

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
February 17, 2009

Members: Diana Colavecchio, Chair
Kathy Hummel
Ken Barnhart

Mrs. Colavecchio called the meeting to order at 6:15 p.m. All members were present.

The minutes from the December 1, 2008 committee meetings were approved as submitted.

Legislation Discussed:
Temp. Ord. B-12

Discussion

Temp. Ord. B-12

An ordinance authorizing and approving the conditional zoning certificate for redevelopment of a liquor store at 452 E. Bath Road in a C-1 Commercial District and declaring an emergency.

Mr. Guerra indicated this file was a conditional use for the owner of the Bootlegger to operate a business in a new location. It also included the renovation of a building and the redevelopment of the site. The property was a former manufacturing building that is currently vacant. The owner plans on investing \$700,000 - \$900,000 and will be adding 10 - 12 new jobs. This was approved at the February 3, 2009 Planning Commission meeting with ten conditions.

Mrs. Colavecchio asked whether this was an enterprise zone. Mr. Guerra indicated he was not sure but believed it was. Mrs. Colavecchio indicated she would be making a motion to restrict left turns onto Bath Road between the hours of 3:00 p.m. and 7:00 p.m. five days a week. She asked Mr. Arrington whether this was a motion that could be made. Mr. Arrington indicated that it could, however, it would be cleaner to have this go through Traffic Committee and come back with a second ordinance. Mrs. Colavecchio stated there was much discussion at the Planning Commission meeting regarding the traffic on Bath Road.

Bill Monbeck, 1685 Bobwhite Trail in Stow, spoke on behalf of his client, Mr. Patel. Mr. Monbeck inquired about a possible state law that is already in place prohibiting turning left onto a street with more than two lanes of traffic. Mrs. Colavecchio indicated it is unlawful not to yield, but you can make a left turn as long as the area is not restricted by ordinance.

Mr. Vasant Patel, owner of the Bootlegger, 3114 Harriet in Silver Lake, expressed concern about restricting traffic. He asked whether a "do not block intersection" sign could be installed instead.

Mrs. Hummel stated that she has met with Mr. Patel and looked over the site. She is also concerned about the left turn onto Bath Road. Mrs. Pyke was concerned that if left turns onto Bath Road were restricted, and the outlet onto Graham was also restricted to left turns, people would then turn right onto Bath Road and use the gas station as a turn-around. Mrs. Truby added she did not believe there were any other businesses on Bath Road with such restrictions.

Mr. Demasi stated there are plans to improve the intersection at Bath and Graham which would create double left turn lanes to help with congestion. He indicated this change would take place in the spring.

Mr. Walters was concerned about semi trucks backing into the lot from Graham and causing traffic problems. Mr. Patel stated the trucks would come in from Bath Road. Mrs. Colavecchio asked Mr. Patel if he had any other tenants yet. Mr. Patel indicated he did not.

Don Nelsch, North Haven Blvd., stated that the Planning Commission discussed the no left turn at length and voted 6-1 against the restriction.

Committee recommended bringing out Temp. Ord. B-12.

The meeting adjourned at 6:50.