

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

April 19, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

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

The minutes of the January 4, 2021 and February 1, 2021 Planning & Zoning Committee and Public Hearing meeting were approved as written.

Legislation Discussed:

Temp. Ord. B-14

Discussion:

Temp. Ord. B-14

An ordinance authorizing and approving the Final Subdivision Plat and Improvement Plans for the Ledges of Pine Ridge on Parcel 37-00221 also known as 5008 State Rd., and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, and Mr. Adam Paul, Senior Planner, presented Temporary Ordinance B-14 to Council. Mr. Sam Petros and Mr. Greg Modic were present representing the developers.

At the April 6, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Final Major Plat at 5008 State Road., subject to the following findings and conditions contained in the file:

Based on the final subdivision plat documents, the Planning Commission finds that Project FMP-21-00008 meets the Cuyahoga Falls General Development Code-Final Subdivision Plat approval criteria, and is recommending approval of The Ledges of Pine Ridge Final Subdivision Plat with the following stipulations, required for internal review and confirmation prior to recording of the plat:

1. The street name of Ledges Lane must be changed. The code calls for all east west streets to be designated as avenues.
2. The proposed street shall be public and meet L-50/R: Local Rural Street Type standards. The proposed sidewalk shall be 5 foot wide and required on both sides of the street, or take the form an 8-foot-wide multi-purpose trail on one side.
3. A code compliant trail/sidewalk matching the pedestrian improvement of the subdivision, on State Road shall be constructed and connected to the sidewalk on Hidden Lakes Lane.
4. The build line / minimum front setback shall be 20' to conform to Table 1132-2 Residential Lot and Design Standards for Low-density Single-family Attached Dwellings.

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5. The proposed driveways shall be allowed even if they do not meet the 40 foot separation requirements.
6. That a \$1,200 fee in lieu of dedication be paid per dwelling per 1124.05 D. which can be used for recreational, open space, off-site public improvement plans and/or public art improvements.
7. All housing finish materials be designed with 50% of front facades that must include natural color brick veneer, stone or cast stone. All siding shall be cement fiberboard of premium vinyl siding. Coach garage doors with windows shall be used.
8. Heavy Landscape buffering as defined in Table 1145-26 and Section 1145.08 shall be located along State Road and between the detention basin and the Hidden Lakes neighborhood.
9. Must meet all other Title 2 Land Division requirements.
10. Must meet all Chapter 1142 Residential Neighborhood Designs standards.
11. Must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection.
12. That a refundable cash landscape/site completion bond payable to the City of an amount no less than fifty percent (50%) of the cost of quantities specified in the plan, which may include replacement of removed trees for additional buffering in compliance with 1145.04 Tree Preservation & Protection.
13. Wetland delineation shall be submitted to ACOE, with Jurisdictional Determination issued and mitigation credits paid for, if required, prior to any grading.
14. Confirmation from Summit County that sanitary sewer from this property can be provided and collected by Cuyahoga Falls Sewer System.
15. Confirmation of easement for sanitary sewer extension to Hidden Hollow Court.
16. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be provided for city review and approval prior to filing of the final plat with the county.
17. Developer shall continue to work with the City to help complete a State Road “corridor” traffic study, including City Engineer request to see if right-turn lane is warranted for southbound traffic.
18. Required radius of cul-de-sac to be confirmed with the Fire Department.

Mrs. Spinner stated that the City and everyone is joining forces to make sure that the traffic study is completed for all of that corridor to address not just the concerns of one set of residents, but that the needs of all residents are being met. Landscaping and screening issues have also been addressed satisfactorily. As long as these 17 or 18 conditions are met, all her questions have been answered.

Mr. Miller stated that he appreciates the City and the developer's response to some of the residents' concerns.

Mr. Stams asked if 18 conditions is a large or typical number of conditions to be met for the final plat. Ms. Colavecchio stated that it is a lot more than is typically seen between the preliminary and the final plat. Some of the conditions were carried over just to maintain consistency and keep everything together in a punch list to make sure that it is taken care of. Mr. Stams asked if, under

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Item Number 5, there any requirement there for separation of the addresses. Ms. Colavecchio stated that technically, on a local street, the residential separation requirement of the code section details 40 feet from the center of a drive to another. They see these types of developments come through that meet the density and public improvement requirement, but there are elements of those details in the code that are not met. A recommendation was added that there be an exception or deviation from that strict code adherence with regard to address.

Mr. Stams stated that he is sure the Planning Commission was well aware of the traffic study being done regarding the development. Ms. Colavecchio stated that they agreed and included that, as well, in terms of putting that recommendation forth that they continue to work with the City. They have been a good partner, to date, in doing so and hopefully that results in a good plan.

Mr. Stams asked if wetland delineations are something to be concerned about, or is that a typical in a final plat approval. Mr. Tony Demasi, City Engineer, stated that wetland delineations are done for any project where potential impact to wetland or streams may be a result of the development. That comment not only applies to this project, but all projects that they see. A wetland delineation has been conducted. It has been sent to the Army Corp of Engineers and the City is waiting for them to issue a jurisdictional delineation that says they agree with the locations of the wetland as identified in the streams and any impacts if they are within the threshold permit. If mitigation is required, they will see that they get that documentation, as well.

Mr. Balthis stated that he would like to thank the Administration for doing the traffic study. They heard the importance of that issue from the residents. He would also like to thank the developer for contributing financially to the study.

Mrs. Penta asked, when referring to the State Road corridor, where exactly will that begin and when should it be completed, and if everyone's concerns are addressed in that. Ms. Colavecchio stated that, in terms of this corridor, they are taking the study from Wyoga Lake Road and Steels Corner west down Steels Corners to State Road north on State Road and then back east on Seasons Road, all the way up to Wyoga Lake Road and down south on Wyoga Lake Road. They have been hearing complaints about traffic not just at State Road and Seasons Road for the homeowners of Hidden Lakes, but complaints about traffic on Steels Corner, as well. They are putting in this development, plus another one, which is 150 apartment units on Wyoga Lake Road, so they want to make sure they are addressing the entire region. The study is underway. The contract has been signed. They expect to have the results within 40 to 45 days. if not sooner.

Mr. James moved to bring out Temp. Ordinance B-14 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:56 p.m.