OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION D-11

WHEREAS, Section 250 of the Olmsted Township Zoning Resolution requires plan approval for all permitted uses in commercial and industrial districts in Olmsted Township; and

WHEREAS, The Vita Mix Corporation has submitted to the Olmsted Township Zoning Commission for its review and recommendation a plan for the proposed expansion of parking at the current location, 8615 Usher Road in Olmsted Township; and,

WHEREAS, The Vita Mix Corporation has proposed a new parking area for 43 additional parking spaces that will require an additional exit onto Usher Rd.; and,

WHEREAS, The Vita Mix Corporation has proposed 6 new parking spaces to the existing parking area near the main entrance; and,

WHEREAS, The Olmsted Township Zoning Commission has held a public hearing on June 22, 2011; and,

WHEREAS, The Olmsted Township Zoning Commission has heard comments and concerns from residents; and,

WHEREAS, the proposed parking shall not impact or change the use of the property; and,

WHEREAS, The Vita Mix Corporation will be responsible to create and maintain all required buffering along the boundaries of the residential property; and,

WHEREAS, The Vita Mix Corporation will submit for review to the Olmsted Township Zoning Commission any changes to location, lighting, ingress and egress to all parking areas; and,
NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends approval of Resolution D-11 to the Olmsted Township Board of Trustees.

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

AYES: Campanalie, McMakin, Lavelle, Dobies, Gareau

NAYS: None

ABSENT:

[Signature]
John Lavelle Chairman Zoning Commission 6/22/11

Adopted this ______ day of ____________________, 20__

________________________________________
________________________________________
________________________________________

Township Trustees

________________________________________
Fiscal Officer
Date of Public Hearing: June 28, 2011
Application No: 20116373
Date Filed: May 31, 2011
Date Accepted: 

(File ___ copies with the Township Zoning Inspector)

Please Check One: General Development Plan Review Final Development Plan Review

Applicant's Name: Kenneth Epling, PA WITH REESE & REINERT ASSOCIATES
Address: 1300 SWEETWATER BLVD., CLEVELAND, OH Phone: 216-377-3815

Name and address of present owner (if other than above):

Landowner: VITAMIX CORPORATION
Address: 8615 USHER ROAD Phone: 440-782-2403
Interest of applicant if other than owner: OWNER'S ARCHITECT AND ENGINEER

Location of parcel:
Address: 8615 USHER ROAD
Permanent Parcel Number: 263-11-003
Existing Zoning Classification: LIGHT INDUSTRIAL

Existing Land Use:

Square feet of Proposed Conditional Use (if residential, also include number of proposed dwelling units):
New construction
Accessory Building
Parking Lot

Parking Lot

Estimated cost of construction: $160,000

Written description of proposed use (including hours of operation, if applicable):

CONSTRUCT A NEW 43 SPACE ASPHALT PARKING LOT TO BE ENTERED AND EXITED FROM USHER RD. THIS LOT WILL BE TO ACCOMMODATE THE ADDITIONAL EMPLOYEES THE VITAMIX CONTINUES TO BRING ON. ALSO CONSTRUCTING 6 NEW SPACES NEAR THE MAIN ENTRANCE.
OLMSTED TOWNSHIP, OHIO
2608 Cook Rd.
DEVELOPMENT PLAN APPROVAL
440-235-4225

Lot Measurements and Data:
Percentage of lot to be occupied 3/4 Lot Area 22,14
Lot width  100'  Side Yards  20'
Lot depth  300'  Rear Yard  20'
Front Setback  20' minimum 1600' Building Height

Information included in this submission (please circle):
Legal description of the parcel drawn by a registered surveyor
Location map
Topography map
Site plan drawn to scale
Rendering, showing front, side and rear elevations
Proposed traffic circulation, parking and loading spaces, pedestrian walks
Landscaped areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities
Final development plan

Approval of Conditional Use or Variance, if required
Signature of Applicant: [Signature] Date: 5-31-11

For questions regarding this application, please contact the Olmsted Township Zoning Inspector at 440-235-4225.

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Tammy

From: Chief John Minek [chiefminek@olmstedtownship.org]
Sent: Thursday, June 23, 2011 10:21 AM
To: 'Tammy Tabor'
Subject: RE: Vita Mix

Tammy:

I have no problem as long as they don't impede the traffic flow on Usher Road.

Thanks

John Minek
Chief of Police
Olmsted Township Police Department
26000 Cook Road
Olmsted Township, Ohio 44133
(440) 235-3335
chiefminek@olmstedtownship.org

---

From: Tammy Tabor [mailto:tabor@olmstådtownship.org]
Sent: Thursday, June 23, 2011 10:07 AM
To: ofire1@cox.net; ofirechief2@yahoo.com; 'Chief John Minek'
Cc: 'ED SALK'
Subject: Vita Mix

All,

The Olmsted Township Zoning Commission heard a request for additional parking at Vita Mix, 8615 Usher Rd. Residents voiced concerns about the parking creasing another exit onto Usher Road. The proposed parking lot will use the driveway currently being used for the existing house. I have attached copies of the proposal for your review. I will drop off copies to your offices.

The Board of Trustees will hear the request for approval at the next meeting.

Let me know if you have any questions.

Thanks,

Tammy

Tammy Tabor
Olmsted Township Building Department
Office Coordinator
27063 Bagley Rd.
Olmsted Township, Ohio 44138
440-236-4225
440-235-8225 fax
www.ultt.org
Date of Public Hearing: June 28, 2011
Application No: 2011-273
Date Filed: May 31, 2011
Date Accepted: 

(File _ copies with the Township Zoning Inspector)

Please Check One: General Development Plan Review  Final Development Plan Review

Applicant's Name: Kenneth Embly, PA with Richard J. Colwell Associates
Address: 1300 Saker Bldg., Cleveland, OH Phone: 216-377-3815

Name and address of present owner (if other than above):
Landowner: Vornavex Corporation
Address: 8615 Usher Rd. Phone: 440-782-8403

Interest of applicant if other than owner: Owner's Architect and Engineer

Location of parcel: Address: 8615 Usher Rd.
Permanent Parcel Number: 263-11-003
Existing Zoning Classification: Light Industrial

Existing Land Use:

Square feet of Proposed Conditional Use (if residential, also include number of proposed dwelling units):
New construction: 
Accessory Building: 
Reconstruction: 
Parking Lot: 
Other:

Estimated cost of construction: $160,000

Written description of proposed use (including hours of operation, if applicable): 

Construct a new 40 space asphalt parking lot to be entered and exited from Usher Rd. This lot will be to accommodate the additional employees the Vornavex continues to bring on. Also constructing 6 new spaces near the main entrance.
OLMSTED TOWNSHIP, OHIO
26068 Cook Rd.
DEVELOPMENT PLAN APPROVAL
440-235-4225

Lot Measurements and Data:
Percentage of lot to be occupied 3\% Lot Area 22,14
Lot width VALUES Side Yards VALUES
Lot depth VALUES Rear Yard VALUES
Front Setback 20' MINIMUM Building Height VALUES

Information included in this submission (please circle):
Legal description of the parcel drawn by a registered surveyor
Location map
[Topography map]
Site plan drawn to scale
Rendering, showing front, side and rear elevations
Proposed traffic circulation, parking and loading spaces, pedestrian walks
Landscape areas, fencing, signs, open spaces, buffer areas and outdoor lighting facilities
Final development plan

Approval of Conditional Use or Variance, if required
Signature of Applicant

Date 5-31-11

For questions regarding this application, please contact the Olmsted Township Zoning Inspector at (440) 235-4225.

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DATE: May 31, 2011

TO: Olmsted Township Building Department
    27093 Bagley Road
    Olmsted Township, Ohio 44138

ATTN: Tammy Talor
    Office Coordinator

RE: Vita-Mix Corporation

OLMSTED TOWNSHIP
BUILDING DEPARTMENT

MAY 31 2011

RECEIVED

VINCENT L. BOWEN ASSOCIATES INC.

216.491.9300

FAX 491.8053

13000 SHAKER BLVD

CLEVELAND OH

44120

TRANSMITTED

COPY NO.: 6795.19

P.R. NO.: Hand

VIAS: Hand

ENCLOSED HEREWITH:

6 current Vita-Mix Proposed Parking Modification Plans (C1.1, C1.2, L1.1)
1 5/31/11 Development Plan Approval Application
1 5/24/11 Application Check $250.00 (check no. 3634)

REMARKS: Stormwater Response:
The total area of earth disturbance required to construct the proposed 42
parking spaces along Usher Road and 6 parking spaces near the building
main entrance is approximately 0.43 acres, which is less than the 1-acre
threshold requirement by OEPA for a SWP3. In accordance with OEPA
NPDES requirements for construction activity, a SWP3 was prepared and
Notice of Intent (NOI) submitted for the recently complete shipping &
receiving building addition project. The NOI was submitted approximately
6/23/2009 and coverage approved by OEPA on 7/22/2009. As required by
NPDES permit coverage, a Notice of Termination (NOT) was submitted to
OEPA at completion of the project approximately 1/19/2011. Therefore, and
after review with the Cuyahoga Soil & Water Conservation District, this
parking lot project is considered separate & independent from the previous
construction project. As a result, it is not subject to the requirements of the
previous SWP3, and does not meet the acreage requirements of a separate
SWP3.

Tammy, please let us know if you need anything else. Thanks, Ken

SIGNED: Ken Emling

CC:

P:\6795\DocTransmittal\Olm Township 110302 line.doc
Olmsted Township

Building Department

27093 Bagley Road • Olmsted Township, Ohio 44138 • (440)-235-4225
Website: olmstedtwp.org

Date: 05-22-2011
Project: Parking Lots
Use Group: F-1
Owner/Developer: Vita-Mix Corporation
Piero Defranco - 866569

In response to your application for plan approval [Olmsted Township Resolutions], we have reviewed the plans to determine compliance with the Olmsted Township Resolutions. The following items require clarification, plans to conform to all required codes per Olmsted Township even if not specifically addressed in the following:

☐ Plans have not been approved
☐ Clarify areas of alteration, possible requirements of SWP3 plan

TITLE III
REGULATIONS APPLICABLE TO ALL DISTRICTS
CHAPTER 310 Off-Street Parking and Loading Regulations
1) Zoning Section 310.13 Parking Lot Landscaping and Screening—Clarify method of compliance
2) Zoning Section 310.14 Development Plan Review—Zoning Commission review required

CHAPTER 330
Landscaping and Screening Requirements
3) Zoning Section 330.02 Screening and Buffing When Lot Abuts a Residential District
4) Zoning Section 330.04 Screening and Landscaping of Parking Lots

TITLE V
ADMINISTRATIVE PROCEDURES, ENFORCEMENT
CHAPTER 520
Development Plan Review
5) Zoning Section 520.07 Zoning Commission Review - required

CHAPTER 540
Appeals and Variances
6) Zoning Section 540.01 Appeals to the Board of Zoning Appeals—This decision may be appealed to the Board of Zoning Appeals provided procedure outlined in Chapter 540 are followed.

Please return letter with signature and statement of compliance for items indicated, or revise and resubmit 2 sets of corrected plans to our office. It will help the plan reviewer and expedite the review your project (If you identify the changes you have made by circling them in red or otherwise indicating how you have resolved the items of non-compliance [correction letter]). If you have any questions about any of the above items please contact the building department for further clarification. Items that cannot be resolved can be appealed.

Notice of appeal shall be filed with the officer from whom the appeal is taken and with the secretary of the Board of Zoning Appeals within 20 days after the date of any adverse order, requirement, decision, or determination. Such written notice of appeal shall specify therein the grounds and reasons for the appeal. The officer from whom the appeal is taken shall transmit to the secretary of the Board of Zoning Appeals all data pertaining to the subject matter upon which the action to appealed was taken.

Application to be filed at:
Olmsted Township Board of Zoning Appeals
2908 Cook Rd.
Olmsted Township, Ohio 44138
440-235-4225

Respectfully,

Anthony Bumbalis
Building Commissioner
Receipt # 20110301
Application #20110373
Permit #0
Date 05/31/2011
CHK-3634
KEN EMLING
VITTA-MIX CORP
615 USHER RD
PLAN REV BUS AD 250.00

Total: $250.00
June 2, 2011

Ken Emling
Richard L. Bowen & Assoc.
13000 Shaker Blvd.
Cleveland, Ohio 44120

Dear Mr. Emling:
The Olmsted Township Zoning Commission will hold a public hearing on your application for a development plan to add additional parking area. The plan is to increase the parking areas for the Vita Mix Company located at 8615 Usher Rd. The meeting will be held at the Township Hall, 26900 Cook Rd. on June 22, 2011 at 7:00 pm. Please notify this office if you will be unable to attend.

Sincerely,

Tammy Tabor
Secretary

Cc: D. Prince
June 2, 2011

Dear Resident:

The Olmsted Township Zoning Commission will hold the following public hearing on Wednesday June 22, 2011 at 7:00 p.m. at the Township Hall, 26900 Cook Road. Application # 20110373, to be known as Resolution D-11, submitted by the Vita Mix Corporation, 8615 Usher Rd., Olmsted Township, seeks approval of the development plan to expand two areas of parking at the facility located at 8615 Usher Rd. Copies of this application are available at the Olmsted Township Building Department, 27093 Bagley Rd., during normal business hours. The opportunity to be heard will be afforded anyone attending the hearing.

Sincerely,

[Signature]

Tammy Tabor
Secretary
PUBLIC HEARING

The Olmsted Township Zoning Commission will hold the following public hearing on Wednesday June 22, 2011 at 7:00 p.m. at the Township Hall, 26900 Cook Road.
Application # 20110373, to be known as Resolution D-11, submitted by the Vita Mix Corporation, 8615 Usher Rd., Olmsted Township, seeks approval of the development plan to expand two areas of parking at the facility located at 8615 Usher Rd. Copies of this application are available at the Olmsted Township Building Department, 27093 Bagley Rd., during normal business hours. The opportunity to be heard will be afforded anyone attending the hearing.

News Sun June 9, 2011
Tammy Tabor