

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

**March 20, 2017**

**Members:** Russ Iona, Chair  
Jeff Iula  
Vince Rubino

Mr. Iona called the meeting to order at 6:50 p.m. All members were present.

**Legislation Discussed:**

Temp. Ord. B-16

Temp. Ord. B-20

**Discussion:**

**Temp. Ord. B-16**

An ordinance authorizing and approving the Hunter Parkway Preliminary/Final Subdivision Plat and Improvement Plans on Parcel 35-05868, and declaring an emergency.

Mr. Fred Guerra, Planning Director, stated that a lot of this area wasn't part of the merger; it was annexed. When it was annexed, it was specifically to do this higher-density housing. The plan was to do multi-family attached and single family. This area is R-5. What is allowed in the district has remained the same. The maximum units allowed in attached units is eight and this is a six unit. The City worked with the developer to make sure he had the least number of units. He met all the standards. This ordinance is for a major subdivision. A minor subdivision is five lots or less, and that's done internally and without any public improvements. Anything over five units goes to the Planning Commission. Mr. Karam wants to eventually sell these units as fee simple. Without doing this, his options are to build one multi-family building or do less attached units. The driveways are large enough. They're two-car garages, so two cars can fit in there and three cars in the drive. The drives are a little bit narrower as it gets past the setback line, because that is what the code says. The other issue that came up was parking on Hunter Parkway. The street measures 27 feet wide. The code says between 26 feet and 28 feet, there can be parking on one side. The street isn't marked and parking is done on both sides. Technically, it should only be allowed on the left-hand side of the street. One side of the street could be made no parking and then, because of the way this development occurs, there probably wouldn't be parking until you get outside of this development. The other suggestion was to have one way in and one way out. The only way you can do that is by doing an apartment building. The street function is the City has arterials, collectors and local. Normally, there are driveways on local streets. Driveways are limited on collectors and arterials. They want more traffic to flow on a collector like Bath Road, and putting into driveway between Hunter Parkway and the Stongoli's driveway really creates a problem there for people coming out. Traffic and parking can be handled and the zoning code can be met. Mr. Guerra stated that Mr. Karam was present to answer any questions.

Mrs. Pyke asked if Council would vote it down, does it place Council in any type of liability. Mr. Russell Bathis, Law Director, stated that he would be more comfortable answering that question

**Planning and Zoning Committee**  
**March 20, 2017 – Page 2**

either in Executive Session or privately. Mr. Pallotta stated that there was a concern with storm water runoff. He asked if the Mud Brook Greenway accommodates more runoff, would that assist with this new development. Mr. Tony Demasi, City Engineer, stated that the storm water that will be developed from this property will drain into a catch basin located at the corner of Hunter Parkway and Bath Road, and, from there, it will take the storm water to the west, down Bath Road and empty it into Mud Brook by the bridge. Mr. Guerra stated that it is going that way, so, eventually, when the Greenways are finished and Mill Pond is dredged and other things are done in storage, there will be less water where it ends up. Mr. Brillhart stated that the people of Ward 5 clearly do not want this development. There are serious health and safety issues while the property is under construction, if it proceeds, and after the construction. He has had over 80 phone calls regarding this; all of them opposed.

Mr. Tom Cargo, 3517 River Rock Drive, stated he understands that the zoning is in place to do the things being talking about, but, because they are at the end of this watershed and they have no control over what happens north and east of them that dumps down into this area, those things that can be controlled within the high density that has been created are extremely important. He is concerned about safety standards from the standpoint that more access is being created to get on and off Hunter Parkway because of all the driveways. When you create an area with more cement, it creates the inability of the natural water to drain into the system and the potential of more stress on the system. It's single-family residence today. He thinks it should stay single-family residence.

Mr. Jon Paul, 3448 Cobblestone Drive, stated that he was here to talk about the traffic that builds up at the intersection of Hunter Parkway and Bath Road for people going to work and people coming home. At those times of day, cars are backed up five, six or even ten deep trying to get off and then, in the evening, trying to go down Hunter Parkway. The location of this proposed building adds some additional complications of those residents trying to get off Hunter Parkway and into their driveway or back out. He would encourage Council to eliminate parking on one side of Hunter Parkway, at a minimum, and would also encourage that a stoplight be installed at this intersection to control some of the hysteria that happens in morning and the evening.

Mr. Mike Horning, 3335 Hunter Parkway, stated that his property is just to the north of this, so he will abut the property to the north. He invested in that area 11 years ago, and now there are five single-family homes. In his wildest dreams, he would never believe that he would start to be surrounded by multi-family units. Having said that, what's there now is terrible. He would like it gone. The property that's going to be there looks nice. If this goes in, what happens if, right across the street, they want to do the same thing? It's zoned for that. Right next door to this property, it's zoned for that, as well. What's there now is terrible, but he would be in favor of a more traditional, single-family type development there to kind of fit in with what they started 11 years ago.

Mr. Bob Upman, 407 West Heritage Drive, stated that, he has walked or driven by East Bath Road for nearly 12 years. He has seen a definite increase in the amount of traffic because of the development of the area. He is persuaded to believe it is not in the best interest of the City of Cuyahoga Falls to approve the building of any kind of multiple-family housing. It is also admirable for Mr. Karam to say that he has applied and done the various things that have been

**Planning and Zoning Committee**  
**March 20, 2017 – Page 3**

requested of him. If it's anything indicative of what he plans to do, this morning, when he took his morning walk, he counted seven Falls News-Press in the front yard strewn about and not taken care of. If he's going to do something, he should start and show the other residents that he has an intent in keeping it up.

Ms. April Sullivan, 3421 East Prescott Circle, stated that everybody before her has talked about what's going on at the corner. She would like to look forward with the senior community that's going to go in back there, and asked if it is going onto Hunter Parkway. Mr. Iona stated that they are only talking about Temporary Ordinance B-16, which is the Hunter Parkway Preliminary Subdivision; in other words, the three, two-unit buildings.

Mr. Iona stated that he has deliberated about this a lot, because he is the chairperson. It's private property. Mr. Karam purchased the property and can build what he wants subject to the zoning. When it went before the Planning Commission, there was a whole litany of things he had to do. The builder agreed to do them all. There were members of the public that mentioned it would nice to have a fence across the back end of it in case people that live there have children running across the yards. The developer agreed to put a fence in as part of the plan. The developer did not create the traffic problem. The problem has been there for a while and it needs to be addressed, perhaps with no parking signs or maybe a light. Since last Monday, he has driven through that area twice a day at various times to get a feel for it. It's a high-density area. Mr. Karam did everything that he was supposed to do. He bought the property subject to the rules and he did everything that the rules call for. He hasn't changed anything. He hasn't asked for anything differently or any special variances.

Mr. Iona stated that what he's concerned with is the other option is one driveway, but 8 units to 12 units, which can be built without Council's approval. He doesn't like the idea of 8 to 12 units for the simple reason that there will be a lot more people coming and going in that congested area. Out of those six units that are being built, there is a pretty good chance that not everyone is going to be leaving at the same time, not everyone is going to have children and not everyone is going to have three or four cars. The traffic problems need to be addressed. At the Planning Commission, what was addressed was if it met with all the rules and regulations for zoning, which it did. The committee voted unanimously. The gentleman did do some extra things that are costing him money. Mr. Iona stated that he appreciates that everyone showed up tonight.

Mr. Rubino moved to bring out Temp. Ord. B-16 with a favorable recommendation, second Mr. Iula. Motion passed (3-0).

**Temp. Ord. B-20**

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for the reconstruction of the Walsh Jesuit High School Football Stadium Complex at 4550 Wyoga Lake Road on Parcel 37-00026, and declaring an emergency.

**Planning and Zoning Committee**  
**March 20, 2017 – Page 4**

Mr. Nicholas Sugar, Senior Planner, stated that they have a major site plan for improvements surrounding the Walsh Jesuit Football Stadium. The improvements call for an 8,000-square-foot team fieldhouse, an existing building that's going to be rehabilitated for storage, a new restroom and concession stand. It's 3,600 square feet. Both Home and Away grandstands will be rebuilt and there's going to be a new ticket booth and entryway area with decorative parameter fencing surrounding the whole area. In looking at the back page of the sheet that was passed out to Council, there are some renderings of what the project is going to look like. Basically, there are brick buildings with metal siding accents. They're designed to match the school in color and composition. The design meets all design and setback requirements. It's an impressive plan and the Planning Commission voted to recommended approval of the project. There were not any added stipulations to what was proposed.

Mr. Rubino moved to bring out Temp. Ord. B-20 with a favorable recommendation, second Mr. Iula. Motion passed (3-0).

The meeting adjourned at 7:24 p.m.