

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

April 16, 2018

Members: Paul Colavecchio, Chair
Mike Brillhart
Russ Iona

Mr. Colavecchio called the meeting to order at 6:30 p.m. All members were present.

Legislation Discussed:

Temp. Ord. A-17

Temp. Ord. A-18

Temp. Ord. A-24 (Sub. Dated 4/16/18)

Discussion:

Temp. Ord. A-17

An ordinance approving regulatory text amendments in Section 1146.06 G. Revitalization Signage Areas and in Section 1146 H. Downtown Signs of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), and declaring an emergency.

Mr. Fred Guerra, Planning Director, stated that Temporary Ordinance A-17 is a text amendment that makes changes in the code that allows the City to make the downtown sign code an RSA area and creates the development of the sign code for the downtown.

Mrs. Pyke asked if there should be something in that that explicitly sets out the downtown area. Mr. Guerra stated that all the text amendment does is allow the ability to create the plan. In the plan, the first RSA area was Portage Crossing. Mrs. Pyke asked if that that map should be an attachment to this amendment. Mr. Guerra stated that it was attached to it originally. Mrs. Pyke asked if it refers to that. Mr. Guerra stated that it does. Everything that's in the code says they can do it in certain areas of the downtown.

Mr. Brillhart moved to bring out Temp. Ord. A-17 with a favorable recommendation, second by Mr. Iona. Motion passed (3-0).

Temp. Ord. A-18

An ordinance approving the Cuyahoga Falls Downtown Historic District Revitalization Sign Criteria and Master Sign Plan, as more fully described and depicted herein, and declaring an emergency.

Mr. Iona moved to bring out Temp. Ord. A-18 with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

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Temp. Ord. A-24 (Sub. Dated 4/16/18)

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for 169 personal storage units at 310 E. Tallmadge Road (Parcel 02-19506), and declaring an emergency.

Mr. Guerra stated that, at Council's last meeting this past Monday, there were some recommendations from City Council. From those recommendations, they have revised the stipulations again. Mr. Colavecchio stated that this is the substitute ordinance with those changes in it. In the stipulation, three changes were made: Item 4, U-Haul must enforce noise and light pollution by only allowing access to personal storage units from 6:00 a.m. to 9:00 p.m. and through shielded facade lighting. After six months of operating the outdoor storage facility, the City may require a 6-foot ornamental fence if the Police Chief determines that criminal activities are occurring at the site; Item 5, U-Haul will remove all parking of new or used vehicles from the U-Haul (AMERCO Real Estate) property by December 31, 2018 and, Item 6, U-Haul will restore or replace sidewalks on Williams Street within 6 months. Those are the changes. The big thing is the concern that, if any criminal activity occurs, a fence would go up that would restrict access to the facility. The way that it's worded, it gives the City control, because it's going to be up to the Chief and the Police Department. If they feel that there's a problem, then the fence goes up. U-Haul did agree to that six-month period of time.

Mr. Iona stated that he thinks the plan is excellent. There was a lot of compromise. He asked if there are any plans for further units down the road. Mr. Guerra stated that this is on the existing parking lot that was there, so there are no plans to expand it. It came up last week that if they do, they have to come back to Planning Commission and City Council. Mr. Gorbach stated that U-Haul was pretty beat up the last couple meetings. He thanked them for their investment. They heard that more could have been done, but the place was for sale, and nobody else bought it. U-Haul stepped up and bought it, and they're putting \$10 million worth of renovations into this building. An empty building would detract from property values in the area. He thanked U-Haul for the investment they're making. The plan is better than when Council first received it. His main concern with the fence was limiting activity during the evening. He is happy with the compromise on the hours, and appreciates that U-Haul has an ongoing concern about having those limitations on their business hours. The gentleman from U-Haul stated that it was a \$900,000 investment for these units. He doesn't know if that includes the enhanced parking lot. He thinks Council did a good job with where they're at now, and he will be voting for it.

Mr. Tom Sullivan, 447 Tallmadge Road, stated that it's a compromise. He will put up with the cars across the street if they get sidewalks on Williams, and the hours are great.

Mr. Iona moved to bring out Temp. Ord. A-24 (Sub. Dated 4/16/18) with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

The meeting adjourned at 6:41 p.m.