

consistent with historical development patterns on State and Graham Roads, and it will be harmonious with the character of the State Road/Portage Trail Planning Area. It is beneficial to the city due to job creation, open space protection and future residential development. It is harmonious with C-1 zoning district criteria. It would not adversely impact adjacent land uses. It meets the code requirements for buffering. The rezoning allows for residential development on the northern 17 acres of the First Akron development parcel. The subdivision proposed is consistent with the City's subdivision regulations. The proposed 173,000 square foot Menards building meets C-1 zoning and building characteristics and the rezoning is supported by code requirements for buffering, lighting and landscaping while Mill Pond and Mud Brook will provide natural buffering between any residential zones. The Planning Commission approved the rezoning on October 7, 2014. The final site plan review will determine the appropriate building and landscaping design needs. All development will comply with Chapter 1144 General District Building and Chapter 1145 Landscape Design. Chapter 1143 Mixed Used Center Design Standards will be followed whenever possible in order to advance the overall corridor goals to protect the adjacent residents.

Mr. Guerra introduced Mr. Rodney Wieken, representing Menards.

The Chair recognized Mr. Wieken and asked him to comment. Mr. Wieken stated that Menards has wanted to be in Cuyahoga Falls for an extended period of time and they are excited about the opportunity to redevelop the former Giant Eagle grocery store. Menards is making a \$20 million investment including a new building that will add great retail synergy to the Portage Trail Development.

The Chair asked if the rezoning request is basically a clean-up to change MU-4 and M-5 classifications to a

commercial classification. Mr. Guerra stated that C-1 zoning is better for big blocks.

The Chair recognized Mr. Weinhardt, who asked what will replace the former GetGo fuel station. Mr. Guerra stated that this is an initial review of the site. No final determination has been made. Mr. Wieken stated that it is proposed as an outlot. Mr. Weinhardt asked if the underground storage tanks will be removed. Mr. Guerra stated that Giant Eagle is responsible for removal of the underground storage tanks.

The Chair recognized Council President Mrs. Pyke, who asked if the rezoning affect the 17 acres on the north side of the site. Mr. Guerra stated that that the northern 17 acres will stay R-5. The First Akron property will be split into 3 parcels: one parcel is for Menards, one would be residential and one would be open space. The rezoning includes the Menards parcel and the Giant Eagle outlot.

Mrs. Pyke asked how the City will access the property it will own. Mr. Guerra stated there will be an easement.

The Chair recognized Mrs. Klinger, who asked if there is a timeline for closing the purchase of the properties and whether the development timelines are the same as what was previously provided to the Council. Mr. Wieken stated the site plan approval process and variances are the next step. Mrs. Klinger asked when construction would be started. Mr. Wieken stated construction would be started "sometime next year" with a store opening in Spring, 2016.

There was no opponent testimony. There was no public comment.

Motion by Mr. Weinhardt to release Temp. Ord. A-91 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 6:50 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council