

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
February 22, 2011

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

Mr. Rubino called the meeting to order at 9:50 p.m. All members were present.

The minutes from the February 7, 2011 Committee meeting were approved as submitted.

Legislation Discussed

Sub. Temp. Ord. A-147 (dated 2-22-11)

Temp. Ord. B-8

Discussion

Sub. Temp. Ord. A-147 (dated 2-22-11)

An ordinance amending Section 1131.05 of Chapter 1131, and Sections 1133.03 and 1133.04 of Chapter 1133, Title 3, Part 11 of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), enacting new Chapter 1137 of Title 3, Part 11 of the Codified Ordinances, relating to regulation of wind turbine facilities, and declaring an emergency.

Mr. Guerra reviewed the map showing the outline of the different zoning areas. Today, a wind turbine could be placed in a NP-2 or RR district. This ordinance would add the additional districts of E-1 and M-1. The original ordinance did not include public properties. They decided to add it back in to Substitute A-147. He then reviewed the changes. Mr. James thanked Mr. Guerra for the map. It made him feel more comfortable with the possible locations. He also felt the revisions made more sense. Mr. Guerra did a good job getting the ordinance cleaned up and tightened up. Mr. Barnhart stated in a perfect situation, if the City had a designated area for wind turbines to benefit citizens, he would support it. He is concerned about wind turbines being randomly and sporadically placed. They could create issues with surrounding property owners. Hopefully, this legislation is a step in the right direction. He supports this legislation. Mrs. Pyke asked where there was a wind turbine she could go to hear it. Mr. Guerra stated the closest one he knew of was at Cleveland Browns Stadium. It is 200' tall. Mrs. Colavecchio asked about the City parcels. Mr. Guerra stated they added them back in because they felt it was important to allow the possibility of placing one on City property. Mrs. Colavecchio stated the City parcels were not included in the key on the map. Mr. Guerra stated the map was put together before they made the additional change.

Frank Tompkins, 124 Chart Road, stated there was a wind turbine being proposed in his backyard. It is his understanding that consumers of power pay for the support of the infrastructure. By letting these companies get power from a clean source, a portion of their costs that had been paying for infrastructure will no longer be available, which means the other users will be responsible. Juzo indicated the height is proposed to be 141' above ground, however, the legislation limits it to 120'. They also indicated that the noise level is like that of a laptop 100 feet away. That is not true. The wind turbines generate more noise than that. He asked what happens when the wind turbines are not being used by the company. Could the City buy that energy back? He encouraged Council members to do more research. Mr. Rubino confirmed with Mr. Guerra that "height" meant up to the tip of the blade. Mr. Guerra stated that the electric issues relating to Mr. Tompkins' concerns would have to be discussed under a separate ordinance. He agreed that Juzo indicated in a meeting that it sounds like a laptop, which is why he included specific

decibels in the ordinance. He stated the first process is to create the ordinance to allow the wind turbines and where they can go. The second step is a conditional use permit. Property owners are notified and a balloon test is done. This all allows for some dialogue. The Planning Commission could require a lower height. If it is not going to make the energy that Juzo wants, they will probably not build it. This is just the first step to allow wind turbines in the City.

Mr. Rubino thanked Mr. Guerra for making the improvements to the substitute. He recognizes the City is trying to find a constructive way to go about this. These changes did add some substance to it.

Mr. James moved to bring out A-147 with a favorable recommendation, second by Mr. Barnhart. Motion passed, voice vote (3-0).

Temp. Ord. B-8

An ordinance authorizing and approving the site plan to construct a 34,561 square foot school addition, parking lot improvements, detention basin and driveway construction at the Cuyahoga Valley Christian Academy at 4687 Wyoga Lake Road and declaring an emergency.

Mr. Guerra stated this is an addition to CVCA of 34,561 s.f. It will be built towards the rear of the school. It includes the parking lot on the right side and an emergency drive between the existing parking lot on Wyoga Lake Road. The Planning Commission approved the site plan with five stipulations.

Dwayne Wilson, of Braun & Steidl, and Paul Schmoll, of Thorson Baker & Associates, gave a presentation on the plan. Mr. Wilson stated that two years ago, the school expanded its practice fields and part of them fell into Stow, so Stow had required that they follow Stow's storm water plan, which is more restrictive than the one Cuyahoga Falls has. Stow also required that anything done on the Cuyahoga Falls side must follow Stow's plan. This limits them. They came up with a scheme where they will increase the landscaping. The addition will be used for classrooms, a locker room and a multi-use room. They will improve the existing gravel drive and continue it around the property. It will be sized to accommodate fire trucks. This is the first building phase of a three-phase project. The school is bursting at its seams. This will help alleviate that. Mr. Rubino stated the parking lot being replaced does not meet the City's Code but we are allowing it with swales vs. having it curbed. Mr. Barnhart stated it looks like a fine addition to the school and to the community. He had three sons who graduated from CVCA. It is a fine school. Mr. Mader asked whether the water run-off from the swales in the parking lot would be directed to the detention basin. Mr. Wilson indicated it would. Mr. Mader was glad to hear that because the neighbors along the border are getting a lot of water from the property. Mr. Barnhart asked if the depth of the detention basin could be a safety hazard. Mr. Schmoll stated the basin does not hold water all of the time. It may take up to two hours after a storm to pass through into the detention system. The sediment may take 24 to 48 hours. Mrs. Pyke asked if this could be seen from Wyoga Lake Road. Mr. Wilson stated it is all behind the school.

Mr. Barnhart moved to bring out B-8 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 10:25 p.m.