

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
October 15, 2012

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

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

The minutes from the September 17, 2012 Committee meeting were approved as submitted.

Legislation Discussed

Temp. Ord. A-102

Discussion

Temp. Ord. A-102

An ordinance approving a conditional zoning certificate for the operation of a vehicle repair facility and outdoor sales lot at 1559 State Road, in an MU-4 Mixed Use District, and declaring an emergency.

Nick Sugar stated that Prestige Auto is requesting to operate an outdoor sales lot and vehicle repair facility at the former Rick Case Honda site at 1559 State Road. The existing building will be reutilized. Merchandise will be displayed both inside the existing showroom and in the exterior parking lot. Repair operations will occur in an existing 5,800 sq. ft. facility at the eastern end of the building. This is an additional site. They have a business in Tallmadge for high-end used car sales. Their hours are 9:00 a.m. to 7:00 p.m. Monday through Friday and 10:00 a.m. to 6:00 p.m. on Saturday. The property is zoned MU-4 so this type of business is allowed in this area with a conditional use permit.

Mr. James stated he was glad there will be something nice for people to see when entering the City. The apartments across the street are nice but this side of the road needed something more aesthetically pleasing to the eye. It will be a great gateway from the south of the City.

Mr. Barnhart was also happy to see this happen. This property has been vacant for too long. He attended the Planning Commission meeting when this was discussed. One of the most positive things he heard was how the owner and the neighbors were working together to address concerns. The neighbors will watch the area. He didn't mean to discourage Mr. Albana but he pointed out that this location has been used for car sales on several occasions and they all seemed to fail. He wondered what ideas Mr. Albana had to make him think he can make this location work.

George Albana, owner of Prestige Auto, started the Tallmadge location four years ago and ran out of room. He strongly believes it will work. Mr. Barnhart stated he was glad to see Mr. Albana come in and make all of the improvements. It will greatly improve the area, and working with the neighbors will be a win-win for everyone.

Chuck Novak, 1346 Chestnut, asked Mr. Albana if he had any intentions to use on-street parking for part of the business. Mr. Albana stated he did not. They will have employee parking. Mr. Novak stated that the Traffic Committee reduced restrictions earlier this year. Mr. Albana stated overflow may occur if they are busy but he will make sure that on-street parking isn't abused.

Mrs. Pyke stated she received calls from residents who were concerned about the parking and stated perhaps it could be looked at again if it becomes a problem. She hoped Mr. Albana's business was so successful they are looking for parking all over.

Mr. James moved to bring out A-102 with a favorable recommendation, second by Mr. Barnhart. Motion passed (3-0).

Other Business

Mr. Rubino stated there is a public hearing scheduled for October 22 on Temp. Ord. A-85 to rezone certain parcels. In terms of the timing of this legislation, he stated Planning & Zoning will hold a Committee meeting to discuss A-85 that same night after the public hearing. He wanted to confirm it would be possible for Council to vote on it also if it is brought out of Committee. Mr. Janis stated it was and added that a Special Meeting Notice was needed to call a Committee meeting.

Meeting adjourned at 6:50 p.m.