

RESOLUTION NUMBER 039-2025

**RESOLUTION TO DENY MAJOR MODIFICATION TO GENERAL DEVELOPMENT
PLAN
OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO
APPLICATION NO. 24OLMT-ZC003**

WHEREAS, Application No. 24OLMT-ZC003 and related major modification of a General Development Plan, as described below, came on for hearing before the Olmsted Township Board of Trustees the 17th day of April, 2025, which case is described as follows:

Application No. 24OLMT-ZC003: Submitted by the Granger Property Development, LLC AKA Pride One, for 27153 Bagley Road, Cuyahoga County Parcel Number 265-04-002. Seeking a major modification for a previously approved General Development Plan for a Towne Center Mixed Use development of commercial and residential; and

WHEREAS, the major modifications to the General Development Plan requested in Application No. 24OLMT-ZC include allowing for 36 months for Phase 2 and a series of deviations listed and indicated in red on the modified General Development Plan which are part of the application submitted; and

WHEREAS, on March 27, the Olmsted Township Zoning Commission recommended approval with conditions of Application No. 24OLMT-ZC003; and

WHEREAS, following a public hearing before the Olmsted Township Board of Trustees which was duly noticed and conducted in Application No. 24OLMT-ZC003 pursuant to Olmsted Township Zoning Resolution, the Board resolved to take the action hereinafter set forth.

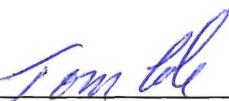
NOW THEREFORE, upon motion of Trustee ZVER, seconded by Trustee ALTON, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF OLMSTED TOWNSHIP, CUYAHOGA COUNTY, OHIO, THAT:

Section 1. To deny the recommendation of the Zoning Commission regarding the major modifications to the Development Plan in Application No. 24OLMT-ZC003, submitted by the Granger Property Development, LLC AKA Pride One, for 27153 Bagley Road, Cuyahoga County Parcel Number 265-04-002. Application No. 24OLMT-ZC003 is therefore denied.

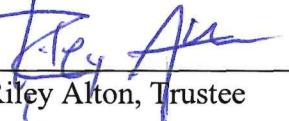
Section 2. The Board of Trustees finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board that resulted in such formal action were in meetings open to the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

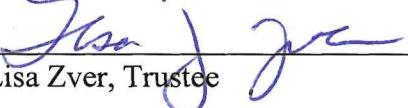
Voting Aye thereon:



Tom Cole, Trustee



Riley Alton, Trustee



Lisa Zver, Trustee

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

Voting Nay thereon:

Tom Cole, Trustee

Riley Alton, Trustee

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 Towns Center is not only thoroughly addressed in the Zoning Resolution, with an overlay for Planned Mixed-Use Development, but also addressed throughout the Township’s Comprehensive Plan.

The Pride One proposal (for 27153 Bagley Road) only generally addresses a plan for commercial and residential uses. The lack of specific planning, particularly for the development of the commercial parcels (no identity of the type or variety of anticipated operators and the absence of a firm time commitment for such development) are inconsistent with the planning for the Township’s Town Center.