OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION B-11

Recommendation for approval of a Development Plan for the Big Creek Veterinary Clinic

WHEREAS, Section 520 of the Olmsted Township Zoning Resolution requires plan approval for any existing or previously approved development meeting the criteria which proposes to alter, reconstruct or otherwise modify a use or site including expanding the floor area of the permitted use or changing the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, The Board of Zoning Appeals shall review development plans for conditional uses when the conditional use involves new construction of a building or structure or any change or alteration to a conditional use that expands the floor area of the permitted use, increases the number of dwelling units in a multi-family development, or changes the use which requires an increase in the amount of parking or a change in the site's circulation; and,

WHEREAS, Edward and Deborah Fegan, 16949 Bagley Road, Middleburg Hts., Ohio has submitted to the Olmsted Township Board of Zoning Appeals for the conditional use to permit the operation of a veterinary clinic in a retail district; and,

WHEREAS, The Olmsted Township Board of Zoning Appeals has approved the request for a conditional use provided the development plan is approved by the Olmsted Township Board of Trustees; and,

WHEREAS, Edward and Deborah Fegan have submitted to the Olmsted Township Zoning Commission for its review and recommendations to the Olmsted Township Board of Trustees a development plan for a veterinary clinic located at 27093 Bagley Rd.; and,
WHEREAS, The Olmsted Township Zoning Commission has held the
required public hearing on February 23, 2011; and,

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning
Commission recommends to the Olmsted Township Board of Trustees conditional
approval of the plan for the outpatient veterinary clinic to be located at 27093
Bagley Rd.

BE IT FURTHER RESOLVED that the veterinary clinic may not unduly
cause a nuisance to the surrounding businesses and if necessary provide for noise
and odor control.

On a motion of Mr. Campanalie, seconded by Mr. McMakin, the foregoing
resolution was approved.

AYES: Campanalie, McMakin, Dobies,

______________________________  2/4 FEB 2011
Richard McMakin Vice-Chairman Zoning Commission  Date

Adopted this 24th day of February, 2011

______________________________  2/24/11
Attest  Township Clerk

______________________________  2/24/11
Township Trustees

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Big Creek Veterinary Clinic