

## **RESOLUTION NO. 086-2025**

### *Resolution Approving Zoning Amendment*

Cuyahoga County, Ohio

**Be It Resolved** by the Township Trustees of Olmsted Township

**WHEREAS**, an application (25OLMT-ZC00002) for a zoning amendment was initiated by the Olmsted Township Board of Trustees pursuant to Resolution No. 064-2025; and

**WHEREAS**, the application requests to change the zoning district classification of Parcel No. 264-16-004 from the current Multi-Family Apartment District (RMF-A) classification to Light Industrial (L-1) classification under the Olmsted Township Zoning Resolution; and

**WHEREAS**, on August 21, 2025, the Olmsted Township Zoning Commission held a duly noticed public hearing on the proposed amendment; and

**WHEREAS**, prior to the hearing, the Zoning Commission timely published notice of the hearing in a newspaper of general circulation within the Township and provided notice to contiguous property owners in accordance with Ohio Revised Code Section 519.12; and

**WHEREAS**, following the conclusion of its hearing and deliberations, the Zoning Commission submitted its recommendation to the Olmsted Township Board of Trustees within the required thirty (30) day period; and

**WHEREAS**, the Olmsted Township Board of Trustees conducted a public hearing on the proposed amendment on August 21, 2025, immediately following the Zoning Commission's hearing, and prior notice of said hearing was published in a newspaper of general circulation within the Township; and

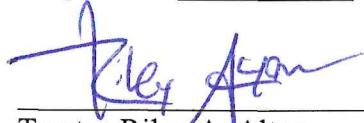
**NOW, THEREFORE, BE IT RESOLVED** by the Board of Trustees of Olmsted Township, Cuyahoga County, Ohio, that:

1. The procedural requirements of Ohio Revised Code Section 519.12 have been satisfied in the consideration of this zoning amendment.
2. The Board has fully considered the application, the recommendation of the Zoning Commission, the Olmsted Township Zoning Resolution and Zoning Map, the Township's Comprehensive Plan, and all evidence and testimony presented during the public hearings.
3. Upon due consideration, the Board hereby approves the proposed zoning amendment, changing the zoning classification of Parcel No. 264-16-004 from RMF-A (Multi-Family Apartment District) to L-1 (Light Industrial District).

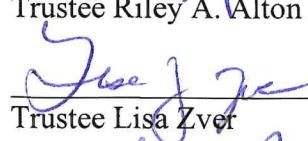
**BE IT FURTHER RESOLVED:** that it is hereby found and determined that all formal actions of this Board of Township Trustees concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action, were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Trustee Cole seconded the motion and, thereupon, the votes in favor of the Resolution were recorded and are reflected by the signatures hereto.

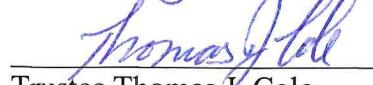
Adopted the 21<sup>st</sup> day of August, 2024.<sup>5</sup>



Trustee Riley A. Alton

8/21/2025

Trustee Lisa Zver

8/21/2025

Trustee Thomas J. Cole

8/21/25

## CERTIFICATION

I, Brian Gillette, Fiscal Officer of Olmsted Township, Cuyahoga County, Ohio, in whose custody and control the files and records of said Board are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original resolution now on file, and that the foregoing has been compared by me with said original resolution, and that the same is a true and correct copy thereof.

WITNESS my signature this 21<sup>st</sup> day of August, 2024.



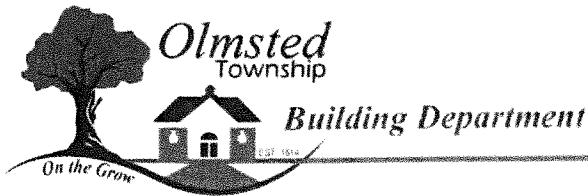
Brian Gillette  
Brian Gillette, Fiscal Officer  
Olmsted Township, Cuyahoga County, Ohio

Approved as to form:



James F. Mathews  
James F. Mathews  
Law Director





7900 Fitch Road, Olmsted Township, OH 44138  
Phone Number: 440-235-4225 info@olmstedtownship.org

## Zoning Commission Recommendation

**Thursday, July 24, 2025 – 7:00 PM  
Community Room, 7900 Fitch Rd**

Application No. 25OLMT-ZC00002

Description: Pursuant to Resolution No. 064\_2025 and Chapter 560 of the Olmsted Township Zoning Resolution, the Olmsted Township Board of Trustees is recommending a zoning map amendment for parcel no. 264-16-004, proposing a change in zoning from RMF-A, Multi-Family Apartments, to L-1, Light Industry.

Submitted By: Olmsted Township Board of Trustees

The Olmsted Township Zoning Commission is recommending  Approval  Denial to the Olmsted Township Board of Trustees.

### Conditions:

None

Sean Lowe

Sean Lowe  
Chairperson

**Chairperson, Unlisted Township Board of Zoning**

Date

Date \_\_\_\_\_



# RESOLUTION NO. 064-2025

*Initiate an Amendment to the Olmsted Township Zoning Map Pursuant to Section 560.05 of the Olmsted Township Zoning Resolution and Ohio Revised Code Section 519.1*

Cuyahoga County, Ohio

**Be It Resolved** by the Township Trustees of Olmsted Township

WHEREAS, the Township was informed by Redwood representative Patricia Rakoci that their proposed residential development project on Parcel No. 264-16-004 will not be moving forward due to environmental constraints; and

WHEREAS, in conformance with the Olmsted Township Comprehensive Plan, the Township seeks to change the zoning district classification of Parcel No. 264-16-004 from the current Multi-Family Apartment District (RMF-A) to Light Industrial (L-1) District classification under the Olmsted Township Zoning Resolution; and

WHEREAS, Section 560.05 of the Olmsted Township Zoning Resolution and Section 519.12 of the Ohio Revised Code authorize the Board of Township Trustees to initiate amendments to the Zoning Resolution or Zoning Map through the adoption of a resolution;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Olmsted Township, County of Cuyahoga, State of Ohio, that:

SECTION 1. The Board of Trustees hereby initiates an amendment to the Olmsted Township Zoning Map to rezone Parcel No. 264-16-004 from Multi-Family Apartment District (RMF-A) to Light Industrial (L-1), as more fully described and depicted in the attached Exhibit A.

SECTION 2. In accordance with Section 560.05(a) of the Olmsted Township Zoning Resolution, this Resolution shall be certified to the Olmsted Township Zoning Commission for its consideration and recommendation. The Zoning Commission shall follow the procedures set forth in Sections 560.03(d) through 560.03(g), inclusive, including public hearing, notice, and recommendation.

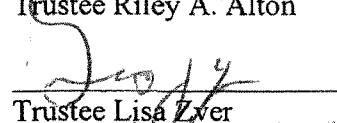
SECTION 3. Following action by the Zoning Commission, the Board of Trustees shall conduct further review and take final action on the proposed amendment in accordance with Sections 560.03(h) through 560.03(j), of the Olmsted Township Zoning Resolution.

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were adopted in an open meeting, and that all deliberations of this Board and any of its committees that resulted in such formal actions were conducted in compliance with Ohio Revised Code Section 121.22 and other applicable laws.

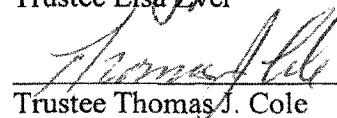
*Adopted this 26th day of June, 2025.*

  
\_\_\_\_\_  
Trustee Riley A. Alton

6/26/25

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

6/26/25

  
\_\_\_\_\_  
Trustee Thomas J. Cole

6/26/25

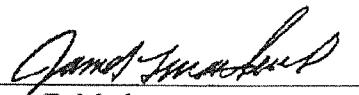
## CERTIFICATION

I, Brian Gillette, Fiscal Officer of Olmsted Township, Cuyahoga County, Ohio, in whose custody and control the files and records of said Board are required by the laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original resolution now on file, and that the foregoing has been compared by me with said original resolution, and that the same is a true and correct copy thereof.

WITNESS my signature this 20<sup>th</sup> day of June, 2024.

  
\_\_\_\_\_  
Brian Gillette, Fiscal Officer  
Olmsted Township, Cuyahoga County, Ohio

Approved as to form:

  
\_\_\_\_\_  
James F. Mathews

Law Director

## Exhibit A

Boundary Description for  
The Home City Ice Company  
**Area to be Rezoned**  
**16.1747 Acres**

Situated in the Township of Olmsted, County of Cuyahoga and State of Ohio and known as being part of Olmsted Township Lot No. 2, Tract No. 4 and further known as being all of a parcel of land conveyed to The Home City Ice Company by deed dated November 4, 2020 and recorded in A.F.N. 202011040709 of the Cuyahoga County Recorder's Records and is bounded and described as follows: Beginning at the centerline intersection of Bronson Road, 60 feet in width and Bagley Road, 60 feet in width, said point also being on the South line of Lot No. 2; thence South 89°22'15" West, with the centerline of Bagley Road and the South line of Lot No. 2, 460.38 feet to a point thereon and is the PRINCIPAL PLACE OF BEGINNING of the premises herein to be described;

thence South 89°22'15" West, continuing with the centerline of Bagley Road and the South line of Lot No. 2, 500.09 feet to the Southwest corner thereof, said point also being on the municipal boundary line of Cuyahoga County and Lorain County;

thence North 00°19'43" East, with the West line of Lot No. 2 and the municipal boundary line of Cuyahoga County and Lorain County, 959.69 feet to a point on the southerly line of a parcel of land conveyed to Pennsylvania Lines LLC;

thence North 89°54'15" East, with the southerly line of land so conveyed to Pennsylvania Lines LLC, 951.55 feet to a point on the centerline of Bronson Road, as aforementioned;

thence South 00°12'09" East, with the centerline of Bronson Road, 499.32 feet to the northeasterly corner of a parcel of land conveyed to The Home City Ice Company by deed dated November 4, 2020 and recorded in A.F.N. 202011040709 of the Cuyahoga County Recorder's Records;

Page 1 of 2  
F:\TGC Eng\PROJECTS\912833 REDWOOD OLMS TED TWP BAGLEY SURVEY  
INFO\DESCRIPTION\912833 REZONING DESC.docx



**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

**Local Office**  
1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

thence South 89°22'15" West, with the northerly line of land so conveyed to The Home City Ice Company, 463.74 feet to the northwesterly corner thereof;

thence South 00°37'45" East, with the westerly line of land so conveyed to The Home City Ice Company, 451.39 feet to the Principal Place of Beginning, containing 704,571 square feet or 16.1747 acres of land, more or less, according to a survey by Daniel P. Engle, P.S. No. S-8452, for Davey Resource Group in November, 2022. Subject to all highways, easements and covenants of legal record.

Bearings based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.



**Corporate Headquarters**  
295 South Water Street, Suite 300  
Kent, OH 44240  
800-828-8312

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1310 Sharon Copley Rd  
PO Box 37  
Sharon Center, OH 44274  
330-590-8004

