

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

December 19, 2016

Members: Russ Iona, Chair
Jeff Iula
Vince Rubino

Mr. Iona called the meeting to order at 6:30 p.m. All members were present.

Legislation Discussed:

Temp. Ord. A-95

Discussion:

Temp. Ord. A-95

An ordinance authorizing the acceptance of 2.9609 acres (Parcel C) from Twin Crown Properties, and declaring an emergency.

Mr. Fred Guerra, Planning Director, stated that these 2.9 acres are being donated to the City as part of the senior housing project that is going in adjacent to the property. In looking at the development on that site, this area was unusable for future development or for the development of the senior housing. Council received a preliminary footprint and site plan that will come before the Planning Commission in January; however, to make this project work, the owner and the future developer wanted to do this prior to coming in for site plan approval. There are three parcels. They are donating Parcel C that includes Mud Brook. It includes green space northeast of Mud Brook and that is attached to the Mud Run Gun Club, which is a Brownfield site. Both the former Mud Run Gun Club and this site will serve as a trailhead for a future trail that will run from Pleasant Meadow down to Mill Pond and the trail. There is also work being done for storm water detention in these areas. This area will serve as a trailhead, a trail and storm water detention, as will the former Mud Run Gun Club. This area is part of the Mill Pond/Mud Brook Master Plan. The City has received \$625,000 from ODNR to start work on the trail section of it. Acquiring this land is a small piece of a bigger picture that includes trails, storm water detention and the purchase of other properties like the Hunter Barn. Acquisition of this property will provide more open space as the City moves forward with this Greenway.

Mrs. Pyke asked if the developers are receiving anything in return or is this just a clear donation to the City. Mr. Guerra stated it is a clear donation to the City. The developer will be building a temporary detention basin for this first phase. When the City finishes with all the water detention, they are going to make it large enough so the developers can put their storm water detention into this area. Mrs. Pyke asked if they are building the storm water detention for the trail or for development. Mr. Guerra stated that it will serve as a detention basin for those developments that are already there. It will also serve as a detention basin for the future development and the senior housing. There are no strings attached other than the developers will be allowed to use this basin that will be sized so they can use it. They still have a small basin to filter the water before it goes into the system, but the basins the City is going to be building will be more of a natural type. In

Planning & Zoning Committee
December 19, 2016 – Page 2

the code, they're called constructive wetlands. It will look like natural materials. Mrs. Pyke asked if the detention pond will have plants in it that are designed specifically for a garden-type wetland. Mr. Guerra stated that they haven't designed it yet. When looking at the Master Plan, it has those types of detention areas all the way from Pleasant Meadow to Bath Road. They will be natural and will be maintained by the City. Mrs. Pyke asked if they will be like the rain garden on 6th Street. Mr. Guerra said they will be similar. Mrs. Pyke asked who is responsible for maintaining the rain garden on 6th Street. Ms. Teresa Hazlett, Deputy Service Director, stated that that is a collaboration between the Building and Grounds Department and the Water Department. Mrs. Pyke asked if that will be cleaned this spring. Ms. Hazlett stated that it usually is cleaned in the spring, but the plan of a rain garden is that it contains wildflowers that are left to grow.

Mr. Iula moved to bring out Temp. Ord. A-95 with a favorable recommendation, second Mr. Rubino. Motion passed (3-0).

The meeting adjourned at 6:38 p.m.