

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

April 21, 2014

Call to Order The meeting was called to order by Mr. Mader, Chair, at 7:08 p.m. A quorum was present.

Approval of the Minutes Without objection, the minutes of the March 24, 2014 and April 7, 2014 meetings were approved.

Agenda Items

Temp. Ord. A-34 An ordinance accepting the Planning Commission approval, findings and conditions for amendments to the final plat of the Boulder Estates Phase 3 subdivision and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. On December 9, 2013 City Council approved the final plat for Boulder Estates Phase 3 and work on the infrastructure began in January. The developer is requesting amendments to the plat approved by the Council. The amendments would reduce the front setbacks on lots 80, 81, 82, 83, 84, 93, 94, 95 and 96 from 30 to 20 feet. Rear setbacks on lots 80, 81, 82, 83 and 84 would be reduced from 25 to 20 feet. The public access easement between the public street and dedicated public open space located between lots 88 and 89 will be eliminated. The public access easement between lots 92 and 93 will be widened to 25 feet. This phase of the subdivision is 18.56 acres with 26 building lots and 7.38 acres of open space that will be owned by the City. These amendments were approved by the Planning Commission on April 1, 2014. Mr. Guerra concluded his report.

The Chair stated that Council made the Phase 3 approval contingent on the developer's correction of nonconformities remaining from the earlier phases,

and asked Mr. Guerra if the developer had been released from this condition. Mr. Guerra stated that this is correct.

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

Motion by Mr. Rubino to release Temp. Ord. A-34 with a favorable recommendation. Seconded by Mr. Weinhardt. Motion adopted by acclamation.

Temp. Ord. A-35

An ordinance accepting the Planning Commission approval, findings and conditions of the major site plan for the SGS Solid Carbide Tools End Mill Facility at 150 Marc Drive located on all of parcel 35-02034, and parts of parcels 35-00311 and 35-06220 and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. This is a 76,400 square foot facility. The full set of plans is available for review. There will be a 2-storey office building facing Marc Drive in front of a manufacturing facility. The site plan includes 2 existing buildings currently used by SGS Tools, as well as the planned extension of Cochran Road by the City. On April 1, 2014 the Planning Commission approved the site plan with eight conditions: all curb cut taper widths must not exceed 50 feet, all new curb cut must be no closer than 50 feet to any existing curb cut, an additional fire hydrant is required on the rear portion of the property, all exterior light fixtures must meet cutoff requirements, a transitional buffer is required between the site and 223 Cochran Road, all truck traffic will be directed east by signage toward Cavalier Trail, sprinkler drawings and machine locations will be required with the application for zoning approval, and the Planning Commission will review final improvement plans for Cochran Road prior to final zoning approval. Mr. Guerra concluded his report.

The Chair recognized a member of the public, Thomas J. Hague, 3408 Symphony Street, representing SGS Tools. Mr. Hague thanked Mr. Guerra and the current and previous administrations for their help in putting this project together. Ten years ago the company was spread between Cuyahoga Falls, Tallmadge, Brimfield and Monroe Falls. The company made a commitment to centralize in Cuyahoga Falls, buying a 15 acre parcel in 1999. This project will be a \$10 million investment with well-paying jobs.

The Chair asked whether there will be an increase in employment as a result of this project. Mr. Hague stated there will be no immediate increase in employment. The company had 525 employees in 1999, and now has 210 employees, even though sales volume is 40-50% larger. The key to survival in a manufacturing environment is to increase productivity by investment in equipment and competent machine operators. This project includes 50% excess capacity in the building, and for every \$2 million in investment in new equipment in this building, three new jobs will be created. Based on the number of machines that can be installed in that excess capacity, there is a potential for 30 more jobs.

The Chair recognized Mr. Weinhardt, who asked if the plans for storm water retention are adequate to contain the runoff from this facility. Mr. Guerra said the storm water retention basin was designed by an engineer and is adequate to contain the runoff from this site.

The Chair recognized Mrs. Pyke, who asked what changes were made to the site plan since her meeting with Mr. Hague prior to the Planning Commission meeting on April 1, 2014. Mr. Guerra stated that he sent his staff report to the company before the hearing with the Planning Commission, and the company has already made the adjustments called for on the plans submitted this date.

The Chair recognized Mrs. Snyder, who asked if the restriction on truck traffic exiting east on Cochran Road will apply to all truck traffic in the industrial park. Mr. Guerra stated that the existing sign at State Road prohibiting truck traffic on Cochran Road will remain, and the curb cut on Cochran Road exit to the project is designed to force trucks to go east. There will be signage at the exit requiring this as well.

The Chair recognized a member of the public, Janet Zoller, 125 Cochran Road, who stated that there was an agreement at the April 1st Planning Commission meeting that cars and not just trucks would be required to exit east from the project on Cochran Road. The Chair indicated that the signage would be visible to automobile drivers as well as truck drivers.

There was no opponent testimony.

Motion by Mr. Weinhardt to release Temp. Ord. A-35 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Temp. Ord. A-36

An ordinance accepting the Planning Commission approval, findings and conditions of the major site plan for at [sic] 1845 Bailey Road located on parcels 02-20160, 02-2061[sic] and 02-20162 and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. The Hutton Company is requesting site plan approval for a 8,320 square foot Family Dollar store at 1845 Bailey Road. The Planning Commission found on April 1, 2014 that the proposed plan meets all of the Development Code requirements. A minor landscape issue will be dealt with at the zoning certificate approval process. The only condition relates to the requirement that the landscape issue, street tree placement, species and fencing, be resolved at that time. The building will face Bailey Road and there will be storm water retention basin at the rear of the building. There will

be a shared entrance with the former First Merit site, a requirement of the City that was made when the property was subdivided in 2004. Mr. Guerra concluded his report.

The Chair recognized Cardell Andrews, civil engineer with Olsen Associates, 3022 East Warbler Road, Gilbert, Arizona, representing the developer. Mr. Andrews stated this store includes a brick façade, which is an upgrade from most other Family Dollar stores.

The Chair asked if there would be buffering at the rear of the store adjacent to the residential area behind it. Mr. Guerra stated that there would be a fence.

The Chair recognized Mr. Weinhardt, who asked if the plans for storm water retention are adequate to contain the runoff from this store. Mr. Guerra stated that every development is required to have a storm water management plan that is reviewed and approved by several agencies, and he is confident that if there were any deficiencies in the plan for this site, they would have been detected and addressed by the City Engineer and/or the Summit Soil and Water Conservation District. Mr. Weinhardt asked if the retention basin would be grass. Mr. Andrews stated that the basin would be grass and about 1.5 feet deep to blend in with the other landscaping on the property. Mr. Weinhardt asked about the safety of small children wandering into the property. Mr. Andrews stated that the basin is shallow, the slopes into it are no steeper than an ADA ramp, and the water in the basin will not exceed one foot in depth.

The Chair recognized Mrs. Pyke, who asked about prior proposals by Family Dollar to develop this property that were rejected. Mr. Guerra stated that in 2003 there was a proposal by Family Dollar to occupy an existing 3-storey building on the site, which was rejected.

There was no opponent testimony.

Motion by Mr. Rubino to release Temp. Ord. A-36 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 7:45 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council