

## MINUTES OF PUBLIC HEARING

February 6, 2017

### Temp. Ord. A-111

**An ordinance approving the creation of a Downtown Historic Overlay District according to Section 1132.21 H, Historic Overlay in the Cuyahoga Falls General Development Code, and declaring an emergency.**

On the 6th day of February 2017, at 2345 Fourth Street, Cuyahoga Falls, Ohio at 6:30 p.m. EST, a public hearing was called to order and conducted regarding Temp. Ord. A-111 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published twice in the Falls News Press, a newspaper of general circulation in the City of Cuyahoga Falls, at least fourteen days prior to the date of the hearing, to-wit January 1, 2017. A true and accurate copy of the published Notice is attached to these Minutes.

One person spoke in support of the legislation. Fred Guerra, Planning Director of the City of Cuyahoga Falls, stated that he would like to go through the summary of the proposed Local Historic District. This is for a local Historic Overlay District, which is Section 1132.21(H), Historic Overlays. The Overlay District is defined as any area designated by the Planning Commission and City Council which may contain, within definable geographic boundaries, buildings, structures or sites of historic architectural or archeological significance. The Code further sets forth criteria to be used in determining the appropriateness of establishing such districts.

Mr. Guerra stated that would like Council and the Administration to refer to the larger of the two maps given them, and he would describe this area. The proposed local district starts on Chestnut Boulevard. It goes all the way up to Stow Avenue. Between Chestnut Boulevard and Broad Boulevard, it is between Second Street and the Cuyahoga River. Between Broad Boulevard and Stow Road, it is between Third Street and the Cuyahoga River. In determining the appropriateness of establishing these districts, there are some general things that they look at: The importance of the district, property, structure or landmark to the education, tourism, economic development, esthetic integrity or civic pride of the community; the importance to preserve the existing character or property values of the historically-significant part of Cuyahoga Falls by discouraging incompatible changes; the capacity to stimulate appropriate investment in and improvement of historic properties in areas by assuring a controlled involvement that encourages such improvements and helps preserve its value and the need to promote business and economic development by preserving the character of buildings in areas that have a special environmental appeal to residents and visitors.

Mr. Guerra stated that this proposed district really started in 2007, when they did the Cuyahoga Falls Historic Preservation Plan, which identified areas of historic

**Public Hearing  
February 6, 2017 – Page 2**

importance. The downtown area was at the top of the list. After they became a certified local government and had the ordinance, they went ahead and did the 2016 Historic Architectural Survey Report. That was funded with a CLG Grant, Certified Local Government Grant. With help from the Design Review Board, they identified what those boundaries would be with the downtown district. One of the things they wanted to make sure of is that the district included historic buildings, but, also, land that could be developed. One of the goals of this downtown project is to link South Front Street with downtown. This map will probably be the future map. As they identify and brand the downtown, it will be this district. They look at the plans as a guide and look at the zoning. When the zoning was changed, in 2005, they changed everything to MU-4, MU-5 and MU-6. These mixed-used districts allow for residential, office, civic and retail uses that are compatible with historic designation. Finally, they are starting a future Downtown National Register District. That will be on Front Street and Portage Trail, which is smaller than the local district. The City just received word last week that they received a Pipeline Grant. That Pipeline Grant will be used to write the nomination for the National District downtown. By the end of the year, they will hopefully have a local district within those boundaries and maybe a National Register District coming downtown, which is significant.

Mr. Guerra stated that the City had a lull between 2007 and 2014. In 2014, they finally got back to their preservation goals and strategy and went back, looked at the plan, and created a preservation ordinance that would allow them to first create a Design Review Board and designate properties for local and national registry districts. The first thing they did, in 2014, is 1701 South Front Street, which is the Foundry, Triad Communications. By doing that, they were able to get national and state tax credits for the redevelopment of that site. In 2016, the City designated the Falls Theater as a local landmark and were able to get state tax credits. They are in the process now of putting the building on the National Register of Historic Places. In talking about economic development being one of those goals, the direct process of getting these buildings renovated is having a district, having the register and private businesses or owners being able to get tax credits. As they talk about the strategy, one of those strategies is public improvements. The others are retail development, historic preservation and then the branding sort of brings it all together and promotes the redevelopment of downtown. They each are dependent on each other. Retail development is dependent on historic preservation, because businesses and owners can get tax credits for renovation. In order to get a National Register District, the street has to be opened, because when trying to designate a downtown as historical, a public mall just doesn't cut it as trying to be on a National Register. Retail development is important because it will create jobs and income. Historic preservation increases property value and branding will help us with heritage tourism as one of things being done to revitalize or transform the downtown.

**Public Hearing**  
**February 6, 2017 – Page 3**

In conclusion, the district is very representative of Cuyahoga Falls. It has been the City's downtown since the inception of the city. It includes Church Square, which is a square that was designated for churches in the founding of the city. It includes three historical churches. South Front Street is representative of our early industrial development on the river. Because of these things, on November 16th, 2016, the Design and Review Board recommended approval and, on December 20th, 2016, the Planning Commission recommended approval. Mr. Guerra stated that that concludes his positive statement and he would be happy to answer any questions.

No further comments, either for or against the legislation, were offered by anyone in attendance. Council President, Mary Ellen Pyke, declared the public hearing closed at 6:41 p.m.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio at 6:30 p.m. on Monday, February 6, 2017, in the City Council meeting room located in the Cuyahoga Falls Natatorium.

Dated: April 10, 2017

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Dana M. Capriulo, Clerk  
Cuyahoga Falls, Ohio City Council

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CITY OF CUYAHOGA FALLS  
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*Joyce Thompson* being first duly sworn depose and say that I am Advertising Clerk of  
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30 South Zone a newspaper printed and published in the city of Kent, and of General circulation in the County of Portage, State of Ohio, and personal knowledge of the facts herein stated and that the notice hereto annexed was Published in said newspapers for 1 insertions on the same day of the week from and after the 1st day of January, 2017 and that the fees charged are legal.



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Sworn to and subscribed before this 20th day of March, 2017.  
*Elizabeth McDaniel*  
Elizabeth McDaniel  
Notary Public  
Commission Expires June 19, 2021

**LEGAL NOTICE**

Notice is hereby given that there will be a Public Hearing in the Council Chambers in The Natatorium, 2345 Fourth Street, Cuyahoga Falls, Ohio on Monday, February 6, 2017 at 6:30 PM relative to the ordinance bearing temporary number A-111.

AN ORDINANCE APPROVING THE CREATION OF A DOWNTOWN HISTORIC OVERLAY DISTRICT ACCORDING TO SECTION 1132.21 H, HISTORIC OVERLAY IN THE CUYAHOGA FALLS GENERAL DEVELOPMENT CODE, AND DECLARING AN EMERGENCY.

By Order of the Clerk of Council  
Dana Capriulo  
CF 1/1 12264978