

**Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
December 20, 2010**

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

Mr. Rubino called the meeting to order at 6:35 p.m. All members were present.

The minutes from the September 7, 2010 Committee meeting were approved as submitted.

Legislation Discussed

Temp. Ord. A-146

Temp. Ord. A-148

Discussion

Temp. Ord. A-146

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, to construct Prospect Avenue from 2nd Street to Front Street, and declaring an emergency.

Mr. Demasi stated this will allow the City to enter into a contract to construct a new street. It is an extension of Prospect Street on the west side of the ravine. It will be 350 feet in length and have a 10 foot right-of-way, 8 foot curb, 7 feet of parallel parking on each side, and sanitary, storm, sewer and water lines. There will be landscaping with ten trees and 50 shrubs. It was bid on November 23 and they had 12+ contractors submit bids. They anticipate the road being built by spring. Mrs. Pyke asked if anything has changed since the last drawing. Mr. Demasi stated there are a couple of things. Engineering-wise, the road is still the same. Mr. Guerra stated the only real change is there were more lights originally included than were needed so they cut down the number. They also are putting in a driveway for a property owner. It should only take up one parking space. There were originally 18 parking spots. He did not have the plan with him but it looks like one spot will be lost. They are still planning on planting Ginkgo trees. Mrs. Pyke stated she is looking forward to this project.

Mr. James moved to approve bringing A-149 out of Committee with a favorable recommendation, second by Mr. Barnhart. Motion passed, voice vote (3-0).

Temp. Ord. A-148

An ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Manchester Falls Subdivision and declaring an emergency.

Mr. Guerra stated this is for preliminary subdivision approval for Manchester Falls fka Sweet Briar Creek. It is 18 acres zoned R-5 Mixed Density Residential. Cuyahoga Falls LLC is a new developer. It will be 110 single-story attached apartment units. There will be 6.5 units per acre. The units will have one drive and most will have two car garages. The Planning Commission wanted as many public streets as possible. The developer still needs to come back for final subdivision approval. On December 7, the Planning Commission voted to recommend approval with eight conditions. Mrs. Hummel asked if the roads were wide enough to accommodate emergency vehicles and sanitation trucks. Mr. Guerra stated they did a radius test on fire engines. The public access lanes allowed for greater radius than private roads. Mrs. Hummel asked whether there would be trash enclosures. Mr. Guerra stated they are still

working on that. They have one common area in other developments and that is how they are leaning but it may change. Mr. Walters asked how the streets being public benefited residents. Mr. Guerra stated the only way residents benefit is that the City is taking care of the streets and access lanes. Otherwise, the owner of a complex may take longer. The City did not want to have crumbling roads and driveways. Mr. Walters asked if the developer wanted what the City is suggesting. Mr. Guerra stated they agreed as long as they received the number of units they wanted to get. Mrs. Colavecchio asked about the units that were already built. Mr. Guerra stated those units will stay. The total number when this is developed will be 118. The developer is building 110. The existing units are two story and the new ones will be single story. Mrs. Colavecchio asked if there would be any screening on the borders and by the neighbors on Bailey. Mr. Guerra stated they will do a lot of landscaping. That will be dealt with during site plan approval. In addition to the 110 units, they will also build a clubhouse and possibly a storage facility if they go with a community trash set up. Mrs. Colavecchio asked what happened with the original development. Mr. Guerra stated the bank took possession of the property and then the bank went to the new developers to see if they could develop the parcel. Mrs. Pyke asked whether these developers have any other development in the area. Mr. Guerra stated they've built around 1,000 units. The closest one is Emerald Ridge in Green on Arlington near Turkeyfoot. They cater to the 55+. Everything is on one level. Mrs. Pyke asked if they were a Cuyahoga Falls based company. Mr. Guerra stated they were not. The company that operates it is Redwood Management out of Beachwood, Ohio. Everyone does things as an LLC. Any time there is a development, it is a LLC.

Mr. James moved to approve bringing A-149 out of Committee with a favorable recommendation, second by Mr. Barnhart. Motion passed, voice vote (3-0).

Meeting adjourned at 6:55 p.m.