

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
November 18, 2013

Members: Vince Rubino, Chair
Jerry James
Terry Mader

Mr. Rubino called the meeting to order at 6:33 p.m. All members were present.

Legislation Discussed

Temp. Ord. B-64

Temp. Ord. B-78

Discussion

Temp. Ord. B-64

An ordinance designating a Revitalization Signage Area for the Portage Crossing Redevelopment Site consisting of Parcel Nos. 02-05240, 02-05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439 and 02-02885, authorizing a corresponding amendment of the City's official zone maps, making certain findings in connection therewith, and declaring an emergency.

Mr. Guerra stated this is for a Revitalization Signage Area (RSA) plan which would create a new set of regulations for signage at Portage Crossing. The plan being presented would overlay existing regulations. RSA's were put into the Code because the City wanted to have one or two areas that would have a little excitement. There are five approval factors: (1) it must enhance the environment; (2) the signage must be coordinated; (3) it must achieve visual excitement; (4) it must set the business area apart; and (5) it will promote a community of businesses. On September 17, 2013, the Planning Commission found that the plan was in compliance with the Cuyahoga Falls General Development Code.

Ms. Nichols-Rhodes asked who would be responsible for maintaining the numbers or letters on lighted signs if the bulbs burned out. Mr. Guerra stated it would be the Developer's responsibility. Steve Rubin of Stark Enterprises stated that while it is their responsibility, they actually pass that responsibility to the tenant per the lease, which specifically mentions signage. They will make sure those obligations to repair signage are met. Mr. Colavecchio stated he had mentioned during the public hearing that the flashing sign across from Immaculate Heart of Mary would be too much. Mr. Rubin indicated he had looked at that corner. The part of the building that was designated as allowing a flashing sign was just past the school. He stated if they do anything there, he would make sure it didn't flash. They want to be very respectful and will make the change in the plan. Mr. Rubino asked if the change would necessitate the need for an amended ordinance. Mr. Janis replied that the ordinance isn't being amended. The attachment to the ordinance would be revised to include the requested change prior to Council's vote on the ordinance.

Mr. Walters asked whether the outlots should be included in case they would want to be part of this. Mr. Guerra stated they initially considered that but they decided to limit it to just the part of the property that Stark purchased. If the outlots were included, the City would have to get the owners to also be applicants so they felt at this point to just limit it to Portage Crossing. Mrs. Pyke asked if the language meant that every business could have a free standing display or easel. Mr. Guerra stated that the City allows the downtown area to use them if the business does not have a pole sign. Richard Levitz, President of R.K. Levitz LLC, stated that easels are important in terms of the sidewalk experience. He pointed out that any easels used counts towards the allowable square footage of allowed signage. Mr. Guerra added it is

similar to the City's Code where a business has a sign area capacity that it uses however it feels best serves its needs.

Mr. Mader moved to bring out Temp. Ord. B-64 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-78

An ordinance approving the site plan related to the construction of a 3-building, 36-unit residential apartment development at 3574 Wyoga Lake Road (Parcel No. 35-01110), and declaring an emergency.

Mr. Guerra stated this is for an apartment complex on the northwest corner of Wyoga Lake Road and Pleasant Meadows. The Planning Commission approved the project on October 1, 2013 with six stipulations. At the Planning Commission meeting, there was some discussion regarding run-off and about the flood plain. The project is one property over from the flood plain. The City has been looking into improvements to the Mud Brook Tributary. The developer has agreed it will either construct sidewalks on Pleasant Meadow Blvd. and Wyoga Lake Road or escrow funds for a larger area-wide sidewalk project. The Planning Commission said it would work with City officials to investigate construction of multi-purpose trails, applying for ODOT funds to construct the sidewalks and possible bike lanes, and work with the Cuyahoga River Community Planning Organization to address and improve the overall Mud Brook Tributary health..

Ms. Nichols-Rhodes thanked the Planning Commission. There were a lot of residents who spoke on how the project would affect them. She also thanked the developer for being flexible to make this a safer and better project.

Mr. Mader moved to bring out Temp. Ord. B-78 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Miscellaneous Business

Yolanda Walker, Executive Director of Akron Summit Solid Waste Management Authority aka Reworks, stated it is their goal to make Summit County a zero waste county. They are one of 52 solid waste districts in Ohio, and they are writing a plan on how solid waste is handled in the County. The plan covers a 15 year period, and an update must be written every five years. After the update is written and approved by the Board, they must go to each city and get that city's approval or disapproval of the plan. The current plan was delivered to the Cuyahoga Falls on a flash drive. It can also be accessed on their website. They will continue giving financial support to communities in the form of a grant. The programs help to provide an avenue for recycling to entities who might not otherwise be able to afford it. They also plan to continue supporting the Hardy Road closure. Since the start of the grant program, they have given \$3.7 million to communities to support recycling efforts. They also paid \$5.4 million for the Hardy Road landfill. They have targeted companies that have bottom lines that cannot sustain a program so they offer their services. They have approximately 200 participants involved in the paper recycling program, 75+ participants in plastic bottles and cans recycling, and 50+ participants involved in food scrap recovery and composting. She was asking the City to please review the plan and then indicate its approval or disapproval via a resolution or ordinance. The plan is 246 pages long and can be viewed on their website (summitreworks.com)

Mr. Mader asked where things stood on a timetable regarding the Hardy Road closure. Ms. Walker stated they are assisting in paying for the monitoring of gases. They committed to \$11 million and pay approximately \$700,000 year. Mrs. Klinger asked if the recycling center on Graham Road would be expanding its hours. The demand is huge but the available time is less. Ms. Walker stated their budget

has shrunk so they have had to cut back on the season. The center is currently open on Thursdays from 2:00 p.m. to 8:00 p.m. They are under more responsibility with the EPA for recycling so they need to direct their focus to the goals that the EPA says they must obtain. They must reach a diversion of 25% from landfills. Mrs. Klinger indicated she was disappointed but understood the economics of it.

Mrs. Carr appreciated all the accolades in the report but pointed out that the organization is still using 2010 data which suppresses what is actually being done in the City. She asked when the data would be updated since the data used is prior to the cart recycling program. She felt Cuyahoga Falls was a leader in the area. Ms. Walker stated her dilemma lies in the format she must follow. She had to select a target year and that was 2010, since that was when they started. There are other communities in the same boat who have a similar complaint. The next update will include the information but that will not be for another five years. Mrs. Carr stated that the Administration has the information for a resolution which will be submitted to Council.

Meeting adjourned at 7:13 p.m.