

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee

May 2, 2016

Members: Russ Iona, Chair
Jeff Iula
Vince Rubino

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

Legislation Discussed:

Temp. Ord. A-34

Discussion:

Temp. Ord. A-34

An ordinance authorizing and approving the Preserve at Salt Creek Final Subdivision Plat on Parcel 37-00484 and Parcel 37-00485, and declaring an emergency.

Mr. Nicholas Sugar, Senior Planner in the Planning and Zoning Department, stated that they have the final plat. This is Phase I, which is 38 single-family residences. It is a planned three-phase development. As in most cases, the major issues from the preliminary plat have been addressed: Number one, a lot has been eliminated to provide more open space to the pond, the proposed retention basin. Number two, per the Service Department's comments, the streets were widened overall to work with City vehicles. They are now at 14-foot-wide drive widths. Those neck down, in certain cases, as a traffic-calming technique. Number three, sidewalks have been added on State Road. Number four, additional plantings have been added in the pond/open space area.

Mr. Sugar stated that, on April 19th, the Planning Commission recommended approval of the Phase I plat with the following conditions: One, an approved storm water management plan approved by the City Engineer before construction. The Engineering Department has received that and are reviewing that right now. Two, a \$600-per-lot feet will be charged as in lieu of dedication for open-space improvements in this area. Three, the developer will be required to add sidewalks on State Road, which has already been taken care of. Four, additional tree plantings are required in the open-space parcel. And, finally, the City Planning Department is to work with the developer for proper means of ingress and egress for Lots 43 and 44 along State Road.

Mr. Iona stated it was an excellent plan. When the plan was first presented to the Planning Commission, there were a lot of questions. The builder and developer answered every question. Every time they were asked to do something, they came forward. Mr. Rubino stated that it looks like a great opportunity. He is pleased to see the changes and particularly likes the addition of the sidewalks on State Road. Mrs. Pyke asked Mr. Sugar if he could point out some landmarks on State Road that are near the plat area. Mr. Sugar stated it was across the street from Towpath Motors, to the north of the cemetery, south of what is known as the is the Judith Loving property.

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Mr. Rubino moved to bring out Temp. Ord. A-34 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

The meeting adjourned at 6:38 p.m.