

**Cuyahoga Falls City Council  
Minutes of the Planning & Zoning Committee**

**February 5, 2018**

**Members:** Paul Colavecchio, Chair  
Mike Brillhart  
Russ Iona

Mr. Colavecchio called the meeting to order at 6:35 p.m. All members were present.

The minutes of the January 16, 2018 Planning & Zoning Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. B-111

**Discussion:**

**Temp. Ord. B-111**

An ordinance approving a zoning map amendment for Parcels 02-05262, 02-05624, and 02-05625, from R-5 Mixed-Density Residential to C-1 Commercial District, as more fully described and depicted herein, and declaring an emergency.

Mr. Colavecchio asked Mr. Guerra if there was anything else he wished to add regarding the ordinance. Mr. Guerra stated that he had nothing further but would be happy to answer any questions. Mr. Colavecchio stated that his understanding is that this building has outlived its useful life. Although keeping it residential would be preferable, there isn't a developer who would be interested in developing it for a residential space. Mr. Guerra stated that, in an R-5 Mixed-Density, they can do residential; however, the site is not large enough to build enough units on it to make it profitable. It really should be commercial. This is the last parcel facing Howe Avenue that is not zoned commercial. It allows for one more piece of commercial development on the site. Having more commercial development is always a good thing on Howe Avenue. The units, themselves, have had a lot of housing violations over the last five or so years. These units that were not stick-built on the site. They were manufactured at a factory and brought on site by the manufacturer. The shelf life is not all that great on these units.

Mr. Iona stated that some residents who live there have reached out. According to them, they haven't specifically been given a notice. Mr. Guerra stated that there was a sign from the Planning Commission on the property for more than two weeks stating that there was a rezoning meeting. It was in the paper. They have notified adjacent property owners. They do not notify rental units in an apartment building. He, personally, has not received any calls from residents.

Mr. Colavecchio asked what the timetable is for the residents to leave the apartments. Mr. Robert Abramovich, representing Cliffside Investors, LLC, 1585 Frederick Boulevard, Akron, Ohio, stated that, as far as time concerns, the first thing is to obtain the appropriate zoning, and then go through and start the site plan approval. They would like to take advantage of the summer months. They would give ample time for all the residents there, realizing they are on month-to-month

notices. Unfortunately, since they do not own the property, they currently don't have any right to talk to the residents. Once the transaction would close, they would notify and meet with the residents. Mr. Colavecchio stated that, on a month-to-month lease, the residents need only 30 days' notice. If they're not planning on starting until the summer, the residents are going to have much more notice than is legally required.

Mr. Reilly stated that he would like to thank Mr. Abramovich for meeting with him to go over the plan before he brought it before Council, because this is in Ward 1. He thinks it's a great project. Mr. Iula asked how many units Cliffside Manor has. Mr. Abramovich stated that there are four buildings on three lots. All the buildings are identical. Each building has 10 units, so there are 40 units. There are about 19 or 20 that are occupied. Mr. Iula asked if there was anything that could be done to help those 19 or 20 people who don't have anywhere to go. Mr. Guerra stated that, if they they call, they can try to see if there's any available sites. There is a senior apartment building starting to advertise now. If they are over 65, they might qualify to go there. They should contact them, and they could try to help them. Mrs. Pyke asked what was located on the fourth lot indicated on the map they were given. Mr. Guerra stated that there are two other apartment buildings that are owned by someone different and are not part of this plan. Mrs. Pyke asked if the people that reside on the last lot have a separate entrance on Cliffside Street. Mr. Guerra stated that that entrance is on Edwards Avenue and will remain there.

Mr. Brillhart moved to bring out Temp. Ord. B-111 with a favorable recommendation, second by Mr. Iona. Motion passed (3-0).

The meeting adjourned at 6:45 p.m.