

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
March 21, 2011

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

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

The minutes from the February 22, 2011 Committee meeting were approved as submitted.

Legislation Discussed

Temp. Ord. B-25

Temp. Ord. B-26

Temp. Ord. B-27

Temp. Ord. B-28

Discussion

Temp. Ord. B-25

An ordinance approving the site plan for construction of 110 multi-family residential units at the Manchester Falls Subdivision on Howe Avenue and declaring an emergency.

Mr. Guerra stated this is an ordinance authorizing and approving the site plan for 110 residential units for Manchester Falls. The following ordinance, B-26, is the Phase I final subdivision approval. The site plan deals with private property on the project. Phase I is the public property and deals with how the apartments are laid out. The Planning Commission approved B-25 with a number of conditions. Mrs. Pyke asked whether there would be any sidewalks. Mr. Guerra stated there would be sidewalks running down Liverpool Street that will connect with the trail going east and west. Mrs. Hummel asked if all of the streets were public streets. Mr. Guerra stated they were. Liverpool and New Castle are full-size streets. The rest are residential lanes, which function like alleys.

Mr. Barnhart moved to bring out B-25 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-26

An ordinance approving the Manchester Falls Final Subdivision-Phase 1 on Howe Avenue and declaring an emergency.

Mr. Guerra stated the Planning Commission approved B-26 on February 15. There are additional streets shown as Lots 5, 8, 4 and 7 for future subdivisions. They were originally going to be private drives but the Planning Commission thought it would be better to have public streets. The project was approved with 11 stipulations. Lot 4 will either be dedicated City property or a conservation easement. He believed it would be dedicated City property. The development will take care of the trail and buildings. The City wanted the streets to be public streets because they needed to be wide enough for emergency vehicles. There is a long-term goal for the west side to have the trail extend to Bailey Road but there are condos in between. He felt Phase II will probably happen in late 2011 or early 2012. He added that the streets would have curbs but the lane curbs would be inverted concrete. As far as lighting, all driveways are right up to the street and will have lamps. They are waiting to see how that works but feel it is sufficient lighting for now. Mrs. Hummel confirmed the street size would accommodate a 40' fire truck.

She asked about the dumpsters and sanitation trucks. Mr. Guerra stated they usually have a maintenance building where people take their trash. The trash is then crushed and a private hauler comes to get it. They are looking at possibly having individual cans but they do not do that in other developments. If they decide to go with individual cans, they will have to meet the Code. The maintenance building will be near the existing clubhouse. This is their first development with public streets so they are considering individual carts. Mrs. Hummel asked whether the City would pick up the trash. Mrs. Carr stated if it is a commercial account, it would be handled by a private hauler. If they go to individual carts, they would come onto the City's system. The City has a smaller truck that would be used to get back into the development. Mrs. Pyke asked whether there was any plan for on-street parking. Mr. Guerra stated they do not allow on-street parking, although the streets are 26' wide so there could be parking on the west side of Liberty and the south side of New Castle.

Mr. James moved to bring out B-26 with a favorable recommendation, second by Mr. Barnhart. Motion passed (3-0).

Temp. Ord. B-27

An ordinance approving the site plan related to construction of a 20,800 square foot addition to a building located at 318 Remington Road (35-02687) and declaring an emergency.

Mr. Guerra stated that on March 1, the Planning Commission approved the site plan for construction of this addition with 7 stipulations. One of the issues they had to work out was with the elevation. He stated this is not the final design. There are two loading areas for flat bed trucks. There are never large semis backed-up. There is also a widened area to the existing parking lot where they added additional parking. UltraTech owns the adjacent property where an access driveway is being required for emergency purposes to access 338. There will be a revised plan showing the additional parking off 338 Remington.

Donald Hagarty, 4484 Quick Road, is the owner and stated the reason for the expansion is they are out of room. Business began picking up near the end of last year. They have 35 employees right now and are projecting to increase to 50 employees. They need additional space. In addition, they are proposing putting overhead cranes in the building which would enable them to expand their business down the road. They have not been able to look at jobs requiring cranes before. They are hoping this project will help expand the business. Mr. Barnhart stated that is good news especially in these times. Mr. Mader thanked Mr. Hagarty for doing this expansion. He has been to the business and was impressed with what they do. He appreciates the business staying in the City and is looking forward to Mr. Hagarty being able to increase his volume. Mrs. Hummel echoed the comments of both Mr. Barnhart and Mr. Mader. She is glad someone is expanding their business in the community.

Mr. Barnhart moved to bring out B-27 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-28

An ordinance amending Appendix C of Title 5, Part 11 of the Codified Ordinances of the City of Cuyahoga Falls (General Development Code), and declaring an emergency.

Mrs. Truby stated that with the transfer of the Building Department to Summit County earlier this year, they adjusted permit fees for matters coming before the Planning Commission and the Board of Zoning Appeals. The process must come to the Planning Department first before receiving approval to go to Summit County. There have been a few minor adjustments, however, most fees stayed about the same. Mrs. Hummel asked Mr. Guerra to explain about the change regarding signs. Mr. Guerra stated that in the sign code, there is something the City never used. It is there in case a large development wanted to do something different with its sign to attract more potential buyers. It would be submitted to the Planning

Commission and would then come before Council for approval. Since the City has some additional large developments, they felt this should be done. Mrs. Hummel stated her recollection was that this might permit some things that would not have been permitted in the past based on what they are doing. Mr. Guerra stated it could be neon or electronic and probably taller. They do not know whether anyone would use it but if they get a large set of plans, they want time to review it. That is why there is a fee.

Mr. James moved to bring out B-28 with a favorable recommendation, second by Mr. Barnhart. Motion passed (3-0).

Meeting adjourned at 7:23 p.m.