OLMSTED TOWNSHIP ZONING COMMISSION
RESOLUTION G-09

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, American Wire and Cable Company has submitted to the Olmsted Township Zoning Commission for its review and recommendation a proposed expansion of the American Wire and Cable Co. facility located at 7951 Bronson Road in Olmsted Township; and,

WHEREAS, American Wire and Cable Company has proposed a change to the existing American Wire and Cable Company site; and,

WHEREAS, The Olmsted Township Zoning Commission has held a public hearing on November 4, 2009; and,

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

WHEREAS, the addition of the will allow for an increased productivity for the American Wire and Cable Company; and,

WHEREAS, the development plan dated September 29, 2009 will include an addition to the exiting structure; and,

WHEREAS, American Wire and Cable Company will be responsible to create and maintain all required buffering along the boundaries of the industrial property; and,

WHEREAS, all changes and additions, including but not limited to, signs, parking areas, property buffering, storm water management and building plans be reviewed and approved by the Olmsted Township Building and Zoning Department; and,
WHEREAS,

NOW, THEREFORE, BE IT RESOLVED that the Olmsted Township Zoning Commission recommends approval of Resolution G-09 to the Olmsted Township Board of Trustees.

BE IT FURTHER RESOLVED that the applicant shall provide proof of an easement from parcel #264-17-015 that provides for parking and access to the American Wire and Cable Company and all parking requirements must conform to Chapter 310.04 (f) 1 of the Olmsted Township Zoning Resolution or obtain variances from the Olmsted Township Board of Zoning Appeals; and,

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

AYES: McMakin, Lavelle

ABSTAIN: Camanalie

ABSENT: Gebhard

John Lavelle-Chairman Zoning Commission

Adopted this 4 day of November, 2004

Attest

Township Clerk

Township Trustees
Date of submittal: 9-30-09

Project Address: 7951 Benson Rd, Lot #________ Permanent Parcel #: 264-17-002
Property Owner's Name: American Wire & Cable
Property Owner's Address: 7951 Benson Rd, Olmsted Twp., OH 44138
Property Owner's Phone: 440-235-1140 Fax: 440-235-1199 Wireless Phone: __________

Homeowner is acting as contractor
Contractor's Name: MHA Construction Group
Contractor's Address: P.O. Box 1949, Cleveland, OH 44114
Contractor's Phone #: 216-214-4431 Fax: 216-214-8332 Wireless Phone: 216-536-7322 (best way)

GENERAL PROJECT INFORMATION

- Single Family
- Two Family
- Three Family

Describe project: RECONSTRUCT A 24,825 SQ. FT. ADDITION TO THE REAR OF THE EXISTING PLANT TO ALLOW AMERICAN WIRE TO RELOCATE THEIR CLEVELAND PLANT TO OLNSTED TOWNSHIP.

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL AND ANY NEW ELECTRICAL WORK PERFORMED IN CONJUNCTION WITH THIS INSTALLATION.

Authorization

The undersigned stated that he/she is the owner of the property or authorized agent for the owner of the project address. This permit is subject to the observance of all resolutions of Olmsted Township and the laws of the State of Ohio, and is subject to revocation if these are not observed.

Signature of Property Owner: ___________________________ Date: 9-30-09 Printed Name: Lisa R. McClairen

Signature of Contractor/Owner's Authorized Agent (if applicable):

Date: 9-30-09 Printed Name: David Miller

It is the responsibility of the owner and/or contractor to notify the Building Department for all required inspections.

DEPARTMENT USE ONLY

Plan Review Fee: $250.00

1% Fee (if required): __________

Total Permit fee: $__________

Zoning Use: __________

Zoning District: __________

Review Approved by: _______ Date: __________

Review Disapproved by: _______ Date: __________

NOTES: __________
10/1/09

Fire Department, Chief Belido
Police Department, Chief Minek
Service Department, Service Director Salk

Approve ___ Disapprove ___ Approve with conditions ___

West Side Irish American Club Addition

HD REQUESTING FOR ON NEW ADDITION, NOSE CABINETS AT AGREED LOCATIONS

Approve ___ Disapprove ___ Approve with conditions ___

Olmsted Falls High School Parking

HARD BARRIER BETWEEN PARKING LOT & PEDESTRIAN WALK WAY

Approve ___ Disapprove ___ Approve with conditions ___

American Wire & Cable

Adequate fire access and/ or availability to use new pump house and reservoir for fire suppression
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

**TITLE II DISTRICT REGULATIONS**

**CHAPTER 250 Business, Commercial and Industrial District Regulations**

1) OTZR Section 250.03 Schedule of Permitted Uses – light manufacturing is a permitted use

2) OTZR Section 250.07 Parking Setback Requirements
   a. 250.07 parking setback requirements (a) setback from street to be 20 feet - no setback proposed
   b. 250.07 parking setback requirements (b) (1) from side and rear yard lines to be 10 feet – 3.78 feet proposed

3) OTZR Section 250.08 Accessory Use Regulations
   a. 250.08(c) parking to comply with schedule 270.07 and Chapter 310

4) OTZR Section 250.09 Landscaping and Screening Requirements
   a. Visual screening and landscape buffers shall be provided in accordance with Chapter 330.

5) OTZR Section 250.10 Performance Standards
   a. Unknown if proposed operation complies with section (a) –(k) for noise, vibration, odors, air pollution, etc.

6) OTZR Section 250.12 Development Plan Review
   a. Project requires review of the Zoning Commission per Chapter 520

**TITLE III REGULATIONS APPLICABLE TO ALL DISTRICTS**

**CHAPTER 310 Off-Street Parking and Loading Regulations**

7) OTZR Section 310.02 Parking Facilities Required
   a. Business use = 1984sf/270sf = 8 spaces
   b. Industrial use = 62806sf/400sf = 157 spaces
   8 + 157 = 165 required spaces, providing 64 spaces

8) OTZR Section 310.06 Deferred Construction of Required Spaces
   a. 70% of 165 = 116 required spaces, providing 64 spaces

9) OTZR Section 310.08 Parking Spaces for Persons with Disabilities
   a. 5 spaces required, 2 provided

10) OTZR Section 310.12 Improvement and Maintenance Standards
    a. Lots to be paved, provide drainage, lighting, curbs, marking, signs, and be maintained, - Plans indicate existing gravel and current conditions to remain

11) OTZR Section 310.13 Parking Lot Landscaping and Screening
    a. Parking lot to be landscaped and screened per Chapter 330

12) OTZR Section 310.14 Development Plan Review
    a. Project requires Development plan review per Chapter 520

**CHAPTER 330 Landscaping and Screening Requirements**

13) OTZR Section 330.04 Screening and Landscaping of Parking Lots
    a. Proposed parking lot requires screening and additional plantings along public streets – none indicated

14) OTZR Section 330.07 Approval Process for Required Landscaping, Fences and Walls
    a. Landscaping to be indicated Project on the Development plan review per Chapter 520

**TITLE V ADMINISTRATIVE PROCEDURES, ENFORCEMENT**
CHAPTER 520  Development Plan Review
15) OTZR Section 520.02 Development Plan Review Required
   a. Development plan review required for this project

CHAPTER 540  Appeals and Variances
16) OTZR Section 540.01 Appeals to the Board of Zoning Appeals
   a. Project as submitted requires several variances for parking lot, setbacks as noted

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 so appealed was taken.

Application to be filed at:
Olmsted Township Board of Zoning Appeals
26908 Cook Rd.
Olmsted Township, Ohio 44138
440-235-4225

Respectfully,

[Signature]

Anthony Bumbalis
Building Commissioner
November 30, 2009

Kim R. McClain
American Wire & Cable
7951 Bronson Rd.
Olmsted Twp., Ohio 44138

Dear Ms. McClain:
The Olmsted Township Board of Appeals will hold a public hearing on your application for a variance, December 16, 2009 at 7:00 p.m. The meeting will be held at the Township Hall, 26900 Cook Rd. You or your representative must be present. Please notify this office if you will be unable to attend.

Sincerely,

Tammy Tabor
Secretary

Cc: David Miller
November 30, 2009

Dear Resident:

The Olmsted Township Board of Zoning Appeals will hold a hearing on an application, #20090709, submitted by the American Wire and Cable Co., 7951 Bronson Rd. The application requests the approval of a variance to allow the current number of parking spaces to remain while increasing the total square footage of the facility and the increase in employees. Olmsted Township Zoning Resolution, Chapter 310.06. The application also requests that the parking remain gravel, which is in conflict with the Olmsted Township Zoning Resolution, Chapter 310.12. The meeting will be held December 16, 2009 at 7:00 PM at the Township Hall, 26900 Cook Rd. Copies of this application are available for review at the Olmsted Township Building Department. Any person attending the hearing will have the opportunity to be heard.

Sincerely,

[Signature]

Tammy Tabor
Secretary
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<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
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PUBLIC HEARING

The Olmsted Township Board of Appeals will hold the following public hearing on Wednesday December 16, 2009 at 7:00 p.m. at the Township Hall, 26900 Cook Road. Application # 20090709, submitted by the American Wire & Cable Company, 7951 Bronson Road, requests the approval of a variance to permit less than the required number of parking spaces and an unpaved parking area at the Bronson Road facility. The Olmsted Township Zoning Resolution Chapter 310 requires all off street parking and loading areas be constructed of hard surface pavement. Additions and alterations to the current facility require the compliance with the current Zoning Resolution, Olmsted Township Zoning Resolution Chapter 101.04.

Copies of this application are available for review at the Olmsted Township Building Department, 26908 Cook Rd. Any person attending the hearing will be afforded the opportunity to be heard.

T Tabor
Sun Post Herald Dec. 4 2009
American Wire and Cable Company
7951 Bronson Road
Olmsted Falls, Ohio 44138
Phone: 440-235-1140
Fax: 440-235-3330

Olmsted Township Board of Zoning
26908 Cook Rd
Olmsted Township, Ohio 44138

November 30, 2009

ATTN: Board Members

Dear Board Members:

On behalf of American Wire & Cable located at 7951 Bronson Road, Olmsted Township, I would like to request a reduction to the parking requirement (OTZR Section 310.02) and paving the existing gravel area (OTZR Section 310.12).

American Wire has requested a permit for construction of a 22,410 square foot addition to the back of our existing building. The addition will give American Wire & Cable a total of 64,891 square feet for production, and 1,984 square feet for existing office space, requiring ninety (90) parking and handicapped spaces (OTZR 310.02). Using the “Deferred Construction of Required Spaces” section of the OTZR (Section 310.06), we can reduce the required parking spaces to sixty-three (63).

The plan submitted, and approved by the Planning Commission and the Trustees show sixty-three (63) spaces on the site over the existing gravel area. Attached are pictures showing the existing gravel area being used for parking for your reference. The addition, along with the present employee, and visitor requirements, would facilitate a need for thirty (30) spaces.

Therefore, American Wire & Cable would like to request a variance from the required sixty-three (63) spaces to our anticipated employee, and visitor parking needs of thirty (30) spaces. Furthermore, the site presently has existing gravel that would be used for all the facility parking and truck access as shown on the site plan. The gravel area would be maintained for the parking using a “chip and seal” application to minimize dust.

A landscape plan will be submitted as part of this request. American Wire & Cable will install a landscape area in front of the existing access apron in the required right-of-way on the northern side of the property. The landscaping will be used to buffer the gravel parking area requested above.

American Wire & Cable are confident that the anticipated reduction of parking can be met using the existing gravel, and concrete parking / driveway without any additional improvements.

Your granting of this request to reduce the required parking and allowing us to use the existing gravel for parking would be greatly appreciated in these stressful economic times. Furthermore, American Wire & Cable feels that maintaining the existing trees and grass area along the northern property, as well as installing the landscape buffer described above will further improve the appearance of the property, and help to further the intention of the Olmsted Township Planning Commission.

Please contact me if you have any questions or need further documentation.

Sincerely,
American Wire & Cable

Kim McClain
Vice President
November 30, 2009

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Sincerely,

Tammy Tabor
Secretary
Olmsted Township

Building Department
26908 Cook Road • Olmsted Township, Ohio 44138 • (440)-235-8025
Website: olmstedtownship.org

Receipt # 20090638
Application #20090709
Permit #0
Date 11/30/2009-
CHECK-43384
KIM MCCLAIN
M & H INVESTMENT CO
7951 BRONSON RD
N/A

VARIANCE 150.00

Total: $150.00

Authorized Signature
MATTHEI
27362 BAGLEY RD
OLMSTED TWP, OH 44138

ARNOLD
27356 BAGLEY RD
OLMSTED TWP., OHIO 44138

SIDOR
27350 BAGLEY RD
OLMSTED TWP, OH 44138

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BOGUSZ
5175 DOVER CENTER RD.
NORTH OLMSTED, OH 44070

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VARIANCE 150.00

Total: $150.00

Authorized Signature