

**Cuyahoga Falls City Council  
Minutes of the Planning & Zoning Committee Meeting  
April 1, 2013**

**Members:** Vince Rubino, Chair  
Jerry James  
Terry Mader

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

The minutes from the February 11, 2013 Committee meeting were approved as submitted.

**Legislation Discussed**

Temp. Ord. B-16

**Discussion**

**Temp. Ord. B-16**

An ordinance approving the preliminary plat of the Boulder Estates Phase 3 Subdivision, and declaring an emergency.

Mr. Guerra stated this is a preliminary subdivision plat for Boulder Estates Phase 3. This is the final phase of Boulder Estates. It includes 26 lots on 18.56 acres. There are also 7.3 acres of open space to be dedicated to the City. The Developers chose to give the City the rear portion of the property in lieu of a per-lot fee. The idea was to use the property to create open space between Quick Road and State Road that would have trails running south to the high school/middle school area and go north up into the national park. The lots will be a little larger than the current lots. The minimum would be 70 feet wide and the lots near the open space would be larger. The Planning Commission approved this on March 19 with seven conditions, including requiring all unfinished items from Phases 1 and 2 be completed before approval would be given on this final subdivision plat. He is putting together a punch list of those items.

Mr. Mader appreciated that the Planning Commission included that item. There were problems in the first two phases. He is happy to see something is being done to make sure those issues are taken care of.

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

Meeting adjourned at 6:37 p.m.