

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

**October 17, 2016**

**Members:** Russ Iona, Chair  
Jeff Iula  
Vince Rubino

Mr. Iona called the meeting to order at 6:54 p.m. All members were present.

The minutes from the October 3, 2016 Planning and Zoning Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. A-79

**Discussion:**

**Temp. Ord. A-79**

An ordinance accepting the Planning Commission approval, findings and conditions of the final subdivision plat for the Board Drive-Figueroa Subdivision on Parcel 35-06119, and declaring an emergency.

Mr. Nicholas Sugar, Senior Planner, stated that this ordinance is a request to create two residential properties at the terminus of Board Drive. Board Drive is located off West Steels Corners Road. These will be 1.6 acre lots with a T-shaped turnaround at the end of the street. It currently does not have a turnaround. Code requires Board Drive to have a turnaround and any new lots have street frontage. This is how those requirements are being met. City Council's approval is required for any portion of the street that's dedicated. The applicant will build the turnaround and dedicate it to the City. Mr. Sugar stated that they are also requesting a waiver. Code requires a circular cul-de-sac with a 50-foot radius at the end of a disconnected street. When the applicant laid that out, it was very large. Only two lots are being served. It used a lot of paved surface. They decided to go with a smaller, T-shaped turnaround that was expanded to accommodate the Fire Department's needs. On October 4th, 2016, the Planning Commission approved the Board Drive subdivision with the following conditions: One, a waiver is given for the requirements of Section 1123.03 regulating disconnected streets. A 20-foot-by-80-foot T-shaped turnaround will be constructed with a radius of 28 feet in lieu of the required circular turnaround.

Mr. James asked if having a T-shaped turnaround instead of the oval shape still gives safety vehicles plenty of room to make a turn. Mr. Sugar stated it does. Mr. Pallotta asked if this was going to be designed to accommodate building more homes. Mr. Sugar stated that there currently is just one parcel at the end of the street. The T-shaped turnaround will be located on that parcel and then that portion will be dedicated to the City.

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Mr. Iula moved to bring out Temp. Ord. A-79 with a favorable recommendation, second by Mr. Rubino. Motion passed (3-0).

The meeting adjourned at 6:58 p.m.