

**Cuyahoga Falls City Council  
Minutes of the Planning & Zoning Committee Meeting  
November 19, 2012**

**Members:** Vince Rubino, Chair  
Jerry James  
Ken Barnhart

Mr. Rubino called the meeting to order at 6:33 p.m. Mr. James and Mr. Barnhart were absent. Mr. Rubino stated since there was not a quorum of the Committee present, the Committee could discuss matters but could not take any action.

Boy Scout Troop 154 conducted the Pledge of Allegiance.

**Legislation Discussed**

Temp. Ord. A-111  
Temp. Ord. A-112

**Discussion**

**Temp. Ord. A-111**

An ordinance approving the site plan related to construction of a 22,000 square foot commercial greenhouse at 1820 Akron-Peninsula Road (Parcel No. 35-02321), and declaring an emergency.

Mr. Guerra stated this was for the construction of a 22,000 sq. ft. greenhouse to be located behind Todaro's Party Center at 1820 Akron Peninsula Road. The facility will be run as a greenhouse and as well as an educational facility offering classes to schools, churches, and residents. The Planning Commission approved the major site plan on November 6, 2012 with the requirement that the site plan be adjusted to reflect a 20 ft. rear building setback. Mrs. Klinger asked if there was an access agreement regarding utilizing Todaro's parking lot to access the greenhouse. Mr. Guerra stated that there is an access agreement and added that Todaro's would also be using vegetables grown in the greenhouse. Mr. Walters asked if this was a nonprofit organization. Mr. Guerra stated it is mostly nonprofit but they would also hold periodic farmer's markets. They will be bringing in middle and high school students to learn farming techniques in a classroom setting. There will be a full-time farmer working the facility.

The Project Manager for the project felt this would be good for the community. The organization has installed greenhouses in the high school and at Schnee. They are trying to educate students that what you eat is very important. They need to teach them everything, including how to grow the product.

Mr. Rubino stated since there is not a quorum present, they will need to defer a vote on bringing A-111 out of committee. He asked about the timeline on this and whether it would be necessary to hold a special committee meeting next week. The Project Manager indicated they would like to get started as soon as possible. There is a lot of excavating needed and utility lines to be relocated. Mr. Rubino stated if it is determined that action needs to be taken sooner, he will call a special meeting for next week.

**Temp. Ord. A-112**

An ordinance approving a conditional zoning certificate for the operation of tow lot/impound lot at 488 East Steels Corners Road (Parcel No. 35-03916), in an E-1 Employment District, and declaring an emergency.

Mr. Guerra stated this is a conditional zoning certificate. They would like to purchase this property and construction a 2,800 auto repair facility and a fenced impoundment area. The property is zoned E-1 so this type of business is allowed. The applicant is Vincent Bowen and the agent is David Pelligra & Architects, Inc. The Planning Commission approved this at its November 6, 2012 meeting with seven conditions.

Vincent Bowen, the applicant, stated his business is towing and auto repair. He is currently in the City of Stow now and is looking to move to Cuyahoga Falls. There are issues with the landlord at the Stow location.

Mr. Rubino apologized the legislation could not be brought out of Committee this evening. Mr. Mader stated this property has been available for quite a while. He is happy to see the project come in. It will be a nice addition to the City. He suggested that perhaps a special meeting could be held next week to vote to bring this out. Mr. Bowen stated he would appreciate that. They cannot proceed any further with the project, including the financing and finishing of plans, without Committee approval.

Mr. Rubino announced he will be calling a special Planning & Zoning committee meeting for next week to discuss A-112.

Meeting adjourned at 6:50 p.m.