

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

February 1, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:55 p.m. All members were present.

The minutes of the January 4, 2021 Planning & Zoning Committee were approved as written.

Legislation Discussed:

Temp. Ord. A-110

Temp. Ord. B-1

Discussion:

Temp. Ord. A-110

An ordinance approving a zoning map amendment for Parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to MU-3 Sub-Urban Center, and declaring an emergency.

On December 15, 2020, the Planning Commission considered an application for zoning map amendment from applicant Walsh Highlands LLC and recommended a zoning map amendment for Parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to MU-3 Sub Urban Center. The zoning map amendment site is 36.72 acres. The applicant has changed its name from Walsh Highlands LLC to Princeton LLC to better accommodate their business model. The Planning Commission recommended the map amendment based on conceptual plans and findings more fully described in Project File MAP-20-00048.

Ms. Diana Colavecchio, Community Development Director, stated that the Planning Commission thought TIF money should be used to build out the commercial buildings that are being projected for 10 acres of the site. While there have been some internal conversations and some preliminary discussions with the Bond Council. They are still doing research on doing a TIF, and are not prepared to say definitively that they are going to do a TIF. One of the biggest reasons they cannot say that tonight is that there is a greater need for TIF funds to be earmarked for improving traffic flow in the corridor. As part of conversations generally had with Bond Council about a TIF, they are discussing this entire area as one big corridor from State Road from Steels Corners to Wyoga Lake Road to Seasons Road, and they are working with the development team here, under the guidance of Mr. Petros and Mr. Modic, who have been very accommodating in providing additional details about the costs of doing a traffic corridor study. They cannot state they are going to do a TIF until they do a traffic corridor study for this area and determine whether there are issues or problems. They are going to continue those conversations and will be back to Council at some point with a decision on performing this corridor traffic study, the result of the traffic corridor study and whether it warrants a full-blown TIF to be done for this development.

Planning & Zoning Committee
December 7, 2020 – Page 2

Mrs. Spinner stated that it was encouraging to know that, in anticipation of residents' concerns and issues, that traffic is definitely on the table as something to be considered to possibly correct any issues along that entire corridor that may be presented with the new development.

Mr. James stated that, in the written ordinance, on Line 2 and Line 19, it brings up the addresses as 4344 and 4356 Wyoga Lake Road, and, in the Planning Commission's report, it states 4344 and 4346. He asked which were the correct addresses. Mr. Guerra stated that he believes the Planning Commission is the correct address; however, the parcel numbers are the true identification, for the two parcels. Ms. Colavecchio stated that they will verify those and prepare a substitute ordinance for next week if necessary.

Mr. Miller asked if this project is dependent on a TIF. Ms. Colavecchio stated that it is not. The project before Council for a zoning map amendment hinges only on review of the criteria set in the Development Code sent to Council from Chapter 1113. Mr. Miller asked if the Planning Commission findings were basically a recommendation for Council to consider. Ms. Colavecchio stated that that is correct.

Mr. Miller asked what the City's investment would be as far as the infrastructure with those private roads. Mr. Modic stated that the development is not dependent on the TIF, and they would pay for the infrastructure and to maintain it. Mr. Miller asked if this would be in the Woodridge School District. Ms. Colavecchio stated that that is correct.

Mr. Stams stated that he wanted to applaud and congratulate Ms. Colavecchio for what he thinks is the responsible approach with the proposed TIF and having the best interest of the people in the community regarding the traffic flow.

Ms. Nichols-Rhodes stated that while it is true they would like some industrial and job creation, having more residents has a couple of positive effects, as well. They are the people who will buy and spend in whatever entities in Cuyahoga Falls. She believes it is good for the school district to have more students. The City is eligible for CDBG money because of its population, so they always want to have more people living here.

Mr. James moved to bring out Temp. Ordinance A-110 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. B-1

An ordinance authorizing and approving the Preliminary Subdivision Plat for the Ledges at Pine Ridge on Parcel 37-00221 (5008 State Road), and declaring an emergency.

Mr. Fred Guerra, Planning Director, and Ms. Diana Colavecchio, presented Temporary Ordinance B-1 to Council. Petros Development Group is submitting a Preliminary Subdivision Plat for the Ledges of Pine Ridge (formally Tamsin Villas). The Preliminary Plat is located on parcel 37-00221 (5008 State Road). This parcel was recently rezoned to R5-Mixed Density Residential. The

Planning & Zoning Committee
December 7, 2020 – Page 3

Preliminary Subdivision Plat includes 49 owner-occupied townhomes on 12.3276 acres. Project Location The site is located on the west side State Road beside Hidden Lakes and on the Boston Township corporation line.

At the January 5, 2021, the Planning Commission found that Project PMP-20-00054 met the Cuyahoga Falls General Development Code-Preliminary Subdivision Plat approval criteria, and recommended approval of the Ledges of Pine Ridge Preliminary Subdivision Plat with the following stipulations that shall be incorporated in the Final Subdivision Plat:

1. The street name of Ledges Lane must be changed. The code calls for all east west streets to be designated as avenues.
2. The proposed street shall be public and meet L-50/R: Local Rural Street Type standards. The proposed sidewalk shall be 5 foot wide or take the form as a 7-8 foot multi-purpose trail.
3. The proposed driveways do not meet 40 foot separation requirements; however allowances have been made for other townhome subdivisions. Therefore, proposed driveways shall be allowed even if they do not meet the 40 foot separation requirements.
4. A trail/sidewalk on State Road shall be constructed and connected to the sidewalk on Hidden Lakes Lane.
5. Heavy Landscape buffering as defined in Table 1145-26 and Section 1145.08 shall be located along State Road and between the detention basin and the Hidden Lakes neighborhood.
6. The subdivision must meet all other Title 2 Land Division requirements.
7. The subdivision must meet all Chapter 1142 Residential Neighborhood Designs standards.
8. The subdivision must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection.
9. The developer shall work with the City to help complete a State Road “corridor” traffic study.

Mr. Marvin Montgomery, 5 Hidden Lake Lane, stated that he was glad to hear Ms. Colavecchio speak about the traffic. Hopefully, a study is going to be done to look at that whole corridor for two specific areas: Definitely a light at Hidden Lake where those three roads come together at State Road, and, also, taking a look at the speed limit. Last week, another accident happened in front of Hidden Lake Lane and State Road with three cars. They have either a near-miss or an accident there every month, some of which are reported; some are not.

Planning & Zoning Committee
December 7, 2020 – Page 4

Mr. Miller stated that the letter Mr. Brillhart read from Mr. Sullivan referred to some resident complaints. He has not received any resident complaints on this specific project personally, but if any Council members had, he would appreciate those sent to him via e-mail.

Mr. Brillhart stated that is his ward, and he has not heard any complaints from any of the residents about anything regarding this project or traffic issues or any future development or the two businesses. Water issues are a big thing in Ward 5, and the Administration has done a wonderful job of trying to identify those issues and the remediation of them. He very much appreciates Mr. Modic's comments, because if that property it is almost 100-percent runoff right now, this is a project would actually improve the water runoff.

Mr. Baron Feilzer, 5035 Little Brook Drive, Cuyahoga Falls, asked if the potential traffic study would take COVID into consideration. With schools conducted virtually, this would not be the best time for making the case for some of the traffic exiting at certain times of the day. Mr. Modic stated that there are studies across the state where COVID is an added factor. They have engaged Eric Smith, with Prime AE, who was done many studies, as well as some of the historic COVID factors. He is sure there would be an accurate representation of the traffic patterns there considering the accidents. Mr. Demasi, City Engineer, stated that there are COVID correction factors that ODOT publishes, and those are the ones they use currently.

Mr. Stams asked if the City was doing a study as well as the developer. Ms. Colavecchio stated that the estimate for the study has been presented to the City by the developer, and they are going to discuss the possibility of sharing that expense equally. What is going to be done next is having Mr. Smith speak with Mr. Demasi about ways to reduce some of those costs and do some of those things internally. It is in the preliminary stages of estimating how much the City will participate.

Ms. Lori Ross, 4047 Lake Forest Drive, Cuyahoga Falls, mentioned some minor modifications that might help. One example is the stop sign is set back, so they have to go past the stop sign in order to get clearance. Her fear is they are going to do a traffic study and say it is only busy for these peak times, so a major investment into changing this is not needed. Mr. Modic stated that, typically, the traffic studies will consider the peak flow traffic, the school traffic, the all-day traffic, and the weekend traffic. They will run all the counts. Using the consultants at the onset is a way to capture and make sure those opportunities are explored.

Mr. Balthis stated that he approves of the idea of having the TIF directed towards that, so not only can there be a study, but there would be a funding source to implement any corrections.

Mrs. Spinner stated that she is excited about the sidewalks going onto State Road.

Mr. Stams asked if the entrance and the exit of this new development is coming from State Road or is accessed through Hidden Lakes. Mr. Modic stated that everything is off of State Road.

Planning & Zoning Committee
December 7, 2020 – Page 5

Mr. Brillhart asked in what school district is this development located. Mr. Guerra stated it is the Hudson School District.

Mayor Walters stated that he would like to speak to the traffic in that area. In the mornings when both schools are in session, they start at the same time. The City asked if those times could be staggered, but they cannot be due to bussing issues. He has been there on various mornings, along with Mr. Stams and Mr. Balthis. It is total gridlock. Even if it is not a permanent fix, there is something they should be able to do in the mornings or during school hours. The study will address that, and the study will look at those numbers, because to turn left out of Hidden Lakes at that time in the morning is nearly impossible.

Ms. Lucile Juda, 142 Park View Court, Peninsula, Ohio, asked how far north of the Hidden Lakes entrance would the entrance to the other development be. Mr. Modic stated that it is approximately 350 feet.

Mr. Miller moved to bring out Temp. Ordinance B-1 with a favorable recommendation, second by Mr. James Motion passed (3-0).

The meeting adjourned at 7:32 p.m.