

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

May 19, 2014

Call to Order

The meeting was called to order by Mr. Mader, Chair, at 8:09 p.m. A quorum was present.

Approval of the Minutes

Approval of the minutes was deferred.

Agenda Items

Temp. Ord. A-46

An ordinance accepting the Planning Commission approval, findings and conditions of the major site plan for Cascade Auto Group's new Audi Terminal at 4161 State Road (Parcel 35-00914) and new detail/service facility at 4149 State Road (Parcel 35-00237) and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. This site plan was approved by the Planning Commission on May 6, 2014 and relates to the construction of two new buildings, one is a 12,000 square foot building which will replace the existing Audi showroom, and a new service building at the rear of the site. The Mazda and Isuzu facilities will remain at the site. Additional parking and landscaping was approved by the Planning Commission. The Planning Commission imposed eight conditions of site plan approval that will be coordinated in the zoning approval phase: utility connections must be shown on the plan, the storm water pollution prevention plan must be approved by the relevant agencies, the parking area must include storm water runoff control features, driveway and curb locations must be coordinated with the State Road widening project, landscaping plans must include trees of caliper no less than 2.5", light towers must not exceed 20' in height and wall pack fixtures must be cutoff fixtures, a storm water management maintenance agreement must be signed prior to grading the site, and the Fire Dept. must approve new

fire suppression systems. Mr. Guerra concluded his report.

The Chair recognized Mrs. Pyke, who asked if storm water fees are increased when a commercial property increases the size of its hard surface parking area. The Service Director stated that such fees “would be looked at and adjusted.” Mrs. Pyke asked if prior developments approved by the City have had their fees adjusted. The Service Director stated that it is the City’s practice to “go out and assess those.”

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

Motion by Mr. Rubino to release Temp. Ord. A-46 with a favorable recommendation. Seconded by Mr. Mader. Motion adopted by acclamation.

Temp. Ord. A-47

An ordinance authorizing the Director of Community Development to apply for and enter into an agreement for the Summit County Community Grant for the creation of the Wyoga Lake Road multi-purpose trail plan; authorizing the payment of the local share, and declaring an emergency.

Proponent testimony was offered by Planning Director Fred Guerra. The ordinance allows the City to apply for a planning grant for the Wyoga Lake multi-purpose trail, a 3-mile trail that will follow Wyoga Lake Road, a rural road where it is difficult to build sidewalks, as intended by the Development Code. The trail will allow for safe pedestrian use of Wyoga Lake Road between Seasons and Graham Roads, where there are currently more than 1,000 multi-family units. If this grant is successful, the money will be used to produce a master plan for this trail, with alternative designs and graphics. The grant request will be in the amount of \$10,000 and the City’s match for this grant will be \$10,000. Mr. Guerra concluded his report.

The Chair asked how this request relates to the Summit County Greenway plan. Mr. Guerra stated

that this grant application will be made to the Ohio & Erie Canalway Coalition grant program and will be funded from Summit County funds.

The Chair recognized Mr. DeRemer, who stated that pedestrians currently use Wyoga Lake Road in an unsafe manner, and this trail concept is greatly needed.

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

Motion by Mr. Weinhardt to release Temp. Ord. A-47 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Non-Agenda Items

None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 8:25 p.m.



Terry Mader, Chair


Paul A. Janis, Clerk of Council