

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
October 7, 2013

Members: Vince Rubino, Chair
Jerry James
Terry Mader

Mr. Rubino called the meeting to order at 6:32 p.m. All members were present.

Legislation Discussed

Temp. Ord. B-65

Temp. Ord. B-66

Discussion

Temp. Ord. B-65

An ordinance approving a Minor Plat for a Minor Subdivision of land at 2374 and 2386 Second Street (Parcel Nos. 02-00787 and 02-13215), and declaring an emergency.

Mr. Guerra stated this is for minor plat approval. Typically, the City does not see these but the Planning Commission and Council are involved because of the irregular lot sizes. The developer is requesting approval for a five-lot subdivision. One lot has insufficient street frontage and three have insufficient depth. The zoning is R-6, high density multifamily. The smallest lot in an R-6 is 30 x 100. The first lot meets the standards. Lots 2, 3 and 4 meet the square footage but the depth is 82.5 feet deep. The Code requires 100 feet. Lot 5 is a flag lot and meets the square footage but not street frontage. The developer could have put a multi-family unit in but he wanted the residences to be single family so they came up with a pocket neighborhood. He is working with H.U.D. to get two more lots. The houses will share common space. Approval of this ordinance will allow for construction of five new homes in an area that previously had a vacant building and a vacant house on it. The Planning Commission approved this on September 17. John Toomey stated that the middle of the neighborhood is a community garden and pedestrian access. They will build cottages around the common area. Another nearby property owner felt the developer should also take his property on which the developer will build two more homes. Mr. Guerra stated this is a good way to get single family houses into older neighborhoods. John Toomey stated in other cities, homes like these sell for \$350,000. Mrs. Snyder asked who would be responsible for the shared space and also asked if there will be a homeowners association. Mr. Toomey stated there is a homeowners association. Mrs. Snyder asked if there would be fees to pay for the maintenance. Mr. Toomey stated there were minor fees. Neighbors take care of the property themselves. If they find that maintenance is required, they will take care of it. Mrs. Pyke stated it is a win for the community when single family homes are built vs. multifamily. She asked what the square footage would be. Mr. Toomey stated they would be between 1,400 sq. ft. and 1,600 sq. ft., except for the carriage house which will be under \$1,000 sq. ft.

Mr. James moved to bring out Temp. Ord. B-65 with a favorable recommendation, second by Mr. Mader. Motion passed (3-0).

Temp. Ord. B-66

An ordinance approving the preliminary and final subdivision plat of Portage Crossing No. 1 Subdivision, vacating portions of Coolidge Avenue, 21st Street, and two Service Drives located therein, and declaring an emergency.

Mr. Guerra stated this is a combined preliminary subdivision plat including seven parcels and dedications and vacations and the creation of utility easements. The applicant is Portage Crossing. This was one of the conditions for site plan approval. The developer needs to split this because the Giant Eagle lot will be sold off. There also needed to be new electric easements to get to some businesses. This will allow for appropriate redevelopment, proper right-of-way and easement dedication. The Planning Commission approved the project on September 17 with the stipulation that final plat easement documentation be completed within 30 days of approval. There was also a meeting two weeks ago which ironed out correct sizes and locations.

Mr. Mader moved to bring out Temp. Ord. B-66 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 6:50 p.m.