

**Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
March 5, 2012**

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

Mr. Rubino called the meeting to order at 6:30 p.m. All members were present.

The minutes from the November 7, 2011 and January 3, 2012 Committee meetings were approved as submitted.

Legislation Discussed

Temp. Ord. A-21

Discussion

Temp. Ord. A-21

An ordinance approving the site plan related to construction of a 52,500 square foot grocery store at 2226 State Road (Parcel No. 02-00205) and declaring an emergency.

Mr. Guerra stated this is a site plan application from Albrecht for a 52,500 grocery store at the present Acme location of 2226 State Road. The Planning Commission unanimously recommended approval with ten stipulations. Because the site is small, they needed setback variances on the west side along 23rd Street and also along Marcia. The Board of Zoning Appeals approved the variances. The new store will be shifting south which means the new entrance to the property will be 60 feet farther south of the existing entrance. This puts the entrance closer to North Haven so the traffic light at North Haven will be resignalled to include the grocery store. Acme also owns the old Abbey Ann's across the street. They plan to tear that building down and put employee parking there. With regard to Shaw, it is possible that at a later time the City could work with Acme to improve Shaw. If not, Shaw will remain the same. The new grocery store building meets all Code requirements. There will be windows along 23rd Street and State Road. This will be a big improvement to the area.

Mr. Barnhart thanked the Albrecht Company for its investment in the City. It will be a great improvement to the State Road corridor and Ward 3, and will bring more jobs and help the schools. He has been a loyal customer at this store for over 30 years and is looking forward to the improvements. He asked about the plans to rebuild Shaw. Mr. Guerra stated that because the store sight is small and Shaw's right-of-way is large, there is a possibility they could narrow Shaw in order to get additional parking for Acme, if it is needed. That plan is very preliminary and is not in any of the plans at this point but it is something that has been discussed. Mr. Barnhart stated he heard they may close the first part of Shaw. Mr. Guerra stated that was also discussed but it could cause issues with the alley. Mr. Barnhart asked if parking would continue to be allowed on Shaw. Mr. Guerra stated there are currently no plans to change that. The parking lot goal is to get the number of spaces needed. If work has to be done on the south side of Shaw to narrow it to get any additional parking needed, they will have to look at possibly restricting parking on Shaw at that time. Mr. Barnhart asked whether the billboards located on the Abbey Ann property would be torn down. Mr. Guerra stated if they can, they will remove them. Right now, nothing is being said about the billboards other than the property must meet the City's landscaping requirements. Albrecht will have to come back to the City for plans for the employee parking lot. At that time, the City will review the plans to make sure they meet the Code.

Mrs. Pyke stated she was glad to see this project happening. She thought the size of the parking spaces looked small. Mr. Guerra stated they meet the Code which requires the width to be between 9 and 10 feet and the length to be 20 feet. He did not know the size of the parking spaces at the current location. He added that the combined parking meets the requirements for a total of 211 spaces. Mrs. Klinger stated she is excited to see this happen. It will be a great addition to the neighborhood. She will be curious to see how things go with the store staying open during construction. Mrs. Pyke asked how the west entrance and exit lined up with the school entrance. Mr. Guerra stated he would have to look into that and get back to her.

Jim Nilsen, 341 Overwood Rd., Akron, is the President and Treasurer for Albrecht. Albrecht owns 4 million sq. ft. of property dedicated to grocery, retail and industrial businesses. Acme has been at this location since 1949. The current building is 33,000 sq. ft. and Acme requires a minimum of 50,000 footprint for the new Fresh Market stores. This project is exciting for them and for Cuyahoga Falls. They have worked for several years to get things to a point to be able to develop, and they are now ready to move forward with those plans.

Mr. James thanked Mr. Nilsen for the information. He is excited about this project. He stated that Acme has been in the news lately regarding area lay-offs and wondered if those employees would have an opportunity to bid on any new jobs resulting from this project. Mr. Nilsen stated he would guess that would be the case but that is not his area of responsibility so he couldn't say for sure. He felt that those employees would have a lot of seniority which would enable them to be called back. Mrs. Pyke stated she was excited to hear the original sign would stay. She said this is a popular store with residents from all over. Mr. Nilsen stated that people do not like to travel far so the convenience aspect is very attractive. This store has been talked about for at least 25 years. It has a good customer base and is a market share they want to keep.

Mr. Barnhart moved to bring out A-21 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 7:15 p.m.