Agency for the Government of Ohio Risk Management Plan. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve \$9,000.00 to Dell Computers for a computer server for the Police Department. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve the purchase of six (6) tactical rifles for the Police Department from the Ohio Department of Public Safety, at a cost not to exceed \$440.85 each. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve \$407.50 to Mark Adam as reimbursement for the purchase of canine equipment. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve up to \$5,000.00 to Mongello & Associates for architectural services for the Fire and Police Departments. There was no second to this motion.

Trustee Bush moved to approve the liquor license renewal for Convenient Food Mart. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Straka moved to approve Resolution 66-00 (Reorganization). Seconded by Trustee Bush. Roll Call: Bush-no, Straka-yes.

Trustee Straka moved to approve Resolution 67-00 (Dog Resolution). Seconded by Trustee Bush. Roll Call: Straka-yes, Bush-no.

Trustee Straka moved to amend the agenda to include #11. I.A.F.F. Local 2845. Seconded by Trustee Bush. Roll Call: All approved.

Trustee Straka moved to approve the retroactivity agreement as submitted. Seconded by Trustee Bush. Roll Call: All approved.

Trustee Bush moved to adjourn the meeting at 9:40 p.m. Seconded by Trustee Straka. Roll Call: All approved.

Respectfully submitted,

Annette L. Wey

Clerk

Thomas Bush 12/18/00

Vice-Chairman

Date

OLMSTED TOWNSHIP BOARD OF TRUSTEES - DECEMBER 18, 2000

The Olmsted Township Board of Trustees' regular meeting of December 18, 2000 was called to order at 8:02 p.m. Present were Vice-Chairman Thomas Bush, Trustee Karen Straka, Trustee Timothy Hagan, Assistant County Prosecutor Joyce Dodrill and Clerk Annette Wey. Vice-Chairman Bush asked that everyone stand for the Pledge of Allegiance.

Correction and Approval of Previous Minutes

Trustee Straka moved to approve the minutes of Sharp Development's public hearing of December 4, 2000 as submitted. Seconded by Trustee Bush. Roll Call: All approved.

Trustee Bush moved to approve the regular meeting minutes of December 4, 2000 as read. Seconded by Trustee Hagan. Roll Call: All approved.

Correspondence

Trustee Straka received correspondence from, but not limited to, County Planning, Fire Chief Cecelich, the I.A.F.F. Local 2845, Police Chief McCafferty, the zoning office, Commissioner McCormack, Clerk Wey, Scardino vs. Olmsted Township lawsuit, the service department, Duvin, Cahn, Michael Butler and South West Council of Governments.

Trustee Hagan received correspondence from, but not limited to, in addition to Trustee Straka's correspondence, a request from the Zoning Office.

Trustee Bush received correspondence from, but not limited to, in addition to Trustee Straka and Hagan's correspondence, Buick GMC, Olmsted Community Center, the County Maintenance Department, Michael Butler, James Martynowski, the Board of Elections, County Planning, a list of architects from Commissioner Dimora, a CD from Baldwin's library, Joyce Dodrill, the minutes of the Olmsted Chamber of Commerce meeting, the minutes of the Olmsted Community Baseball/Softball Commission, quotes for signs and NOACA.

Clerk Wey received correspondence from, but not limited to, the U.S. Post Office, the Board of Elections and Deferred Comp.

Reports

Trustee Straka reported on researching Woodgate Farms with County Planning and the Prosecutor's office, received calls regarding the proposed dog resolution, spoke with the Police Chief on several issues, received a call from a resident regarding Reliable Lawn and the selling of Christmas trees and spoke with the Ohio Department of Commerce regarding liquor licenses.

Trustee Bush reported on having a discussion with Commissioner Dimora regarding architectural firms, received quotes and had discussions with various sign companies for Bulldog State Championship signs, had discussions with Fire Chief Cecelich on several issues, had discussions with Police Chief McCafferty on several matters, had discussions with the Service Department Director, spoke with Assistant Prosecutor Dodrill on several issues and spoke with Robert Venefra on various issues.

Clerk Wey gave the Fund Status Report.

Fire Chief Cecelich and Police Chief McCafferty gave their quarterly reports. Trustee Hagan read the report for the zoning office, in Zoning Inspector Maurers' absence.

Payment of Bills

Trustee Hagan moved to approve Draft Nos. 24613-24633, 24635-24656. Seconded by Trustee Straka. Roll Call: All approved.

Old Business

Trustee Bush moved to recess the regular meeting for the purpose of reconvening the public hearing for Sharp Development's Site Plan Approval. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to reconvene the regular meeting at 9:50 p.m. Seconded by Trustee Straka. Roll Call: All approved.

New Business

Trustee Bush moved to approve the election of the Board Members for the 2001 Volunteer Firefighters Dependency Board. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve Resolution 68-00 (The Ohio Plan). Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush moved to approve Resolution 69-00 (Temporary Appropriations) as submitted. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Straka moved to approve Resolutions 70-00 (Brian Clute), 71-00 (Matthew Schenek) and 72-00 (Justin Fischbach). Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve \$952.00 for beds for the Fire Station from Mattress Warehouse. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve \$384.32 for lockers and \$30.00 for freight from McMaster-Carr for the Fire Station. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve \$975.00 for Aetna Door for repairs to the Service Department bay doors. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve \$1,214.79 for Henderson Industries for plow parts for the Service Department truck. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve \$1,550.00 to Denny's Electronics for a radio for the cruiser. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve the CRIS contract as submitted. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve fifteen (15) Home of the Bulldogs 2000 State Champions Division II Football signs from Judco, at a cost not to exceed \$22.50 each. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve Resolution 73-00 (Meeting Resolution). Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Bush moved to approve the O.D.O.T. 2001 certified miles as 16.44 for Olmsted Township. Seconded by Trustee Straka. Roll Call: All approved.

Trustee Bush stated that Fire Station Renovations will be held at this time.

Trustee Straka moved to approve Resolution 74-00 (Duvins, Cahn). Seconded by Trustee Bush. Roll Call: All approved.

Trustee Bush moved to adjourn the meeting at 10:27 p.m. Seconded by Trustee Hagan. Roll Call: All approved.

Respectfully submitted,


Clerk


Vice-Chairman


Date

PUBLIC HEARING FOR SHARP DEVELOPMENT'S SITE PLAN APPROVAL

DECEMBER 18, 2000

Present for this public hearing was Vice-Chairman Thomas Bush, Trustee Timothy Hagan, Trustee Karen Straka, Assistant County Prosecutor Joyce Dodrill and Clerk Annette Wey. Trustee Bush opened the public hearing for Sharp Development's Site Plan Approval stating for the record that this is a continuance of the public hearing held on December 4, 2000.

Mr. James Martynowski of Forest City displayed a map of Woodgate Farms which showed single family homes and clusters. Mr. Martynowski stated that he wanted to address several concerns which were raised at the public hearing held on December 4, 2000.

He stated that they wanted to retain a rural character and address the safety concerns by supplying a driveway light at all driveways and standard street lights at all intersections. The Homeowner's Association would pay the monthly fee.

He stated that the buffering along Sprague Road is counted as open space which is 70' and 50' along Schady Road which is not counted as open space. Mr. Martynowski displayed diagrams showing the mounding and landscaping.

A citizen expressed his concerns regarding the exit onto Sprague Road and the impact this would have on traffic flow. This citizen also expressed his concerns regarding the street being directly across from his home. Mr. Martynowski stated that they would be willing to work with the homeowner on this issue.

A resident expressed his concerns regarding the access road onto Sharp Road and the future increase in traffic and also speeders on Sharp Road. Mr. Martynowski stated that the designs were reviewed by County Planning.

Mr. Zwick of Stearns Road stated that he felt multiple entrances in the development are important for the safety forces.

Michael Stallard asked why they have two access roads onto Schady Road. Mr. Martynowski stated that the cluster site would have their own access. Mr. Martynowski reiterated that these plans are the result of several meetings with County Planning.

Mr. Martynowski stated that the Homeowner's Association documents accessory uses have been addressed by the Prosecutor's office.

Mr. Martynowski stated that Pulte Homes will be the builders for Phase 1. He introduced Mr. Bob Dyer of Pulte Homes. Mr. Dyer stated that Pulte Homes is the largest builder in the United States and Northeast Ohio. He stated that they are planning on using some of the rural features of the community and incorporate them into the master plan. They are planning to use significant landscaping with stone walls and they want to retain the rural flavor. The price range will be \$230,000-\$300,000 for 2,000 to 3,000 square foot homes.

A resident asked what the lot sizes are. Mr. Dyer stated that the majority of lots are 80' width lot minimum.

A resident asked if they would be building clusters. Mr. Dyer stated that they are building single family homes in Phase 1, but are interested in building clusters also. Mr. Dyer stated that if Pulte Homes were to build the clusters, they would be 1,500-2,300 square feet. A resident asked why build clusters if they wanted the rural flavor. Mr. Dyer stated that clusters actually allow for more open space.

Trustee Straka asked if the plans have already been modified. Mr. Martynowski answered that the County is one step ahead of the township on the approval process on Phase 1.

Trustee Bush stated for the record that this plan has already been passed by the Zoning Commission and the Board is approving what the Zoning Commission has approved.

Trustee Straka stated that the County has not mandated the access road into Falls Pointe, but rather that Forest City has an agreement with Ron Madow for this access road.

Trustee Straka stated that cluster homes need to be added to the zoning fee schedule.

Mr. Zwick of Stearns Road asked how long it will take to fully development this land and when would traffic lights be installed. Mr. Dyer stated that it will take approximately 8-10 years to complete this development and that the County will determine when the traffic lights will be installed.


Trustee Bush moved to close the public hearing. Seconded by Trustee Hagan. Roll Call: All approved.

Trustee Straka read the letter of certification from the Zoning Commission of approval of Sharp Development's General Development Plan for Woodgate Farms.

Trustee Bush moved to approve the Preliminary Site Plan for Woodgate Farms as submitted. Seconded by Trustee Hagan. Roll Call: Straka-no, Hagan-yes, Bush-yes.

Respectfully submitted,


Clerk


Vice-Chairman Date