

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

January 4, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller Miller

Mrs. Spinner called the meeting to order at 6:43 p.m. All members were present.

The minutes of the December 7, 2020 and December 21, 2020 Planning & Zoning Committee meeting and the November 23, 2020 and December 21, 2020 Public Hearings were approved as written.

Legislation Discussed:

Temp. Ord. A-111
Temp. Ord. A-112

Discussion:

Temp. Ord. A-111

An ordinance accepting the Planning Commission recommendation for the expansion to the existing Summit DD Building at 2355 Second Street by the Summit County Developmental Disabilities Board and the construction of a new public parking lot by the City of Cuyahoga Falls on Front Street, and declaring an emergency.

Mr. Fred Guerra, Planning Director, presented Temporary Ordinance A-111 to Council. City Council will approve the site plan for the building addition to the existing Summit DD building at 2355 Second Street (Parcels 02-20466 and 02-17469) and the construction of a new city parking lot on Parcels 02-02632, 02-04059, 02-04060, 02-11392, 41 02-16428, 02-16430, 02-16429, 02-16432, 02-05264, and 02-02170 on Front Street. The approved site plan is depicted in the ordinance attachment and as fully described in Project 43 File MSP-20-00049.

The Planning Commission found that the Summit DD building addition and the new public parking lot construction (Project MSP-20-00050) meets Cuyahoga Falls General Development Code site plan criteria and recommends approval with the following code requirement stipulations:

1. The site zoning shall be amended to MU5 within the next six months. (Section 1113.07 Zoning Map Amendment).
2. Lot consolidation of the city parking lot and Summit DD lot must be completed prior to construction (Section 1113.02 Minor Plat).
3. A shared parking agreement/cross access easement must be executed between the City and Summit DD (Section 1134.03 Shared Parking).

Planning & Zoning Committee
January 4, 2021 – Page 2

4. All HVAC and other exterior equipment must be screened (Section 1143.05 Service areas, Equipment and Service Bays). The roof parapet could be increased to screen roof equipment.
5. All parking lot lighting fixtures/poles shall be no higher than 15 feet and lighting glare must be restricted to the property (Section 1143.08 Lighting Design Standards).
6. The internal driveway sidewalk shall be separated from the driveway by a 5-foot tree lawn.
7. Landscaping must meet landscape standards (Chapter 1145 Landscape Design).

Ms. Colavecchio stated that the City has been involved in developing a public parking lot for purposes of providing space for the newest headquarters for Summit DD. She introduced John Trunk, the Executive Director at Summit DD; Russ DuPlain, the Facility Director and Terry Hanson, the Owner's Representative in this transaction. Approximately 130 jobs coming to the city and are expected to generate \$8.1 million in added payroll. The municipality will receive about \$163,000 in annual new income taxes.

Mr. Trunk stated that they are excited about this project. It was precipitated by some of the changes that the Disability System went through over the last several years, the most significant one being a mandate that county boards of developmental disabilities shift out of that direct service role of supporting roles of persons that have disabilities. Summit DD has been in Cuyahoga Falls, on the corner of Second Street and Front Street, for about 10 years. As a result of this mandate, they phased out of the role of providing services out of that building in 2019, so they have spent the last couple looking at how they can repurpose their existing buildings. It became obvious that repurposing the building in Cuyahoga Falls was our best option. They have put a plan together that involves moving approximately 120 of their staff from the Tallmadge Center into Cuyahoga Falls over the next year. They would have to move from having parking for only about 20 staff to needing significantly more space for parking. Summit DD has had a great experience working with Mayor Walters, Mr. Guerra, Ms. Colavecchio and other members of the Administration putting a plan together that solidified their intention of shifting their staff over and making Cuyahoga Falls their administrative headquarters for long into the future.

Mrs. Spinner asked what the timeline is for completion of the parking lot and the addition. Mr. DuPlain stated that they are anticipating around the end of 2021 for their building addition to be constructed.

Mr. Tony Demasi, City Engineer, stated that the demolition of the homes and the commercial structures will begin in the next few weeks. After that, they will go right into construction. They are finalizing the planning, and it will be completed in a short period of time. They will then go out to bid on that. Bidding will be for two separate packages. One is a demo package for the buildings. That has already been let. The construction of the parking lot will be bid separately. The goal is to have the parking lot completed later this year, so that it would work with the timeline for Summit DD.

Planning & Zoning Committee
January 4, 2021 – Page 3

Mrs. Spinner asked if they are at the beginning of 2022 for those staff to be moving from Tallmadge into Cuyahoga Falls. Mr. Trunk stated that that is a good timeline. If things continue to fall in their favor, as they have up to this point, they anticipate they would probably begin some of the construction side of things in February or March. It will be probably upwards of a 10 to 12-month process.

Mr. James stated that he was excited that the City is taking another step forward to the completion of this project. It is going to be a great addition to the City of Cuyahoga Falls and to the downtown corridor. Mr. Balthis stated that the Summit DD is an incredible organization in Summit County that provides important services. All Summit DD employees are going to be happy with the options they have for lunch and after-work entertainment and shops. This is great news for all the people that invested in Front Street and downtown and great news for the community.

Mr. James moved to bring out Temp. Ord. A-111 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. A-112

An ordinance accepting the Planning Commission recommendation for the construction of a 2-story, 12,120 square foot medical office facility at 1625 Portage Trail, and declaring an emergency.

Mr. Fred Guerra, Planning Director, presented Temporary Ordinance A-112 to Council. City Council will approve the site plan for the construction of a 2-story, 12,120 square foot medical office facility at 1625 Portage Trail (Parcels 02-12401, 02-12402, 02-12403 and 02- 33 12404). The approved site plan is depicted in the ordinance attachment and as fully described in Project 34 File MSP-20-00051.

The City of Cuyahoga Falls Planning Commission approved the Major Site Plan application for file MSP-20-00051 with the following stipulations:

1. That the developer work with Planning Staff on improvements to meeting minimum standards for pedestrian-oriented and landscaping requirements as described in this report, prior to permitting.
2. That a refundable cash landscape/site completion bond payable to the City of no less than fifty percent (50%) of the cost of quantities and installation specified in the plan be provided prior to permitting. The bond shall be held for one year from installation to ensure a full, healthy growing season has been achieved before release.
3. That the developer obtains in writing from the City Engineer that the disturbed area has been confirmed not to meet or exceed one (1) acre of total area in determining storm water management for the site.

Ms. Colavecchio stated that they have marketed the vacant property at 1625 Portage Trail, and they have found a new buyer who wants to expand their operations in the city, Crystal Clinic.

Planning & Zoning Committee
January 4, 2021 – Page 4

Mr. Joel Testa, President of Testa Companies, stated that Crystal Clinic is a major player in the Northeast Ohio market. They have locations in Wayne County, Stark County, Summit County, Portage County and are in the process of completing, this year, a brand-new hospital in the Bath area. A couple years ago, his company remodeled the existing Portage Trail location, but it just is not big enough for the volume they are doing in the PT area, plus they would like to have a pool and a larger space for their PT operation. They are in the process of remodeling the existing space and moving in a group of physicians from Northcoast Orthopedics in a week or two. That will add more income, doctors, and staff for the eight-unit office, so the City will not lose any income, but will probably gain income from the people going in there. The subject project, 1625 Portage Trail, is going to be primarily PT and OT, but Crystal Clinic will also open what will be their fourth Quick Care, after-hours facility there in approximately a year and a half. Their goal is to have this building under construction by March or April, depending on weather, and have it completed by February of 2022.

Mrs. Spinner asked if Mr. Testa had an estimate of how many additional jobs will be added. Mr. Testa stated that there will be approximately 20 more jobs going to be added to Cuyahoga Falls, with, ultimately, an income of over about \$1.4 million, as they ramp up for the next two years. The space that they are leaving at the existing building is going to be filled again, this week, with a new practice that is coming from their Saint Thomas location.

Ms. Colavecchio stated that the cost of construction is going to be approximately \$3 million, and there would be the 16 new jobs that would generate about \$850,000 in new payroll. Year two, that would jump to \$1,070,000 in new payroll and then, after that, \$1.4 million. They have had preliminary discussions about a CRA, and are going to continue these discussions. This location is in the City's North CRA District. Given the job growth and value of investment, they may be back to Council with a CRA ordinance at a later time.

Mr. Gorbach stated that he an opportunity to use the Crystal Clinic Facility on Embassy Parkway. They are on track to do 800 surgeries just in December at that location, and are excited about that new facility. He has also used the facility at Portage Trail, and they are always busy. He stated that he is glad they are deciding to stay in Cuyahoga Falls. Crystal Clinic, from his perspective as a patient there, is a class act and treats everyone well. Mr. Testa stated that Crystal Clinic's Cuyahoga Falls location is the number-one volume location of all their locations.

Mr. Miller moved to bring out Temp. Ord. A-112 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 7:17p.m.