

OLMSTED TOWNSHIP ZONING COMMISSION

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ON THURSDAY, MARCH 27, 2025,
COMMENCING AT 7:00 P.M.

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BOARD MEMBERS: SEAN LOWE
MELANIE OSELAND
JUSTIN WHELAN
PAUL HAMER

ALSO PRESENT: JUSTIN REED -
BUILDING COMMISSIONER
PETER N. GRIGGS, ESQ

TRANSCRIBED BY: MARK WILLIAMS

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1 applicants and members of the public,
2 please rise to be sworn in. If you have
3 not signed-in, you will not be able to
4 speak regarding the agenda items.

5 Do you swear to tell the truth,
6 the whole truth and, but the truth?

7 PARTICIPATING SPEAKERS: Yes.

8 MR. LOWE: All have answered in
9 the affirmative.

10 With that, if Ms. Oseland would
11 please call the roll.

12 MS. OSELAND: Mr. Lowe?

13 MR. LOWE: Here.

14 MS. OSELAND: Ms. Oseland? Here.

15 Mr. Whelan?

16 MR. WHELAN: Here.

17 MS. OSELAND: Mr. Funk?

18 Mr. Hamer?

19 MR. HAMER: Here.

20 MS. OSELAND: Ms. Sanchez?

21 Mr. Reed?

22 MR. REED: Here.

23 MS. OSELAND: Mr. Griggs?

24 MR. GRIGGS: Here.

25 MR. LOWE: If you all please stand

1 MR. LOWE: Okay. I'm calling the
2 regular March 27th, 2025 meeting of the
3 Olmsted Township Zoning Commission to order
4 at 7:00 PM.

5 As an administrative note, we're
6 recording these proceedings for the
7 purposes of providing a historical record.
8 As such, all members of the Zoning
9 Commission and any departments that speak
10 during the meeting are asked to speak your
11 name clearly prior to your statement or
12 comment, this would be for each time we
13 speak.

14 Additionally, if you have not
15 signed-in and would like to speak tonight,
16 this includes the Applicant or any members
17 of the public that would like to speak,
18 please sign in now. We will use that list
19 to call people to the microphone.

20 Since we are taking up a detailed
21 and General Development Plan tonight, we
22 will need to swear in all speakers. Is
23 there anyone that didn't sign in but would
24 like to speak?

25 Would all who wish to speak, both

1 and join me in the Pledge of Allegiance.

2 - - - -

3 (Thereupon, the Pledge of Allegiance was
4 recited.)

5 - - - -

6 MR. LOWE: The first order of
7 business is approval of the Minutes of the
8 Special January 7th, 2025 meeting.

9 Are there any additions,
10 corrections, or revisions?

11 Hearing none, do I hear a motion
12 for approval?

13 MR. HAMER: I move to approve.

14 MR. LOWE: Is there a second?

15 MS. OSELAND: I second.

16 MR. LOWE: Will you please call
17 the roll?

18 MS. OSELAND: Mr. Lowe?

19 MR. LOWE: Yes.

20 MS. OSELAND: Ms. Oseland? Yes.

21 Mr. Whelan?

22 MR. WHELAN: Yes.

23 MS. OSELAND: Mr. Hamer?

24 MR. HAMER: Yes.

25 MR. LOWE: Thank you. Now on to

1 new business. We do not have any old
 2 business. We will now hear the new
 3 business items before the Board brought by
 4 applicants.

5 The first item on the Agenda is
 6 Application No. 24OLMT-DEV002, submitted by
 7 the Carnegie Management & Development
 8 Corporation for 27106-27076 Bagley Road
 9 seeking recommendations to the Board of
 10 Trustees for a Detailed Development
 11 approval for Phase 1 of a Towne Center,
 12 mixed use development for commercial,
 13 retail, restaurant, medical office with
 14 residential in the rear of the property.

15 If the representatives from
 16 Carnegie would please step to the podium
 17 and present your item. And you please
 18 state your names before speaking.

19 MR. PAPANDREAS: Good evening. My
 20 name is George Papandreas. I'm the
 21 Executive Vice President for Carnegie
 22 Management & Development Corporation. Good
 23 evening to the members of the Zoning
 24 Commission. We're certainly excited to be
 25 here tonight to present to you our Detailed

1 Development plan. I have with me Mr.
 2 Morgan Frantz, and Mr. Morgan Frantz is
 3 also going to presenting tonight, but he's
 4 probably going to -- he's going to be
 5 focused on more of the detailed components
 6 of the presentation.

7 So before though I turn it over to
 8 him, I'd like to make a few introductory
 9 remarks to kind of give you a feeling for
 10 refreshing the recollection of where we've
 11 been and where we are, and obviously where
 12 we're going.

13 It was, I think about five years
 14 ago, when we first were able to execute the
 15 lease from Southwest General. And
 16 Southwest General, as you know, has been a
 17 tenant of ours for some time. And part of
 18 that project contemplated some kind of
 19 future development because we had acquired
 20 a lot of land around it, there were a
 21 number of curb cuts that were associated
 22 with it, and so we had some ideas about
 23 what that could be, but in no form or
 24 fashion did we really have an idea how that
 25 would involve.

1 And that didn't really start
 2 crystallizing until we got to the point
 3 where we recognized there was adjacent land
 4 that could gain control of all the property
 5 all the way over to the corner of Stearns
 6 and Bagley.

7 So it was about two years ago that
 8 that revolution came about that we realized
 9 we could gain control of that property too.
 10 And now we had, what we realized, was a
 11 great opportunity to do something really,
 12 really phenomenal there at that location,
 13 and so we started crafting a vision. What
 14 could that be? Well, it was this concept
 15 called the Towne Center, but before we
 16 could really come up with that vision, we
 17 had to understand what exactly were the
 18 needs of the community and what the
 19 comments and concerns of the community
 20 were, and so we started to engage with all
 21 the stakeholders. That included all the
 22 Trustees, the Board of Zoning Appeals, this
 23 Board here, and the community for that
 24 matter.

25 And there were a number of

1 comments and a number of concerns that were
 2 brought up that we took into account when
 3 we tried to craft this vision, but in
 4 addition to that, we obviously had to
 5 investigate the market. I mean, no project
 6 is really -- becomes a reality unless you
 7 understand what you can do there. And so
 8 we started exploring who the tenants could
 9 be and what are the economics associated
 10 with that.

11 In so doing, we started
 12 crystallizing. What we basically came up
 13 with in the General Development Plan that
 14 we submitted to you the last time.

15 In doing that however, I have to
 16 say that we had to keep in mind that the
 17 prospective tenants that we were dealing
 18 with -- now, we found out our great
 19 tenants, by the way, strong tenants,
 20 national-credit tenants with strong brands,
 21 and obviously very rigid business models
 22 too that we have to try and accommodate, so
 23 that really started posing a challenge on
 24 this journey, how we could integrate what
 25 our vision was for the Towne Center, what

1 the commons were, and then layering on top
 2 of that the Towne Center plan, zoning
 3 district overlay, which has a number of
 4 mandates as well.

5 You know, to that extent, I have
 6 to give a shoutout to the Building
 7 Commission because the Building Department,
 8 and for that matter, all the consultants,
 9 they were tremendous, amazing, in how they
 10 assisted us and how they allowed us or
 11 helped us navigate interpreting the Code
 12 and what its intent was.

13 And by the way, we think where
 14 we're at right now, that spirit and intent
 15 of that Code has been met. We really think
 16 that we've worked very hard to try and
 17 accommodate all the concerns that were
 18 raised by this Board and all the other
 19 stakeholders to get to the point where we
 20 put together this Detailed Development plan
 21 that you have before you today.

22 Now, at least of which actually,
 23 after all of that, is making sure that it
 24 financially viable. Obviously we all want
 25 this project to be successful. That's in

1 everybody's best interest or in a position
 2 where we are bringing great jobs because of
 3 that, a phenomenal tax base, and it allows
 4 long-term stability. These are tenants
 5 with long-term leases, and it allows you
 6 and allows us to feel confident that what
 7 we're doing is something good for the
 8 community. I think that kind of brings us
 9 full circle though, to who we're.

10 Carnegie, if you recall, is a
 11 full-service real estate development
 12 company. We've been in business for over
 13 35 years. We were part of the Southwest
 14 Generals for the last five years. We're
 15 going to be for the next five years and
 16 foreseeable future, the owners, because our
 17 mission and our business model is one where
 18 we hold the asset, we operate it, and
 19 manage it throughout its useful life.
 20 And I think that's an important point to
 21 make because what it allows us to do is
 22 establish relationships with you, which
 23 we've been trying to do this entire time,
 24 long term, listening to what your comments
 25 are, listening to what your requirements

1 are, and our tenants too. It's because of
 2 that, I think that's how we've become
 3 successful, and that's how this company has
 4 become successful. And that's why,
 5 frankly, I've aligned myself for the last
 6 20 years with it because their values align
 7 with mine.

8 Having said that, I have to give
 9 you a little example, a little story. We
 10 have a number of shopping centers in North
 11 Olmsted. And my brother came along -- this
 12 was 15 years ago -- and he said I'd like to
 13 open my office in North Olmsted, and I
 14 found this center, and he says, this
 15 particular center I want to open my
 16 business just so happened to be the center
 17 that I was actively engaged with and that I
 18 had owned, and 15 years later, every single
 19 day, he reminds me of that fact, and he
 20 constantly is asking me to comply and to
 21 perform. And I say that not just because
 22 he's family, but we do that with everybody,
 23 we do that with all of our tenants. We do
 24 that with the communities because we love
 25 establishing a relationship with them. And

1 I think that's important for this body too,
 2 for you to understand that because as the
 3 Township pursues its objective for the JED
 4 initiative and other aspects that are
 5 critical to the viability of your
 6 community, those relationships become
 7 invaluable. So I think that's important to
 8 know.

9 In addition, this effort has been,
 10 I think, quite productive. You know, when
 11 we first submitted to the Board of Zoning
 12 Appeals, there was a considerable amount of
 13 concern about the orientation of the
 14 building and the setbacks and the
 15 differences that we were really having a
 16 hard time trying to accommodate. In fact,
 17 we had to come back a few times to do that.
 18 And it wasn't until recently, they were
 19 finally able to accomplish some serious
 20 objectives, which was really a monumental
 21 feat in any regard, we were able to
 22 relocate the pump canopies to the side, we
 23 were able to spring the buildings up
 24 closer, we were able to introduce
 25 consistent materials and texture and colors

1 that would bring uniformity to the Center.
 2 These are all critical aspects and
 3 representative of the efforts that we
 4 employ in order to achieve what we feel is
 5 a great interpretation, meeting the spirit
 6 and intent for the Zoning Code along with
 7 complying and meeting your own concerns and
 8 objectives. So keep that in mind when we
 9 talk about who we are and what we do.

10 In closing, I'd like to point out
 11 that -- before I turn it over to Morgan --
 12 all of our leases are currently in
 13 negotiation. We're about 90% to 95%
 14 complete. All eyes are on this meeting.
 15 And the reason for that is we've got
 16 certain obligations and we've got very
 17 timely obligations that they're expecting
 18 us to perform, and achieving an approval
 19 tonight -- which we hope to achieve,
 20 respectfully requesting that we achieve --
 21 is critical for us to be able to execute
 22 those leases shortly and then begin the
 23 next steps, which by the way, we understand
 24 involves the County, we know that there's a
 25 whole new series of steps and layers that

1 we have to try and contemplate and balance
 2 as we navigate this journey to completion
 3 where we can hopefully begin construction.

4 But again, we're here and if there
 5 are ever any comments or request or
 6 concerns, we're only ten minutes down the
 7 street, and we're available 24/7 as my
 8 brother would tell me, so that's something
 9 I want you to keep in mind.

10 So as I turn this over to Morgan,
 11 I'd like to also point out what we did for
 12 you, because incidentally, this submission
 13 is far and above the level of detail that
 14 we would typically submit at this stage of
 15 any project. It's more akin to
 16 design/development where you identify
 17 materials and dimensions and specifications
 18 that aren't typically at the planning
 19 stage, which is fine, we have no problem
 20 with that. And what we have offered, we
 21 feel comfortable in doing so because we
 22 offer contextually and we understand that
 23 if there are any changes, we'd have to come
 24 back, but we feel pretty good about where
 25 we're at right now, but in order to

1 communicate that properly to you, we
 2 engaged a consultant to prepare a 3D wire
 3 model. A 3D wire model is a model that
 4 allows us to go into the project and by
 5 virtue reality, see it, walk through it.
 6 And what we did is we downloaded all the
 7 specifications, everything from the
 8 materials, to the elevations, to the site
 9 plans, to the floor plans, to the lighting
 10 standards, to the signage, the landscaping
 11 materials, into this model. Allowed us to
 12 walk through it and take various vantage
 13 points and perspectives, snapshots, that we
 14 then rendered to reflect and give you a
 15 great idea of the character of this
 16 product. I think that's really important.

17 Unfortunately, we weren't able to
 18 get that initially with the package, but we
 19 have it as part of the presentation
 20 tonight. Morgan is going to be
 21 interjecting all of those slides in his
 22 PowerPoint presentation, so you can see
 23 that.

24 Having said that, I want to thank
 25 you. I'm really hoping that we can achieve

1 this approval tonight and subsequent to his
 2 presentation, if there's anything you need
 3 or any comments or questions, we certainly
 4 want to entertain those and incorporate
 5 them as necessary in order for us to move
 6 onto the next step. Again, thank you very
 7 much. Morgan?

8 MR. FRANTZ: So I have a
 9 presentation ready to share with the Board
 10 and those in the audience. And I recognize
 11 some of you folks may have to strain your
 12 neck, so I printed a copy of this so you
 13 don't have to turn around unless you want
 14 to. It's a pretty nice and big screen.

15 My name is Morgan Frantz, and as
 16 George mentioned --

17 UNIDENTIFIED SPEAKER: Can you
 18 talk a little louder?

19 MR. FRANTZ: Yep. Definitely.
 20 Definitely. So, my name is Morgan Frantz.
 21 I'm, as George mentioned, a
 22 pre-construction manager at Carnegie. I've
 23 been very involved in this project for over
 24 a year now as we've worked through the
 25 various design stages in efforts to really

1 be responsive to the community's needs and
 2 desires with this property while balancing
 3 the interests of our tenants and trying to
 4 balance those design factors.

5 But before I get started, I just
 6 wanted to hint or hit on the fact that you
 7 guys have some really great people here in
 8 Olmsted Township. I just came from the
 9 Streetscape Steering Committee where they
 10 outlaid in their public house, the vision
 11 for the Bagley Road and Stearns Road, and
 12 just the conversations and the
 13 relationships I've been able to build and
 14 conversations I've had with folks in this
 15 process have been really incredible.
 16 So it's been a wonder to work with you
 17 folks up to this point, and I truly hope
 18 that you enjoy this presentation and find
 19 something that you would like to comment
 20 on, because we welcome a dialogue in the
 21 conversation.

22 So without further ado this is our
 23 opening slide, which is also the main
 24 entrance to the Center. We're calling this
 25 the "Primary Access Drive", it doesn't have

1 a name for the street, but this is what
 2 gets residents of Olmsted Township and
 3 users to the site right into the heart of
 4 the Olmsted Towne Center.

5 We do recognize that there is a
 6 robust process involved with this detailed
 7 development, and we would remind everyone
 8 that this is just Phase I, so we're only
 9 talking about the commercial frontage at
 10 this time, and we would be subsequently
 11 coming back for Phase II, Detailed
 12 Development Plan when that time comes.

13 This is an aerial shot looking to
 14 the northeast from the intersection of
 15 Bagley and Stearns, and you can see our
 16 four -- well, five commercial tenants. You
 17 have the gas station nearest to corner,
 18 next is the restaurant, and we have the --
 19 I'll use my laser pointer here -- there we
 20 go -- then you have the grocer, a coffee
 21 shop, and the existing Southwest General
 22 Medical Office building.

23 Now, I recognize that this
 24 detailed plan you have in front of you is
 25 quite extensive, and in the interest of

1 time, I will just be hitting the
 2 highlights, so we can get right into
 3 comments and questions, not to take up too
 4 much of your time.

5 The premises we have made numerous
 6 amounts of changes and the members of the
 7 Board of Zoning Appeals who are here
 8 tonight will be pleased to see that from
 9 their comments during our first meeting in
 10 November, we were able to rotate the
 11 canopy, the fuel canopy for the Sheetz gas
 12 station on the corner, as requested by the
 13 BZA to face Stearns. That allowed us to
 14 bring the building up closer to Bagley
 15 Road, and similarly, we were able to bring
 16 the restaurant closer to the road as well,
 17 to be in more in line with the spirit of
 18 the Towne Center Planned Development
 19 District, having buildings up close to the
 20 public street right-of-way.

21 The grocer, we were able to adjust
 22 slightly, but that is a tenant that has
 23 needs for visitors and traffic on the
 24 public right-of-way, being able to see that
 25 there are parking spaces available in the

1 front of the house. So we did our best to
 2 bring them up to the street, and this is as
 3 close as we could get. And similarly with
 4 the coffee shop immediately adjacent to the
 5 grocer, we were able pull them up closer to
 6 the street, but there are some minor site
 7 requirements that the grocer has that
 8 prevented us from going further.

9 We feel really good about this
 10 plan that we have been able to put forward
 11 today as the next iteration of the plans
 12 that have been shared thus far.

13 Top of mind for many of the
 14 community is traffic and how does traffic
 15 move through the site, move around the
 16 site, move off the site, move onto the
 17 site, and we listened, we prepared a
 18 Traffic Impact Analysis in consultation
 19 with one of our traffic engineers, and we
 20 believe that -- well, we know that they
 21 would agree that the levels of service for
 22 the Stearns and Bagley intersection, the
 23 impacts will be negligible with our
 24 development considering these specific
 25 improvements, the specific offsite

1 improvements of a deceleration main lane
 2 northbound on Stearns to get traffic
 3 quickly and effectively off of the main
 4 public street coming north of Stearns, as
 5 well as a one-lane expansion of Bagley Road
 6 between parcels, premises A and C to
 7 quickly and effectively get traffic off the
 8 right-of-way as fast as possible.

9 It's recommended that the curb cut
 10 locations are where they are because we
 11 want to effectively and quickly eliminate
 12 stacking distances at these curb cuts, get
 13 cars out of the property and onto the
 14 right-of-way as quick as possible, and
 15 conversely off of the right-of-way and onto
 16 our development, into their destination as
 17 quickly as possible as well.

18 This is another shot, another
 19 aerial rendering looking northwest. We
 20 have highlighted the main internal road
 21 network. This is how vehicles will
 22 navigate the site when they're moving
 23 between users and going from Stearns Road
 24 to Bagley Road, if they want to stop and
 25 get some coffee or they want to visit the

1 in-laws in the residences, or they're just
 2 returning home after a day of work. And so
 3 this is preliminarily -- or not
 4 preliminary, this is pretty close to final.
 5 There really won't be any changes to the
 6 road network. And we -- with the
 7 recommendation for approval tonight, we'll
 8 be starting that process of understanding
 9 exactly what those engineering standards
 10 need to be to construct this private road.

11 We have another shot, another
 12 rendering looking east off of -- from the
 13 Sterns entry. This is considered a
 14 secondary entry. We believe it'll feed a
 15 lot of traffic into the development and out
 16 of the development. But the primary spine
 17 on Bagley will take the most.

18 And this is a shot showing some
 19 pedestrians walking enjoying the
 20 streetscape, the private streetscape, with
 21 some pedestrian-scale architectural
 22 gooseneck light fixtures to really bring
 23 the scale to a more intimate level and
 24 allow for residents to feel safe, where
 25 residents of the Township and the Towne

1 Center can feel safe while they're
 2 navigating these sidewalks in the morning
 3 and in the evening.
 4 We have additionally addressed
 5 some concerns, comments, and questions
 6 during the last Zoning Commission meeting
 7 regarding walkable neighborhoods. Walkable
 8 neighborhoods that are on top of mind for
 9 most folks. And we really worked hard to
 10 bring in great access points, five in
 11 total. One out from Stearns Road
 12 right-of-way, and four off Bagley Road
 13 right-of-way. To connect offsite visitors
 14 who are coming by bike or walking from the
 15 middle school down the road, if they want
 16 to come to the Towne Center park, there are
 17 numerous crosswalks which are shown in red.
 18 They're kind of a transparent
 19 hatch to show exactly where these
 20 crosswalks are and the yellow highlighting
 21 shows where these paths are meant to be.
 22 We have explored and are exploring
 23 wetland trails. We are in consultation
 24 with our wetland consultant to understand
 25 exactly what we can do in there. Those

1 conversations are very favorable. We think
 2 that we will be able to look into that even
 3 more. And if viable, if we can come up
 4 with a good network system, we'll certainly
 5 pursue that, but in the essence of time and
 6 to get the community a Towne Center park,
 7 now we wanted to present what we can now in
 8 part, Phase I, and then in Phase II we'll
 9 be exploring the wetland trails.

10 MR. LOWE: Can I ask a quick
 11 clarifying question?

12 MR. FRANTZ: Yes.

13 MR. LOWE: When you say
 14 "wetlands", is that the area --

15 MR. FRANTZ: Yes.

16 MR. LOWE: -- the large chunk of
 17 vacant land there?

18 MR. FRANTZ: Yeah. Thank you for
 19 clarifying. So this line here -- and
 20 apologies for the pointer here -- that
 21 includes the wetland setback as well. So
 22 in a short stretch, we have introduced --
 23 yep -- let's see -- well, we'll pick it up
 24 here in a moment.

25 So I'll pick it up here in a

1 moment, but we have also introduced a stone
 2 or other, like, you know, semi-porous
 3 material that can be put in that wetland
 4 setback to, at the very least, Phase I,
 5 provides some closer access to the wetland,
 6 the natural space in the form of a loop
 7 road for passive recreation, walking,
 8 running, just enjoying the scenery. So we
 9 tried our best to be responsive and we
 10 think that we're able to provide that.

11 Additionally, we received a
 12 suggestion during the last Zoning
 13 Commission for a textural change in the
 14 concrete aprons to provide enhanced
 15 pedestrian safety when crossing the three
 16 crosswalks on Bagley Road. And these are
 17 consistent with the standards for a
 18 pedestrian safety system where car is
 19 approaching, they see there's a change in
 20 material, they know that there's a
 21 difference, there's a change, and they can
 22 be aware of any pedestrians that may be
 23 crossing.

24 Additionally, this rendering
 25 looking northeast, this is right in front

1 of the primary access drive -- or the
 2 "central spine" is what we, you know,
 3 sometimes call it -- this showcases a
 4 consistency of materials between the red
 5 brick masonry base that shows up on the
 6 entry signs, the sandstone, like capstone
 7 at the top of these entry signs, as well as
 8 the consistency of the red masonry on the
 9 elevations for the Sheetz and for the
 10 proposed restaurant here.

11 We worked really hard with our --
 12 the brands -- who have strong brand
 13 identities, as George mentioned -- to get
 14 these consistent materials, to have a
 15 cohesive design across the Center.

16 Additionally, I should note that
 17 as the Streetscape Steering Committee has
 18 been talking about improving the
 19 streetscape environment, we have also been
 20 looking at how we can address this. And
 21 I'm very pleased to know that the
 22 Streetscape recommendations are to provide
 23 some kind of fencing, and we're also
 24 showing that as a cross-hook style fencing.
 25 So our efforts are very much aligned to

27
 1 provide an enhanced experience on the
 2 Bagley Road right-of-way. And these
 3 fencing sections really form a perimeter
 4 and create a sense of identity around the
 5 Olmsted Towne Center.

6 Additionally, we have re-looked at
 7 the retention basins, the open space. The
 8 retention basins, as you may recall,
 9 formerly there were a couple in that corner
 10 right behind the restaurant in this
 11 triangle piece, we've since pulled it out
 12 into one larger retention basin just for
 13 management purposes and maintenance
 14 purposes. It makes a lot more sense to be
 15 consolidated. And that provided a lot of
 16 opportunity to bring in some green space
 17 behind the restaurant as well as to open up
 18 this corner where the Towne Center park is
 19 [unintelligible].

20 It's worth noting that all of our
 21 stormwater retention basins will be built
 22 in Phase I, so there is no concern of the
 23 entire build-out. We are designing the
 24 grades and the inlet structures -- the
 25 grades of the inlet structures to match the

1 total buildout, so that by the time we
 2 complete Phase II, we'll already have the
 3 retention basins built, and all we have to
 4 do is extend and install some structures
 5 and extend some conveyance pipe in Phase II
 6 to complete the entire build-out of the
 7 stormwater management system.

8 Also important to note is the open
 9 space. In line with the Towne Center
 10 Planned Development District standards for
 11 required open space, we have been able to
 12 dedicate or to identify this wetland and
 13 wetland setback as our open space. So that
 14 will remain in a natural preserved state,
 15 and that will satisfy the 20% minimum
 16 requirement in the TCPD District. And when
 17 Phase II comes along, a portion of this 20%
 18 overall open space will be allocated for
 19 the residential and satisfied at 30%
 20 residential open space requirements as
 21 well.

22 Now, notwithstanding, we also have
 23 a -- you can see significant green space of
 24 landscape buffering between the residential
 25 and the commercial, that's not included in

1 open space, but it's an added amenity and
 2 an added benefit. So there's significant
 3 amount of green space in the residential
 4 areas, buffering the residential and
 5 commercial as well as through the rest of
 6 the site.

7 This is a good time to mention
 8 that on the -- there was a note that Justin
 9 and his team put together for the review
 10 that we didn't provide lot coverage ratios
 11 and hands up, that was my mistake, I didn't
 12 include that, but I can say that for parcel
 13 A, which is Phases I and II and excludes
 14 the medical center, Phase I has a lot
 15 coverage ratio of 61% of the 80% minimum --
 16 or 80% maximum rather, and the parcel B,
 17 which is just the existing medical office,
 18 we're expecting that to be 70%. So well
 19 within the thresholds for open space -- or
 20 sorry lot coverage requirements.

21 We have pavilion amenities which
 22 include grills, which include benches, the
 23 parking area for residents of Olmsted
 24 Township to visit the Towne Center park,
 25 the pavilion that will have some power for

1 community events as well and serve as a
 2 gathering space for the community.
 3 And here's a rendering, which I
 4 think is awesome, it shows the water
 5 features with benches, pedestrians enjoying
 6 it. You can see all the pedestrian-scale
 7 light fixtures. You can see the pavilion.
 8 We've got this architectural knee wall with
 9 the family enjoying it, and really heavily
 10 landscaped to create this natural
 11 environment and serve and supplement and
 12 compliment rather, the natural areas of the
 13 wetland and the detention basin immediately
 14 adjacent.

15 MS. OSELAND: One question --

16 MR. FRANTZ: Yes.

17 MS. OSELAND: -- is that pavilion
 18 wheelchair accessible?

19 MR. FRANTZ: Yes, that'd be the
 20 plan.

21 This is a landscaped buffer area.
 22 So if I go back three slides, this
 23 landscaped area here, this meadow, this is
 24 what we're talking about. So this next
 25 rendering I'm going to show you is in that

1 meadow at the apex of the arc looking
 2 towards the pavilion and going a long
 3 way -- there we go. So this showcases the
 4 breadth, the width of this landscape area,
 5 which I don't have that number in front of
 6 me, but I believe is an excess of 50 feet.
 7 Well beyond the minimum required for
 8 landscape buffering between the residential
 9 and commercial uses. And I think this does
 10 a great job of showing community in action,
 11 community enjoying the resources that the
 12 provided amenities that are going to
 13 accompany the Center.

14 This is a brief look at our
 15 preliminary landscaping plan with some --
 16 or rather it's the landscaping palette.
 17 The landscaping plan is in your plan set
 18 that we provided with the application, but
 19 this is kind of an image board showing what
 20 we're thinking will look good in the
 21 Center, includes perennials, ornamental
 22 trees, all neighbor-friendly plants, et
 23 cetera.

24 Additionally, we have included a
 25 comprehensive signage package to showcase

1 the consistency of materials across the
 2 elevations for our tenants. And that
 3 carries into the features that we help for
 4 way finding throughout the site and to
 5 welcome visitors into the site as well.
 6 And that's in the form of red brick piers
 7 at the end of these fenced pieces and
 8 sandstone, like capstones, as well as the
 9 [unintelligible] that's showcasing the
 10 various business users here to welcome, to
 11 help us way finding and show folks where
 12 the businesses are.

13 In some locations we have some
 14 traffic management and that this is further
 15 elucidated on sheet C7, which is the
 16 Traffic Management Plan. Additionally, we
 17 have some design standards to showcase
 18 really what we're trying to accomplish here
 19 from a design standpoint, the different
 20 fixtures, the cross hook fencing,
 21 pavilions, the benches, and a sampling of
 22 the elevations, materials that we want to
 23 introduce to keep consistent across the
 24 various users and the features that we have
 25 on the site.

1 And so to conclude my
 2 presentation, so I know some of you folks
 3 are probably antsy to get into conversation
 4 and questions and we'd love to hear some
 5 feedback as well.

6 Here's some elevations showing
 7 from the streetscape perspective, the
 8 different business users and the
 9 consistency of our building materials and
 10 colors that go throughout the site. So all
 11 this -- I'll highlight these -- this is the
 12 Sheetz gas station, we've got the
 13 restaurant next to them. You can see the
 14 entry signage that we have here at a
 15 45-degree angle to the main entry drive,
 16 streetscape sidewalk running along Bagley.
 17 Opposite corner, we have the grocer, we
 18 have the coffee shop, and the existing
 19 Southwest General. And you'll notice that
 20 they have similar beige elevation with red
 21 brick base and the sandstone like accents
 22 throughout the elevations.

23 Here's another shot closer to the
 24 corner of the property looking west. You
 25 can see the Southwest General office

1 building here on the right, coffee shop,
 2 and the grocer. The opposite corner
 3 standing pretty close to the corner of
 4 Stearns and Bagley Road, gas station,
 5 restaurant, and the grocer in the distance.

6 I think this shot does -- really
 7 maybe the best job of showing off the
 8 streetscape vision, which we know would be
 9 coordinated with the Streetscape Steering
 10 Committee, but we think this is very much
 11 in line with what they're planning and
 12 showcases an elevated experience with
 13 landscaping, with benches, with shade
 14 trees, all features that really help
 15 enhance the pedestrian environment.

16 Thank you very much for your time.
 17 We appreciate your review of this Detailed
 18 Development Plan and George and I are
 19 available to answer any questions you may
 20 have at this time.

21 MR. LOWE: Thank you. And I will
 22 say thank you for responding to comments
 23 from the Building Department, as I was
 24 reading through the original materials that
 25 were sent, I thought this could be a very

1 interesting meeting, and I was pleased with
 2 a lot of the clarifying items that you had
 3 sent in the follow-up, so thank you.

4 MR. FRANTZ: I thank you for the
 5 opportunity to respond to the comments,
 6 that was [unintelligible] so thank you.

7 MR. LOWE: First, before I turn it
 8 to my colleagues, with the entrance off
 9 Stearns, I notice you have a turning lane
 10 going northbound, but correct, there is no
 11 turning lane heading south, turning into
 12 the property; is that correct?

13 MR. FRANTZ: Correct.

14 MR. PAPANDREAS: There's an
 15 existing turn lane.

16 MR. LOWE: Well, the existing turn
 17 lane, right. Okay.

18 MR. FRANTZ: We had a conversation
 19 and it was determined that that expansion
 20 of that turn lane was needed for
 21 [unintelligible] service. Yeah.

22 MR. LOWE: Okay.

23 MR. WHELAN: Mr. Chairman, can I
 24 just ask a question?

25 MR. LOWE: Sure.

1 MR. WHELAN: Is it expected that
 2 you guys are going to pay for this turn
 3 lane or is the Township or how do you guys
 4 envision these improvements?

5 MR. PAPANDREAS: Well, first that
 6 brings up an interesting comment because
 7 that's, you know, throughout this whole
 8 process we have been trying to understand
 9 the jurisdiction of where this falls,
 10 whether it's the Township or whether it's
 11 the County. It's my understanding that
 12 it's the County that is going to be doing
 13 the review and identifying the costs
 14 associated with these improvements. So at
 15 this juncture, that would be the course
 16 that we take [unintelligible] --

17 MR. LOWE: Okay.

18 MR. PAPANDREAS: -- but, you know,
 19 we know that we still have enough layers to
 20 go through here. We'll make sure they are
 21 onboard with what our traffic engineer has
 22 recommended and what we're proposing here.
 23 So that's something that I know that
 24 they're going to be very -- they're going
 25 to scrutinize [unintelligible] like storm

1 water management, you know, construction of
 2 the actual road [unintelligible] and
 3 structure itself.

4 MR. WHELAN: And, George, just
 5 same with the middle-turn, suicide lane
 6 that you guys have on Bagley?

7 MR. PAPANDREAS: Yeah, correct.
 8 Yeah.

9 MR. WHELAN: Thank you.

10 MR. LOWE: And on that turning
 11 lane on Bagley, I notice it does not
 12 continue all the way down further east to
 13 the existing medical building.

14 Was it determined in the traffic
 15 study that there wasn't a need for a
 16 turning lane there?

17 MR. PAPANDREAS: That's correct.

18 MR. WHELAN: Okay. I guess lastly
 19 in the renderings, which I appreciate of
 20 the restaurant, the grocer, and the coffee
 21 shop, are those pretty much in line with
 22 what they wouldn't change is, I guess, is
 23 what I'm asking.

24 MR. PAPANDREAS: Yeah, no, so like
 25 I said initially at the outset, we're very

1 fortunate and we've been trying to balance
 2 everything that's going on here. We're
 3 like at 99.5%. They've shared with us what
 4 they think are -- the elevations that you
 5 see are what's going to be designed there.
 6 If there is a change, they would come back
 7 and ask that, ask your approval, but yes, I
 8 think -- I'm pretty sure this is exactly
 9 the way it will [unintelligible] unless
 10 something happens between now and -- there
 11 is middle of final plans for our review,
 12 which if we see a change, we'd
 13 automatically direct it towards you, and
 14 I'm sure that Justin Reed will pick up on
 15 that.

16 MR. LOWE: I guess we want to
 17 start, go down the row. Ms. Oseland, do
 18 you have anything you'd like to address?

19 MS. OSELAND: No, I'm okay.

20 MR. HAMER: Just really one
 21 comment and maybe it's premature, a
 22 question regarding Phase II and noise
 23 abatement with the train, the railroad,
 24 behind those buildings.

25 MR. PAPANDREAS: We are going to

1 insulate the buildings --

2 MR. HAMER: Yeah, I see a lot of
 3 that insulation standing along the freeway.

4 MR. PAPANDREAS: I mean, you know,
 5 there are other -- we often have, in fact,
 6 we've done many projects where more
 7 apparently that doesn't seem to be a
 8 concern. People are well aware of it when
 9 they obviously are interested in purchasing
 10 the condos, and we do expect to introduce
 11 quality construction that will help with
 12 that, so -- and also but incidentally, not
 13 that it's a great consolation, but with
 14 that there's a retention basin there, that
 15 will not but right up to [unintelligible].

16 MR. HAMER: Understand.

17 MR. PAPANDREAS: That's one of the
 18 reasons why we put it back there.

19 MR. HAMER: But right now you have
 20 no plans on [unintelligible] --

21 MR. PAPANDREAS: No, there is --
 22 UNIDENTIFIED SPEAKER: -- other
 23 than distance and trees --

24 MR. PAPANDREAS: Correct.

25 MR. HAMER: -- if you will, and

1 construction.

2 MR. PAPANDREAS: Correct.

3 MR. FRANTZ: But to be clear
 4 thought, we've been very focused on Phase I
 5 and if once we get to Phase II then
 6 certainly we'll have some [unintelligible].

7 MR. HAMER: Understand. That's
 8 really all what I have for right now.

9 MR. WHELAN: I had a quick
 10 question for you, Morgan.

11 MR. FRANTZ: Yes.

12 MR. WHELAN: On some of the images
 13 you showed there are benches, and I'm just
 14 looking at the overhead maps here. Are
 15 those marked anywhere or do you have an
 16 indication where those are going to be.

17 MR. FRANTZ: Those were added
 18 after the fact. We were working with our
 19 rendering to get these put in to really sum
 20 up our vision for the space, so those
 21 aren't clearly indicated on the plan, but
 22 our intention is to provide benches.

23 MR. WHELAN: Do you have any idea
 24 how many?

25 MR. PAPANDREAS: I can probably

1 guess. I don't have a number off the top
 2 of my head, but the idea was to work with,
 3 you know, the Cuyahoga County plan, I'm
 4 sure they may have some requirements along
 5 Bagley Road, and not necessarily dictate
 6 specifically location of the benches.

7 We do know that we have, I think,
 8 four of them, along the inner ring road
 9 that were up against the pavilion, and I
 10 think, just off the top of my head, I think
 11 we have four of them or three of them along
 12 Bagley.

13 MR. LOWE: Any other comments from
 14 the Board?

15 Now the administration, it's my
 16 understanding, do you prefer to wait until
 17 after public comment?

18 MR. REED: We'll defer until after
 19 public comment.

20 MR. LOWE: Okay.

21 MR. REED: And, Mr. Chair, if I
 22 could remind, you know, anyone that would
 23 come to speak from the audience, I would
 24 recommend that they come up to the podium
 25 so that we could get a good recording. And

1 also make sure they state their name prior
 2 to speaking so that, you know, who's
 3 talking for the Minutes.

4 MR. LOWE: Yes. Thank you. Okay.
 5 We are going to now open up for public
 6 comment as we just heard. In addition to
 7 that, I would say please make sure you
 8 address all of your questions and comments
 9 to the Board. You may not address the
 10 questions directly to the applicants.
 11 Members of the Board may wish to address
 12 your questions directly to the applicants
 13 at a later time, but just for the sake,
 14 please address any comments or questions to
 15 the Board.

16 I'll just go down the list here.
 17 I know some of you may want to address the
 18 second item, but first here last name is
 19 Impala.

20 MR. IMPALA: Diageo Impala
 21 [phonetic]. I've been a resident of
 22 Olmsted Township for 25 years, and I have
 23 four children that went to the Olmsted
 24 Falls schools, and I just want to say that
 25 aside from the bridge that they did and the

1 sidewalk, they put on Stearns Road, which
 2 was really exciting there, even though we
 3 waited for a long time, this is like right
 4 up there as far as convenience, jobs and
 5 just improving, I think the community.

6 I'm retired now, but I worked in
 7 banking for over 30 years, and I've seen
 8 like a lot of different projects, but I can
 9 -- like, from my knowledge, Carnegie's been
 10 like top notch and I think we're lucky to
 11 have them here working on this project as
 12 far as getting tenants, jobs, and I
 13 think -- I know my kids will it, but just a
 14 spot to like, walk around like another
 15 area, and I just think it would be great.
 16 So I just hope you guys approve it. That's
 17 all. All right. Thanks.

18 MR. LOWE: Next we have, is it
 19 Marie Dawley [phonetic]?

20 MS. DAWLEY: I'm part of the
 21 design team.

22 MR. LOWE: Oh, thank you.
 23 Lee?

24 MR. BECKMAN: I'm Lee Beckman.
 25 I'm with Beck Suppliers. We own the

1 property, this catty-corner across
 2 Friendship store. And I want to say I'm --
 3 we're in complete support of this. This is
 4 excellent for the downtown. I think you're
 5 going to attract a lot of people, and I
 6 think it's going to -- I think it's really
 7 going to improve the Township.

8 There's a couple things that I
 9 want to make sure that we're thinking about
 10 when we're doing this. This is a major
 11 improvement that we're looking at, and I've
 12 been doing design for fuel stations and
 13 developments for about 20 years, so I have
 14 somewhat of knowing what's going on. This
 15 is -- it's an amazing presentation, it's
 16 amazing what technology can do now. It's
 17 come a longways from napkins. So this is a
 18 huge improvement and I'm glad that you guys
 19 were able to present this, it really helps
 20 out in the vision of it.

21 A couple of the questions that I
 22 have is more in regards to the traffic
 23 study, which thank you for making sure was
 24 included in this package.

25 I did notice that it was a

1 preliminary and I'm -- after talking to
 2 Justin I understand that the County is
 3 really more of the people that really look
 4 into that traffic study, which is good, but
 5 some of the -- a couple of things that I'd
 6 like to make sure that is looked at is is
 7 we're looking to make sure that what we're
 8 doing here is going to still be -- create a
 9 nice, safe environment for our community
 10 and the traffic flow and being able to get
 11 to everywhere we need to go. And we don't
 12 want to cause more accidents or any
 13 accidents or improve that.

14 A couple things I wanted check on
 15 is one, the percentage of -- the trip
 16 percentage, or the bypass -- the pass trip
 17 percentage seems a little bit high. And
 18 these are little things, but it could
 19 affect how the patrols are placed,
 20 especially at the intersection. I was
 21 really surprised that there wasn't
 22 left-turn lanes on Bagley designed into it,
 23 but that's the traffic study guys. These
 24 guys are -- they usually know what they're
 25 doing. TMS, who they've used, I've used in

1 many projects and they're top-notch people,
 2 so I trust what they say.

3 The queue lane, which is the
 4 stacking for those turn lanes, especially
 5 off of Stearns, I've been there many times
 6 where that stacking on that left-turn lane
 7 is substantial, and coming out to this
 8 project onto -- doing a left turn out on
 9 Stearns there, I'm concerned with the
 10 crossing path of going across multiple
 11 lanes and that left-turn lane.

12 One of the things that I was
 13 curious about is they had mentioned that it
 14 was a secondary entrance on Stearns, on and
 15 off Stearns, that side, and in the traffic
 16 study had mentioned that it -- one of the
 17 reasons that they put that in there was
 18 because it was directly across from the CVS
 19 entrance. So it's not creating another --
 20 basically another intersection. So one of
 21 the things that I was worried about was I
 22 never looked at to make it across from the
 23 access road directly north of that would
 24 get it back farther from Bagley Road. And
 25 I think it's 250 feet that usually is what

47
 1 ODOT wants back from the intersection, and
 2 I think this intersection or that entrance
 3 is about 210 feet, so I was wondering if
 4 that had been looked at, if that was a
 5 possibility to alleviate both the 250 foot
 6 setback that's standard plus get us a
 7 little bit farther past that turn lane so
 8 when people are turning out, less chance
 9 that they're going to have to turn through
 10 a full queue. So that's one of the things
 11 that I wanted to bring up.

12 Also wanted to know if the crash
 13 analysis had been looked at for that
 14 traffic study. A lot of times that will
 15 affect that left-turn lane that I was
 16 talking about onto Bagley or from Bagley on
 17 Stearns. Crash analysis can affect the
 18 counts for that.

19 And then also when this goes to
 20 County, it'd be nice to have a peer review
 21 of the traffic study just to -- just double
 22 check and make sure everybody was good with
 23 all the numbers. That's something that I
 24 think you guys would have to request from
 25 the County, but that's pretty much all I

1 had.

2 Overall the project's fantastic.
 3 And I think this is going to be a great
 4 project. I just want to make sure we're
 5 figuring a design out on the traffic flow
 6 to really keep the -- nobody wants to go to
 7 an intersection that they hate to go, I've
 8 got to go through that damn intersection.
 9 And I want to make sure that we're safe and
 10 we're really creating help than hindrance
 11 when we put this together because this
 12 project is going to be fantastic and it is
 13 going to draw people you, so that's all
 14 I've got. Thank you.

15 MR. LOWE: Dustin. Okay. I
 16 assume, is it Dave from L&F Holding also
 17 today?

18 UNIDENTIFIED SPEAKER: Good
 19 evening. My concern is this going to be
 20 the first start of it on where Sheetz is
 21 going to go across the street from the
 22 grocery store and all that, or is this
 23 going to be on Bagley Road where the
 24 driving range is?

25 MR. LOWE: Across from Shakers?

1 UNIDENTIFIED SPEAKER: Yeah,
 2 across from Shakers. This is going to be
 3 Phase I?
 4 MR. LOWE: Uh-huh.
 5 UNIDENTIFIED SPEAKER: Okay. Now
 6 what about Phase II? Is there any plans on
 7 that? Because my biggest concern with
 8 Phase II is where are they going to put all
 9 the rain water runoff. When that place
 10 floods now, it floods on down past Jennings
 11 Road, it floods right up there, four houses
 12 past me on Bagley Road, and it floods in
 13 front of the -- whatchamacallit -- the
 14 middle school.

15 Nobody ever takes in contact what
 16 it was years ago when them county ditches
 17 were five to six-feet deep, and there was
 18 no problem with any of the rainwater
 19 runoff. The county used to clean them and
 20 then the county decided to let the Township
 21 clean them and they said, well, we can't go
 22 on their property. Well, yes, you can. I
 23 forgot what number it is in the state law
 24 book, but you can, and the last time them
 25 ditches were cleaned was in 1961 when

1 Theresa, across the street from me went
 2 back to the old country and them ditches
 3 were five to six feet deep. And they're
 4 now like -- they're lucky to be two-feet
 5 deep and the water just sits in there.

6 When they build this and all --
 7 where's that water all going to go? Back
 8 to the railroad and down behind or in front
 9 of the railroad? Do I have an answer?

10 MR. LOWE: You can address your
 11 question to the developers in a moment.

12 UNIDENTIFIED SPEAKER: In a
 13 moment. Okay. Right now that's all I have
 14 to say. Thank you very much.

15 MR. LOWE: Thank you.

16 Michael, is it John or Josh?

17 MR. MICHAEL: Sure.

18 MR. LOWE: Would you like to speak
 19 on this matter? No. Okay.

20 Andy?

21 UNIDENTIFIED SPEAKER:

22 [Unintelligible].

23 MR. LOWE: I see. Okay. Well, I
 24 think that does public -- I'm sorry, did I
 25 miss you?

1 UNIDENTIFIED SPEAKER: Yeah, I
 2 didn't realize that it's [unintelligible].
 3 MR. LOWE: Is that allowed?
 4 MR. GRIGGS: Sure.
 5 MR. LOWE: Okay.
 6 MR. GRIGGS: Swear him in and have
 7 him come to the podium.
 8 MR. LOWE: Okay. Can we get your
 9 name real quick?
 10 MR. SORGE: Hi. My name's Tim
 11 Sorge. I own Swings & Things on the corner
 12 of Bagley and Stearns. We've been there
 13 for 43 years.
 14 MR. LOWE: If I could just
 15 interrupt real quick, would you mind, as we
 16 did for the rest of our speakers swearing
 17 in real quick. Do you swear to tell the
 18 truth, the whole truth, and nothing but the
 19 truth?
 20 MR. SORGE: I do.
 21 MR. LOWE: Thank you. Please
 22 continue.
 23 MR. SORGE: Again, my name's Tim
 24 Sorge. I own Swings & Things. My wife and
 25 I own it. We've been here for 43 years. I

1 have been coming to these meetings, I've
 2 served on a number of committees, I'm
 3 currently on the Towne Center Committee.
 4 I've been on Master Planning Committee
 5 meetings. I guess a little sidebar, when
 6 we started in 1982, we've never been
 7 accused of being real smart, but we did a
 8 traffic study in '82 on Bagley Road and
 9 counted more people on horseback than out
 10 driving cars. So, and you can't make that
 11 stuff up, but it's a true story.

12 Having said that, we've seen the
 13 Township and the corner grow exponentially.
 14 At the same time it's been a journey and
 15 it's been frustrating. We work hard, we've
 16 been named the best fun park in the world.
 17 We're proud of that. And we've been to a
 18 number -- you know, I've got a number of
 19 friends in -- when I say a number, two or
 20 three friends in commercial real estate,
 21 we've seen a number of presentations over
 22 the years, or heard of a number
 23 presentations. As soon as we mention
 24 "Carnegie", people say don't let them get
 25 away. That's the term I've heard from two

1 different groups. It's a quality company.
 2 I have nothing -- I'm not connected with
 3 them in any way, but I think the rendering
 4 and their planning and what they've done, I
 5 don't think we can do any better.

6 And I'm assuming they've met all
 7 of your requirements. I'm assuming that
 8 they'll work with you to do that, but I
 9 would, I guess, from a standpoint of a
 10 person being on that corner, this is really
 11 exciting stuff. And we've got a quality
 12 company, and I would implore you to do
 13 everything you can to work with them and
 14 not let them get away because I think this
 15 is -- this will put Olmsted Township on the
 16 map and I think it will really enhance the
 17 community. Thank you.

18 MR. LOWE: Thank you. Okay. I
 19 think we can close the public comment
 20 section for this item, and I will now turn
 21 it over to the Administration.

22 MR. REED: Justin Reed, Building
 23 Commissioner, Olmsted Township. As the
 24 Board is aware, when the application was
 25 submitted, myself, the Building Department,

1 the fire department, and the engineering
 2 department were able to provide you with a
 3 staff report from each department. I will
 4 say that the Applicant worked diligently to
 5 respond to that staff report, provided
 6 revised drawings, provided responses. And
 7 as far as the Building Department is
 8 concerned they responded adequately to all
 9 of the concerns that were identified.

10 In the staff report, you'll notice
 11 that there were a few items that we just
 12 want to make sure are noted if the Board
 13 chooses to recommend approval, and that
 14 would be the -- because the roads are
 15 private roads we just want to ensure that
 16 the roads are constructed to the
 17 satisfaction of the Township engineer. I
 18 don't feel that that'll be an issue, but
 19 that is something that we want to make sure
 20 that we get those details. The engineer
 21 had expressed that he did not have concerns
 22 with the width of the road or anything of
 23 that nature, but when it comes down to the
 24 detailed design of the street materials, we
 25 want to be able to have the opportunity to

1 look at that and have our engineer approve
 2 that before we issue building permits.
 3 As far as the road improvements,
 4 that is under the County jurisdiction with
 5 regards to the turning lanes at Bagley Road
 6 and Stearns Road. We would recommend that
 7 those improvements be made as part of the
 8 traffic study that was done, but they will
 9 have to go to the County to gain their
 10 approvals and follow that process for
 11 implementation, it will not be through the
 12 Township.

13 And then lastly, with regards to
 14 the indications on the parking, you know,
 15 the counts we found were satisfactory.
 16 There were a few small deviations or
 17 observations that we had that were minor
 18 deficiencies, but those items can be
 19 addressed with the Board of Zoning Appeals
 20 if they're unable to meet the parking
 21 standard when they come in for building
 22 permits.

23 Those are the only comments that
 24 we have. I feel that the Applicant has
 25 responded very well to all the requests, to

1 all the information that we've asked for
 2 from all the departments. And we have no
 3 concerns with what they're proposing.

4 MR. WHELAN: Justin, did they meet
 5 those counts with nine-foot spaces or die
 6 they go to the ten foot, that was a point?

7 MR. REED: They do meet those
 8 counts with the nine-foot spaces as
 9 proposed.

10 MR. WHELAN: And they'll need a
 11 variance for that?

12 MR. REED: If they're unable to
 13 make the parking spaces meet the template.

14 Now, you'll notice when you look
 15 at the plan, there were only a few small
 16 sections that had that issue. I believe it
 17 was in the southeast corner of the
 18 development, but, yes, when they come back
 19 for their building plans, they're going to
 20 be providing their engineer drawings and if
 21 they're unable to make that work, then they
 22 would go to the Board of Zoning Appeals for
 23 a variance. If they are able to make it
 24 work, then they would not need a variance.
 25 That's all the comments I have. Comments

1 from the Administrator?
 2 ADMINISTRATOR: No comments.
 3 MR. LOWE: Does any member from
 4 the Board have any questions for the
 5 Administration further?
 6 MR. HAMER: You had commented --
 7 Paul Hamer -- you had commented that road
 8 specs meet the County specs and they didn't
 9 have those.
 10 MR. FRANTZ: So we have revised
 11 that to ensuring that the road specs meet
 12 the Township engineer satisfaction because
 13 they are private roads. They don't have to
 14 meet the County specs.
 15 MR. HAMER: They don't have to
 16 meet the County?
 17 MR. FRANTZ: Correct.
 18 MR. HAMER: Okay.
 19 MR. FRANTZ: Correct.
 20 MR. HAMER: And I apologize with
 21 all the paperwork that I received here.
 22 Fire, police, garbage, does not have a
 23 problem to the layout of the roads at this
 24 time?
 25 MR. FRANTZ: We received no

1 comment with regards to the roads. It was
 2 submitted to --
 3 MR. HAMER: No [unintelligible]
 4 issues?
 5 MR. FRANTZ: Yes, it was submitted
 6 to the other departments.
 7 MR. LOWE: Anything further?
 8 ADMINISTRATION: Nothing further
 9 from the Administration.
 10 MR. LOWE: I guess, I will turn it
 11 back to the Board now. Does anyone have
 12 any other comments they'd like to make
 13 before we move to vote on this item?
 14 MR. GRIGGS: Mr. Chair --
 15 MR. LOWE: Yeah.
 16 MR. GRIGGS: -- after you're done
 17 with that, I would recommend allowing the
 18 proponent a moment to respond --
 19 MR. LOWE: Oh, yes.
 20 MR. GRIGGS: -- to any questions
 21 from the public.
 22 MR. LOWE: Thank you. Hearing
 23 none, I guess I will turn it back now to
 24 the Applicant's as was just said, I guess
 25 it would be great to address some of these

1 questions.
 2 First, in regards to traffic. Was
 3 the trip percentage -- I didn't quite get
 4 it all, but if you could recall from the
 5 question, were they considered too high?
 6 Do you have a response to that first
 7 question there.
 8 MR. PAPANDREAS: I'm not sure that
 9 we had -- I think he was looking at a crash
 10 percentage evaluation. I'm not sure -- I
 11 would actually defer that to our -- I don't
 12 recall seeing that in our Traffic Impact
 13 Analysis, but the other question that I
 14 heard was whether or not there was an
 15 investigation about moving curb cut further
 16 north. And we have investigated that very,
 17 very, very diligently. The problem with
 18 that, first and foremost, is it directly
 19 impacts the wetlands, the major wetland
 20 area that exists immediately to the east.
 21 That was right off the bat
 22 insurmountable, but more importantly, even
 23 if we were able to keep it there, the way
 24 it would cut off the remainder of the
 25 wetlands and the access [unintelligible]

1 curb, in order to service the rest of the
 2 facility logically would be
 3 [unintelligible] to do it.
 4 MR. FRANTZ: I would add -- Morgan
 5 Frantz for the record that the grading --
 6 MR. REED: Mr. Frantz, if you
 7 could get --
 8 MR. FRANTZ: Yeah.
 9 MR. REED: -- closer to that
 10 microphone.
 11 MR. FRANTZ: Thank you, Justin.
 12 Morgan Frantz. I would add to that that
 13 the grades associated with the bridge
 14 increase pretty dramatically up through
 15 that section so that was another factor
 16 that made exploring an option a challenge.
 17 MR. PAPANDREAS: So I believe the
 18 other question -- well, there was a concern
 19 -- there was a comment about the parking
 20 stalls. I'd like to just point out that,
 21 you know, throughout all of our projects
 22 the industry standards have been typically
 23 nine feet. I recognize that the zoning
 24 code requires ten feet, but there was also
 25 some commentary about the fact that we had

1 24-foot aisles and was it 18-foot full
 2 stalls, I think, or -- but in any event,
 3 you have 25 and require 19, we can easily
 4 accommodate those, so we're going to make
 5 -- be making those corrections when we
 6 should have made it in this actually. We
 7 could have done it, but we ran out of time
 8 with all the information that we provided
 9 to you here today because it was quite
 10 extensive and quite a challenge to put this
 11 all together in the short time that we had,
 12 but in any event we intend to address that.

13 MR. LOWE: And then lastly, if you
 14 could comment on the stormwater concern.

15 MR. PAPANDREAS: Yes. The
 16 stormwater. Well, we've always known that
 17 to be a very deep and big concern of the
 18 community. Our civil engineer has been
 19 analyzing that very, very thoroughly. And
 20 our approach is, Morgan had indicated
 21 during his presentation, we're going to go
 22 ahead and put the entire stormwater
 23 retention system in place, first Phase, and
 24 not only is that going to address current
 25 water problems, but it'll also accommodate

1 the future and it'll allow us to see the
 2 performance.

3 We're over-designing what we're
 4 accomplishing for the first Phase, and
 5 there's some pros and cons to that. You
 6 know, the cons are that it's costing us a
 7 lot more money to do that. The pros are
 8 that we're able to use some of the soils to
 9 bring the elevations of the property up and
 10 to implement and introduce all of the
 11 infrastructure right out of the gate,
 12 because we're going to be doing this first
 13 phase and doing it later would be very
 14 obtrusive to the operations of those
 15 tenants.

16 So yes, indeed, we have studied
 17 that. We've looked at both phases and the
 18 impact that that stormwater design will
 19 have, what the capacities and the volumes
 20 need to be, and we are designing it to make
 21 sure that it is not going to interfere or
 22 that it will not have any kind of drainage
 23 that exists -- that doesn't exist at the
 24 same level that it is at right now.

25 MR. LOWE: One last quick

63
 1 question. I was going to ask this earlier,
 2 but I did not. The retention basins, I
 3 didn't see in the renderings that any of
 4 them had a fountain feature. Is that
 5 something that would --

6 MR. PAPANDREAS: For the lease,
 7 yes, we got to do it before the lease.

8 MR. LOWE: Okay.

9 MR. PAPANDREAS: Yes. I think we
 10 will be doing that. In fact, that was --
 11 we did have it in the old one but we
 12 eliminated because one of the comments, if
 13 you recall, that it was too small and maybe
 14 it would spoil the water or the water
 15 becomes stagnant. So, but we do intend to
 16 put it in the other one. I think that's a
 17 great -- we definitely want to do that,
 18 yeah.

19 MR. HAMER: Following up on that.

20 Stearns Road curb cut --

21 MR. PAPANDREAS: Yes.

22 MR. HAMER: -- I assume the
 23 traffic guys have evaluated right turn only
 24 exit?

25 MR. PAPANDREAS: They have looked

1 at that as a full movement intersection,
 2 and they found it to be acceptable.

3 MR. HAMER: I mean the comment
 4 that was raised was you've got the exit
 5 coming out of CVS plus --

6 MR. PAPANDREAS: Understood.

7 MR. HAMER: -- then if you're
 8 going to make a left-hand turn, it's a
 9 challenge, it's going to be a challenge.

10 MR. PAPANDREAS: Well, as I said,
 11 we rely on the recommendation of our
 12 engineer. And we look specifically --
 13 actually we actually analyze that because
 14 it is a requirement in the Sheetz lease
 15 that we get that at that intersection, so
 16 we get that, and they corroborated that
 17 position.

18 MR. HAMER: Well, I'm sure the
 19 tenant wants it both --

20 MR. PAPANDREAS: Yeah. I am sure
 21 they do too.

22 MR. HAMER: Understand.

23 MR. PAPANDREAS: By the way, I
 24 want to thank this Commission, again, the
 25 Building Department and all the consultants

1 and the commentary that we got from, we're
 2 honored to hear, that commentary was
 3 enlightening and we enjoyed that. And
 4 we're here -- as we've been saying all
 5 along -- for the long term. So we're
 6 looking forward moving to the next phase,
 7 and for you obtaining or delivering that
 8 approval.

9 MR. LOWE: This is Sean Lowe. I
 10 would say thank you again. I appreciated
 11 the new 3D renderings. I think that adds
 12 to the excitement and trying to visualize
 13 the reality of this coming to fruition. So
 14 thank you for that.

15 Any other questions.

16 MR. WHELAN: Yeah, sorry,
 17 gentlemen. One more question, the comment
 18 from our Building Department that the roads
 19 should be constructed to satisfaction of
 20 the engineer. Does that sound doable to
 21 you, does that sound like something you
 22 would be onboard with? I just want to make
 23 sure it doesn't sound too open-ended or
 24 anything like that.

25 MR. PAPANDREAS: Again, remember,

1 this is our -- these are roads we're going
 2 to be maintaining, we have an obligation to
 3 our tenants to keep those costs down. One
 4 of the ways that we do that is to provide
 5 quality product. We do that in all of our
 6 centers. That helps with the longevity, it
 7 prevents obsolescence. So we have industry
 8 standards that we comply. Whenever we're
 9 doing, let's say primary drives, service
 10 drives, they're much more heavy-duty
 11 asphalt than department fields, obviously.
 12 So yes, we expect that whatever
 13 specifications are going to be presented,
 14 that they'll be in keeping with what our
 15 expectations are.

16 MR. LOWE: Are members of the
 17 Board prepared to vote on the item before
 18 us?

19 MR. HAMER: Yes.

20 MR. WHELAN: Yes.

21 MS. OSELAND: Yes.

22 MR. LOWE: Okay. I will say in
 23 the motion that I'm going to present, I
 24 will have a number of conditions attached
 25 to it that align with some of the items

1 that the Administration had laid out. So
 2 with that, I move to recommend approval to
 3 the Board of Trustees for the Detailed
 4 Development Plan for Phase I of a Town
 5 Center mixed-use development as described
 6 in Application No. 24OLMT-DEV002 with the
 7 following conditions that the internal
 8 roadways and infrastructure must be
 9 reviewed and approved to the satisfaction
 10 of the Township engineer prior to the
 11 issuance of any permits.

12 Secondly that any compliant
 13 parking -- any noncompliant parking would
 14 require a variance from the Board of Zoning
 15 Appeals.

16 And finally, that right-of-way
 17 improvements per the traffic study must be
 18 approved by Cuyahoga County and installed.

19 Is there a second?

20 MR. WHELAN: Second.

21 MR. LOWE: If acting secretary
 22 would please call the roll.

23 MS. OSELAND: Mr. Lowe?

24 MR. LOWE: Yes.

25 MS. OSELAND: Ms. Oseland? Yes.

1 Mr. Whelan?

2 MR. WHELAN: Yes.

3 MS. OSELAND: Mr. Hamer?

4 MR. HAMER: -- Yes.

5 MR. LOWE: Motion carries.

6 MR. PAPANDREAS: Thank you very
 7 much.

8 MR. LOWE: Now we'll move to our
 9 second item. The second item on the Agenda
 10 is Application No. 24OLMT-ZC003, submitted
 11 by Granger Property Development, LLC, AKA
 12 Pride One for 27153 Bagley Road seeking
 13 recommendations to the Board of Trustees
 14 for a major modification to their
 15 previously-approved development plan for
 16 the Towne Center mixed-use development of
 17 commercial and residential.

18 If representatives Pride One would
 19 please step to the podium to present their
 20 item and if you would please state your
 21 names before speaking.

22 UNIDENTIFIED VOICE: Can I make a
 23 comment real quick?

24 MR. LOWE: Yeah.

25 UNIDENTIFIED SPEAKER: So any

1 members of the audience that, you know,
 2 want to chat or whatever, step outside, so
 3 that way everyone can hear the current
 4 proponent.

5 MR. KNEREM: This is Michael
 6 Knerem with Granger Property Development,
 7 AKA Pride One. So I'm just seeking a
 8 modification to the existing plan that we
 9 had approved.

10 This is my third time here. We
 11 had the first plan approved, the minor
 12 modification approved, now I'm asking for
 13 another modification before we go to the
 14 Detailed Development Plan.

15 So as you see on the site plan,
 16 the overall layout is pretty much the same
 17 as I was here last time. So it's really
 18 more of just some of the deviations I'm
 19 requesting which I'll briefly go through.

20 So we are requesting a deviation
 21 from the front setback on Bagley Road to be
 22 30 feet, which is aligned with all the
 23 nearby surrounding properties and also
 24 accomplishes the goal that was brought up
 25 of adding more commercial space. So that

1 will allow us to add an additional 20 feet
 2 but still be in line with the other
 3 properties.

4 Another variance that we're -- deviation
 5 we're requesting is that the project be
 6 phased. So similar to Carnegie, but in the
 7 reverse. So we're requesting to do the
 8 residential portion first and then the
 9 commercial be Phase II, so that's another
 10 variation deviation we're requesting.

11 Similar to Carnegie as well, we're
 12 requesting to do private roads, which we
 13 have shown here which is a pretty standard
 14 spec that we do in all of our communities.
 15 Obviously, wider roadway shown for the
 16 commercial, all that will be more detailed
 17 on the Detailed Development Plan.

18 Then we're also requesting
 19 modifications to the open space
 20 requirements to simply include detention
 21 within it. Yeah, we have a 50 unit laid
 22 out, and the way that the open space
 23 requirements are written are different than
 24 we're typically used to. Usually it's
 25 anything that's not concrete or building is

1 considered open space, but here it's a
 2 70-foot contiguous area, I believe, which
 3 makes it a little bit more difficult, so
 4 we're suggesting to include the stormwater
 5 and do the conversations with Justin, you
 6 know, he brought up potentially, you know,
 7 adding a walking trail around it to add as
 8 an amenity, which plays into his comments
 9 and part of the approval, and I would say
 10 that that is the plan, but it will be --
 11 we're still in the general plan, so that
 12 would come into detail as we get through
 13 more engineering and understand the site
 14 better. You know, but that is the plan, to
 15 have a walking trail.

16 Making sure that I don't have any
 17 other ones that I requested. I believe
 18 that is all -- oh, the other one was
 19 between the commercial and the residential.
 20 So it'll be essentially three parcels, one
 21 of the residential, one of Lot B, one of
 22 Lot C, so we're just requesting a variance
 23 that the total distance setback between the
 24 residential and the commercial is 40 feet
 25 in total, 30 feet from residential to

1 commercial, and ten feet from commercial to
 2 residential, but that still meets the
 3 40-foot requirement, just reversing it.

4 Other than that, I'm happy to
 5 answer any questions or go into anything
 6 more detailed. The plan is pretty much the
 7 same, so I'm happy to answer any questions.

8 MR. LOWE: Thank you. This is
 9 Sean Lowe. And this may have been in your
 10 original application. There was an item I
 11 think in regards to covered parking for one
 12 versus two-bedroom units --

13 MR. KNEREM: Yeah.

14 MR. LOWE: -- is that still part
 15 of --

16 MR. KNEREM: Yeah, so if we do
 17 one-bedroom units -- talking with Justin
 18 and from his staff report -- that would be
 19 through the BZA, which I already submitted
 20 for by the March deadline to go, so that
 21 would just be, you know, we're still
 22 obviously in the general phase, so, you
 23 know, if we do one bedrooms, it would just
 24 be one parking spot, which we're requesting
 25 through BZA. It would be one covered, one

1 garage, and then one in the driveway, which
 2 is the standard across all the communities,
 3 as we've built these one bedrooms and
 4 there's no street parking allowed in our
 5 communities, we'll have guest parking spots
 6 here as well. So there's no street parking
 7 allowed, and we'll have guest spots.
 8 They're not shown here, but obviously
 9 through the detail it will be.

10 MR. LOWE: Do you have a sense of
 11 where those would be?

12 MR. KNEREM: Given this site plan,
 13 which, you know, obviously could modify,
 14 but assuming this is the final, you know,
 15 there's a few open areas like the bottom
 16 left area. There's like the buildings that
 17 kind of like [unintelligible] space east
 18 and west and north and south -- it's hard
 19 to kind of describe it because we don't
 20 have them labeled with like bottom right of
 21 the stormwater detention, there we could
 22 fit four or five spots across from there,
 23 another three or four spots, and then north
 24 of the first building on the left side
 25 could fit four or five spots there.

1 MR. LOWE: I know it's not germane
 2 to this what's before us, but I know in a
 3 previous meeting you had said that when we
 4 had to shrink, we had to shrink the size of
 5 the residential that was due to the
 6 wetlands and the current owners could
 7 potentially remedy their properties in
 8 order to be developable. Has there been
 9 any updates that you could share on that?

10 MR. KNEREM: There has not been
 11 any updates with them. They're very hard
 12 to communicate with and get ahold of. We
 13 would love to do that, but obviously we
 14 have a stub proposed into there, and, you
 15 know, I'm pretty positive it'll happen one
 16 day just when -- it's hard when you're
 17 dealing with difficult sellers. So would
 18 love to, but, you know, we don't have it
 19 under control anymore, but we have
 20 discussed with them and, you know, I think
 21 that over time that is what will happen.

22 MR. LOWE: I may have one or two
 23 more questions, but I'd like to go down the
 24 row first to make sure everyone gets the
 25 questions that they have answered.

1 MS. OSELAND: Melanie Oseland. In
 2 the residential area, are there any
 3 sidewalks there?

4 MR. KNEREM: Yeah. So if you look
 5 closely, it's like on the left side of the
 6 road.

7 MS. OSELAND: Oh, okay.

8 MR. KNEREM: Yep, yep.

9 MS. OSELAND: So there is a
 10 sidewalk there?

11 MR. KNEREM: Yeah, there is a
 12 sidewalk. And like I said this is just,
 13 you know, the general, you know, that's how
 14 we have it shown right now, but there
 15 definitely will be a sidewalk, you know,
 16 whether it's on that side or the other side
 17 or connected to the road or separated, that
 18 will be kind of figured out through the
 19 detailed case, but we will have one.

20 MS. OSELAND: Okay. So in one of
 21 the other meetings, I forget which one it
 22 was, I asked you, are these going to be
 23 rental or owner properties, I believe it's
 24 probably owner?

25 MR. KNEREM: That is still my

1 answer.

2 MS. OSELAND: That's still your
 3 answer?

4 MR. KNEREM: Yeah.

5 MS. OSELAND: Okay. So my
 6 question is, but Pride One --

7 MR. KNEREM: Uh-huh.

8 MS. OSELAND: -- I look on your
 9 website I see --

10 MR. KNEREM: Yeah.

11 MS. OSELAND: -- hotels,
 12 apartments, assisted living, I don't see
 13 any --

14 MR. KNEREM: Yeah, so it would be,
 15 if they're for sale, it would be lot
 16 development -- which would be similar to, I
 17 think what Carnegie's kind of suggesting --
 18 It would be lot development and then you
 19 would sell the lots to a builder. So we
 20 would put in all the infrastructure, the
 21 water, sewer, utilities, and then you -- we
 22 would sell the lots for, you know,
 23 townhomes to a Breeze [phonetic] or a
 24 custom home builder, you know, one of
 25 those. They would be the ones physically

1 building and selling the homes.
 2 MR. LOWE: Is that something
 3 you've done with other properties?
 4 MR. KNEREM: Yeah, yeah. Yep,
 5 we've done a ton of that. And we've
 6 already talked to four or five different
 7 builders who have all given us offers to do
 8 this.
 9 MS. OSELAND: If it was rental --
 10 MR. KNEREM: Yep.
 11 MS. OSELAND: -- let's pretend it
 12 was rental --
 13 MR. KNEREM: Yep.
 14 MS. OSELAND: -- would there be
 15 any availability for some accessible
 16 showers?
 17 MR. KNEREM: Yeah.
 18 MS. OSELAND: Like not a step in,
 19 but a roll in?
 20 MR. KNEREM: I'm trying to think
 21 if we've done that.
 22 MS. OSELAND: If it were a rental,
 23 would the builder be flexible enough for
 24 that to have three units with --
 25 MR. KNEREM: Yeah, I think we

1 would definitely be flexible with that for
 2 sure. Yeah, all of our units meet all the,
 3 you know, ADA requirements and whatnot, but
 4 yeah, I definitely think we would be open
 5 to something like that in few of the units
 6 for sure.
 7 MS. OSELAND: Thank you.
 8 MR. KNEREM: Very reasonable
 9 request.
 10 MR. HAMER: I'm fine.
 11 MR. WHELAN: This is Justin
 12 Whelan. Just a question here, because your
 13 diagram stops in the middle of Bagley.
 14 Where does that curb cut intersect
 15 with? Is it near Razzels on
 16 [unintelligible] or is that further down,
 17 do you know?
 18 MR. KNEREM: Oh, boy, that's a
 19 great question. I want to say it does, but
 20 I'm not 100% positive. I'm guessing that's
 21 why we put it there.
 22 I would say that the plan is
 23 always to, you know, if possible have the
 24 two entrances across from each other, you
 25 know, that is always the goal.

1 MR. LOWE: Is that a requirement
 2 of the Township or the County at all to
 3 have --
 4 MR. REED: Typically, that's done
 5 as part of -- oh, this is Justin Reed,
 6 Olmsted Township Building Commission --
 7 typically that is part of the traffic
 8 studies that are performed. And being that
 9 this is Bagley Road, which is a county
 10 road, they're going to have jurisdiction on
 11 that. They are going to go to the County
 12 Planning Commission and the County is going
 13 to review that.
 14 MR. LOWE: Okay. Anything else
 15 from the Board? I'll turn it back over to
 16 members of the public, those that remain --
 17 let's see -- and forgive me if I go out of
 18 order.
 19 Lee, are you still here.
 20 UNIDENTIFIED SPEAKER:
 21 [Unintelligible] very unprofessional, I
 22 realize, my laptop is still plugged in, so
 23 apologizes to Michael [unintelligible]
 24 Pride One team to interrupt there.
 25 MR. LOWE: Thank you. Dustin?

1 Oh, you're from the developer.
 2 Dave, anything more?
 3 UNIDENTIFIED SPEAKER: With the
 4 gentleman that just got done talking, is
 5 that going to be on the south side of
 6 Bagley Road like next to Friendship Auto
 7 Wash and where the driving range is, is
 8 that where that's going to be?
 9 MR. KNEREM: Yes.
 10 UNIDENTIFIED SPEAKER: Just
 11 shaking my head, where is the water going
 12 to go? That's all I got to say. Where's
 13 the water going to go? It don't go no
 14 place now, and all that asphalt down there,
 15 it's just going to back up like you people
 16 would not believe. Because when you've
 17 been there 40 -- when you've been there 79
 18 years, you watch it and you see what
 19 happens to it. And I've watched it and
 20 seen what happened to it, and it floods big
 21 time across, down the street, past Jennings
 22 Road. It floods when you get across in
 23 terms of Jennings Road is on Bagley Road
 24 where the county ditch goes through there,
 25 if you ever go by after a big rain, that

1 water is halfway up the property almost
 2 touching Bagley Road, and I can't plan
 3 anymore, that's all I say.
 4 MR. LOWE: Thank you.
 5 Andy or Josh or John? Tim, want
 6 to say anything more? Any questions?
 7 MR. SORGE: I didn't realize that
 8 it -- oh, I have to come up there.
 9 MR. LOWE: No problem.
 10 MR. SORGE: Again, my name's Tim
 11 Sorge. I own Swings & Things and my
 12 comment is a little different from the
 13 Carnegie Development. Again, being here
 14 for 43 years, this is a challenging parcel.
 15 Most of the parcels there are almost 1,000
 16 feet deep, and I think -- I would ask as a
 17 businessowner on the corner, that you take
 18 into consideration some of the challenges
 19 that you're going to have.
 20 Initially when this project was
 21 proposed, they had the Gallagher property
 22 and then they found some wetlands, as I
 23 understand it, and other -- on the west
 24 side of the property, I guess, there was a
 25 chance that was going to be part -- that

1 was very exciting, but I think Pride One is
 2 trying to do something and I'm worried that
 3 if we don't work or if you don't work with
 4 them within reason, obviously, it might be
 5 a long time that that site is just going to
 6 be challenging. I mean, it's 1,000 feet
 7 deep and it's going to have to be a
 8 multi-use type of construction or a plan of
 9 some sort.
 10 I think you've got a good plan
 11 with both residential and commercial. I
 12 would just ask that as, again, a long -- a
 13 person that's been in the community for 43
 14 years that you try to work with them and
 15 take every consideration and perhaps -- and
 16 sometimes you've got to bend a little bit,
 17 I'm not sure if that's an issue, but I just
 18 hate to see -- we got such -- you know,
 19 with the Carnegie Development and with a
 20 Towne Center, there's just some really
 21 exciting things happening here and I think
 22 we want to try to keep them all going
 23 forward and keep the momentum going. And I
 24 think what that will do is create other
 25 developments. I mean, we've have got that

1 big jet there that I'm not sure I'll live
 2 long enough to see that developed, but, you
 3 know, there's a lot of opportunities here
 4 in the Township and I just think that we've
 5 got to try to work with these developers
 6 that are willing do things and work with
 7 us. Thank you.
 8 MS. OSELAND: Thank you.
 9 MR. LOWE: Did I miss anyone else
 10 from the public before I turn it back to
 11 the Administration?
 12 Okay. Justin, do you have any
 13 comments?
 14 MR. REED: All right. Justin
 15 Reed, Olmsted Township Building Department,
 16 I just want to say much like the previous
 17 development, we received an initial
 18 application, we performed a Staff Review.
 19 We issued a Staff Review Report. The
 20 Applicant then supplied some revisions and
 21 responses to that, which was distributed to
 22 the Zoning Commission here. And in my
 23 staff report you'll see that, you know,
 24 they came back and responded to most of the
 25 items.

1 I would like to point out not so
 2 much as a condition, but just as something
 3 to note, one of the items was a 20-foot
 4 setback deviation from 260.10(c). I don't
 5 see any concerns or issues with that other
 6 than, you know, this is the General
 7 Development Plan, so it's not going to have
 8 much detail.
 9 If they move forward in the
 10 process when they come back for the
 11 Detailed Development Plan, I think it's
 12 important to show the landscaping to ensure
 13 privacy for the residential units. And
 14 they did indicate that in their response
 15 that they would be able to provide that,
 16 but I think it's important to note that,
 17 you know, when you're reducing that
 18 setback, you want to make sure that you
 19 provide that landscaping privacy.
 20 With regards to the streets, you
 21 know, they are requesting to allow private
 22 streets. You know, we don't have any
 23 concerns on the Administration side on that
 24 other than similar to the last -- with the
 25 updated General Development Plan, they had

1 showed a section detail and some slight
 2 information. As this is the General
 3 Development Plan I would ask that a
 4 condition be placed to identify that that
 5 typical detail, this is not included as
 6 part of the approval, we would need details
 7 submitted to our Township engineer for
 8 review and approval prior to building
 9 permits being issued or development permits
 10 being issued to ensure that the Township
 11 engineer feels that they're to the Township
 12 standards.

13 Because they're requesting private
 14 roads, they would not have to comply with
 15 the County standards per our code, but we
 16 want to still ensure that the Township
 17 engineer is comfortable with what they're
 18 submitting. So we would ask that the
 19 issued be placed that streets are designed
 20 to the satisfaction of the Township
 21 engineer.

22 With regards to the detention pond
 23 and the open space calculations, you know,
 24 the Zoning Commission and Trustees will
 25 vote on that deviation as they see fit.

1 There are some stipulations in the Code as
 2 noted in the Staff Review Report that could
 3 help to lend an interpretation that
 4 detention basin could be part of that
 5 overall open space, and that's where some
 6 conversations were made with regards to
 7 some recreation area around that, which we
 8 would highly recommend regardless creating
 9 some walking paths as connectability
 10 between the residential units and the
 11 commercial area at the north side of the
 12 property regardless of that detention
 13 basin.

14 So we would ask that there's some
 15 sort of a condition placed with regards to
 16 ensuring that when they come back to their
 17 Detailed Development Plan, that they
 18 identify some way to make that an open
 19 recreational area.

20 I would like to add though, that
 21 is a Township regulation, I cannot speak
 22 for the County Planning Commission, which
 23 they will go to next. They have their own
 24 open space standards, and they will have to
 25 go through that process with the County.

1 Lastly, I would say with regards
 2 to these streets, I would recommend -- and
 3 they did state that there'd be no parking
 4 on those streets and that an easement would
 5 be reported for emergency and safety
 6 vehicle access because they would be
 7 private streets. Again, we want to make
 8 that all the emergency vehicles can fit
 9 through those streets efficiently.

10 That is all the comments I have.
 11 Do you have any comments, Administrator?
 12 MR. LOWE: Thank you. I guess,
 13 Michael, I don't know if you already
 14 addressed the concern from Dave about the
 15 stormwater. Do you have anything more to
 16 say on that?

17 MR. KNEREM: [Unintelligible].
 18 UNIDENTIFIED SPEAKER: If you
 19 could come to the podium. Sorry. Thanks.
 20 MR. KNEREM: My only comment would
 21 be that obviously as we go through
 22 engineering, the requirement as the
 23 engineer is that the water has to leave the
 24 property the same speed as it's currently
 25 leaving it now.

1 I think a lot of the water issues
 2 in the Township really are due to the
 3 property across the street with all of
 4 their parking area that is stoned, that
 5 they don't have any detention for a large
 6 area of covered surface. So I don't really
 7 think that's necessarily due to the new
 8 development. And I do not think we will
 9 contribute to that problem at all.

10 MR. LOWE: And lastly, a big part
 11 of why you're here, right, it's the phasing
 12 of the project.

13 MR. KNEREM: Yes.
 14 MR. LOWE: Can you speak to that
 15 and kind of how that came to be and what
 16 certain assurances we would have that Phase
 17 II would eventually come to pass?

18 MR. KNEREM: Yeah, so, I mean,
 19 really we want the commercial to go as soon
 20 as possible. Obviously, Carnegie's doing
 21 their commercial first. We had our lots
 22 marketed and have gotten, you know, some
 23 interest, but we're -- due to the timing of
 24 our contract on the land, we really need to
 25 move forward quickly, and for us to get a

1 Detailed Development Plan I don't want to
 2 submit something on the Detailed
 3 Development Plan for the commercial with no
 4 idea who the tenants will be. So that is
 5 kind of the reason behind the phasing of
 6 it.

7 So, you know, being able to do the
 8 residential now will allow us to purchase
 9 the parcel and do the project, and, I mean,
 10 we really want the commercial to go as soon
 11 as it can. I mean, we'll be holding that
 12 cost internally, so, I mean, we don't want
 13 the upfront to be vacant, but we also don't
 14 want to build commercial buildings that
 15 could be vacant. So, you know, it's kind
 16 of a balance, but I think our interests are
 17 aligned with the Township. I mean, we have
 18 our money into it, we have no reason to
 19 wait on the commercial if we have a good
 20 user. So I think our interests are aligned
 21 in that. That's just kind of the reason
 22 and explanation due to the timing that we
 23 [unintelligible].

24 MR. LOWE: Anyone else have
 25 question?

1 Is the Board prepared to vote on
 2 this matter?
 3 MR. WHELAN: Yes.
 4 MR. LOWE: I move to recommend to
 5 the Board of Trustees for major
 6 modification to the previously-approved
 7 General Development Plan as described in
 8 Application No. 24OLMT-ZC003, which
 9 includes phasing -- which includes, I
 10 should say, extending the General
 11 Development Plan for Phase II to 36 months
 12 with the following conditions: That the
 13 streets are designated as no parking on the
 14 Detailed Development Plan and an easement
 15 recorded for emergency and safety vehicle
 16 access. That typical street section detail
 17 in any street dimensions are not approved
 18 as part of a General Development Plan, the
 19 internal roadways of infrastructure must be
 20 reviewed and approved through the
 21 satisfaction of the Township engineer prior
 22 to the issuance of any permit.
 23 And finally, that the developer
 24 identify walking paths and other
 25 recreational uses of the spaces.

1 Is there a second?
 2 MR. WHELAN: Second.
 3 MR. LOWE: If the acting secretary
 4 will please call the roll.
 5 MS. OSELAND: Mr. Lowe?
 6 MR. LOWE: Yes.
 7 MS. OSELAND: Ms. Oseland? Yes.
 8 Mr. Whelan?
 9 MR. WHELAN: Yes.
 10 MS. OSELAND: Mr. Hamer?
 11 MR. HAMER: Yes.
 12 MR. LOWE: Motion carries. Thank
 13 you all. It looks like the Guardians ended
 14 up winning while we were sitting here, so
 15 that's good. The date of the next
 16 scheduled regularly scheduled meeting of
 17 the Zoning Commission is April 24th, 2025
 18 at 7:00 PM.
 19 Do I hear a motion to adjourn.
 20 MR. WHELAN: So moved.
 21 MR. LOWE: Is there a second?
 22 MS. OSELAND: Second.
 23 MR. LOWE: If the acting secretary
 24 would please call the roll.
 25 MS. OSELAND: Mr. Lowe?

1 MR. LOWE: Yes.
 2 MS. OSELAND: Ms. Oseland? Yes.
 3 Mr. Whelan?
 4 MR. WHELAN: Yes.
 5 MS. OSELAND: Mr. Hamer?
 6 MR. HAMER: Yes.
 7 MR. LOWE: Meeting adjourned at
 8 8:33 PM.
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2 C E R T I F I C A T E
34 I, MARK WILLIAMS, a Notary Public within
5 and for the State of Ohio, do hereby certify that
6 I attended the foregoing hearing in its entirety,
7 that I wrote the same in stenotypy, and that this
8 is a true and correct transcript of my
computer-aided notes.7 IN WITNESS WHEREOF, I have hereunto set my
hand and seal of office, at Cleveland, Ohio, this
8 5 day of MAY A.D. 2025.

9

10 MARK WILLIAMS - e-signature

11 MARK WILLIAMS, Notary Public, State of Ohio
My Commission expires June 12, 2027

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