

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

April 20, 2015

Call to Order The meeting was called to order by Mr. Mader, Chair, at 6:30 p.m. A quorum was present.

Approval of the Minutes Approval of the minutes was deferred.

Agenda Items

Temp. Ord. B-30 An ordinance accepting the Planning Commission approval, findings and conditions of the major site plan for Cascade Auto Group's new Audi Terminal at 4191 State Road (Parcel 35-00711), and declaring an emergency.

Proponent testimony was offered by Senior Planner Nick Sugar. Mr. Sugar stated that the new Audi Terminal will be located on the east side of State Rd. The Project was originally approved in May 2014 to replace the existing showroom at 4161 State Road. This is the new and final plan to relocate that building two parcels to the north, in front of the former Boot Scoot n' Saloon. The parcel is 11 acres and this project involves only 1.36 acres of the total parcel.

The Planning Commission met on April 7, 2015. The Planning Commission approved the Audi Terminal with the following conditions:

The drive entrances must be synchronized with the State Road widening project. The State Road widening project actually ends at this parcel. The State will replace the curb cut on the south side of the parcel. The Owner needs to coordinate that issue with the State's project so that the curb cut meets the City's zoning requirements.

The Planning Commission is requiring 2 additional trees and adding foundation landscaping around the building.

A sidewalk or multi-purpose trail will be added in the public right-of-way area in front of the new Audi Terminal. The Planning Dept. is still in discussions as to which.

A curb and landscaping will be installed to separate the parking lot from the former Boot Scoot 'n Saloon.

The building's façade, materials and design does not meet the City's code requirements. This is a modern building with a façade consisting of aluminum panels and woven steel mesh. It has a shimmering effect. The Planning Department has been assured it will not cause glare or attract birds. The Planning Commission waived the code requirements and approved this modification of the City's standard design requirements.

The plan indicates that signage for the project is located in the City's public right-of-way. The Council will be asked to approve this at a later date.

A sample site plan has been submitted to the Council.

The Chair asked how the State's re-paving project will coordinate with the planned hike and bike trail. Mr. Sugar stated that City is proceeding with a study. Currently the study area ends at Steels Corners and Wyoga Lake Road. The City wishes to extend the trail further north and it is possible it could tie into this project.

The Chair asked if the owner required the City to waive its façade material requirements in order for the project to move forward. Mr. Sugar stated this is correct.

The Chair recognized Mr. Weinhardt, who asked how many trees will be eliminated during construction. Mr. Sugar stated that currently there is only a gravel parking lot on the site. Mr. Weinhardt asked what the plans are for the former Boot Scoot 'n Saloon building. Mr. Sugar stated that the building is currently under lease by the owner to State 8 motorcycles. They use it now for storage. Eventually,

the intent is to use the building as a parts center for Audi.

The Chair recognized Mr. Colavecchio who asked if the new building will block the Boot Scoot 'n Saloon. Mr. Sugar stated the new building will block the Boot Scoot 'n Saloon. Mr. Colavecchio asked if the City will require the Boot Scoot 'n Saloon building facade to be upgraded when it is used as a parts center. Mr. Sugar said an upgrade will be required.

The Chair recognized Mrs. Pike who asked what utility easements affect the property. Mr. Sugar stated that there are easements for storm sewer and electric and they all run in the front of the property from State Road. There are no utility easements behind the building.

There was no opponent testimony. There was no public comment.

Motion by Mr. Rubino to release Temp. Ord. B-30 with a favorable recommendation. Seconded by Mr. Weinhardt. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 6:40 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council