

RESOLUTION NUMBER 035-2025

**RESOLUTION TO APPROVE DETAILED DEVELOPMENT PLAN  
OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO  
APPLICATION NO. 24OLMT-DEV002**

**WHEREAS**, Application No. 24OLMT-DEV002 and related Detailed Development Plan, as described below, came on for hearing before the Olmsted Township Board of Trustees the 17<sup>th</sup> day of April, 2025, which case is described as follows:

**Application No. 24OLMT-DEV002:** Submitted by the Carnegie Management and Development Corporation, for 27106-27076 Bagley Road, Cuyahoga County Parcel Numbers 264-21-059; 264-21-021; 264-21-060; 264-21-022, 264-21-013; 264-21-014; and 264-21-057. Seeking Detailed Development approval for Phase 1 of a Towne Center Mixed Use development of commercial, retail, restaurant, and medical office, residential in rear of development; and

**WHEREAS**, on March 27, the Olmsted Township Zoning Commission recommended approval with conditions of Application No. 24OLMT-DEV002; and

**WHEREAS**, following a public hearing before the Olmsted Township Board of Trustees which was duly noticed and conducted in Application No. 24OLMT-DEV002 pursuant to Olmsted Township Zoning Resolution, the Board resolved to take the action hereinafter set forth.

**NOW THEREFORE**, upon motion of Trustee ZVER, seconded by Trustee ALTON, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO, THAT:

**Section 1.** To adopt and approve the recommendation of the Zoning Commission regarding the Detailed Development Plan in Application No. 24OLMT-DEV002, submitted by the Carnegie Management and Development Corporation, for 27106-27076 Bagley Road, Cuyahoga County Parcel Numbers 264-21-059; 264-21-021; 264-21-060; 264-21-022, 264-21-013; 264-21-014; and 264-21-057. Seeking Detailed Development approval for Phase 1 of a Towne Center Mixed Use development of commercial, retail, restaurant, and medical office, residential in rear of development, with the following conditions:

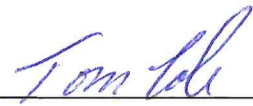
- a. That internal roadways and infrastructure must be reviewed and approved to the satisfaction of the Township Engineer prior to the issuance of any permits; and

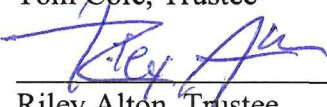
- b. That any non-compliant parking would require a variance from the Board of Zoning Appeals; and
- c. That right-of-way improvements per the traffic study must be approved by Cuyahoga County and installed.

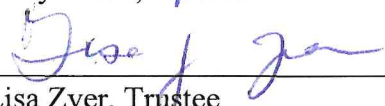
**Section 2.** The Board of Trustees finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

**Section 3.** This Resolution shall be in full force and effect at the earliest time provided for by law.

Voting Aye thereon:

  
\_\_\_\_\_  
Tom Cole, Trustee

  
\_\_\_\_\_  
Riley Alton, Trustee

  
\_\_\_\_\_  
Lisa Zver, Trustee

**BOARD OF TRUSTEES, OLMSTED  
TOWNSHIP CUYAHOGA COUNTY,  
OHIO**

Voting Nay thereon:

\_\_\_\_\_  
Tom Cole, Trustee

ATTEST AND CERTIFY:

\_\_\_\_\_  
Riley Alton, Trustee

  
\_\_\_\_\_  
Brian Gillette,  
Township Fiscal Officer

\_\_\_\_\_  
Lisa Zver, Trustee

**BOARD OF TRUSTEES, OLMSTED  
TOWNSHIP, CUYAHOGA COUNTY,  
OHIO**

Adopted: April 17, 2025

## **The Stearns and Bagley Town Center**

The Township has long promoted, planned, and provided for a Town Center in the area of Stearns and Bagley, for development of a mixed-use focal point for the community.

The Town Center has been described as a “pedestrian scaled, central gathering space” which will “offer small-scaled local business options for residents.”

The proposal submitted by Carnegie Management & Development demonstrates the commitment to the Township’s planning and vision for the Town Center.

During the next steps or phases of the development project, the Developer and Cuyahoga County authorities are encouraged to consider and incorporate roadway features, for both Stearns and Bagley, which would enhance the Carnegie Management plan, promote the future of the Town Center, and provide overall improvements for the movement of vehicle traffic and pedestrians in the area.

In particular, consideration should be given to left-turn lane options to incorporate into Bagley. Such consideration would help avoid congestion, promote long range stability for growth in the area, and promote a safe and convenient experience for users of the Town Center amenities.

