

**Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
May 20, 2013**

Members: Vince Rubino, Chair
Jerry James
Terry Mader

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

The minutes from the April 15, 2013 Committee meeting were approved as submitted.

Legislation Discussed

Temp. Ord. B-28

Temp. Ord. B-29

Discussion

Temp. Ord. B-28

An ordinance approving the site plan related to construction of a 9,100 square foot retail sales building at 3946 State Road (Parcel Nos. 35-00693 and 35-00694), and declaring an emergency.

Mr. Guerra stated this is a request from Cuyahoga Falls DG, LLC out of Birmingham, AL for site plan approval at 3946 State Road, which is the former B&K Root Beer stand. It is two acres and zoned MU-3 Sub-Urban Center. Dollar General did a good job in meeting Code requirements and building materials. The Planning Commission approved this at its May 7, 2013 meeting with six stipulations.

Andy Leipold, 3650 Antoinette Drive, stated his property is located behind the property. He was concerned there would not be enough buffer if the wooded area were ever to be cleared, so he was requesting that a privacy fence be constructed if that happens. Mr. Guerra stated if they made the store larger and moved towards the woods, that would trigger some things that would cause the City to require a fence to be built.

Mr. Mader moved to bring out Temp. Ord. B-28 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-29

An ordinance approving the site plan related to construction of retail sales buildings "C," "D," "G," and "H" (Parcel Nos. 02-18517, 02-18769, 02-20436 and 02-20437) at the Portage Crossing Redevelopment Site, and declaring an emergency.

Mr. Guerra stated this is for site plan approval for Portage Crossings for Buildings C, D, G and H, and also the north parking lot, south parking lot and a small east parking lot. This does not include Giant Eagle, the cinema or the out lots. Those will come to the Planning Commission and Council at a future time. His staff reviewed the files and originally had 11 issues. Four have since been worked out. The Planning Commission approved this site plan at its May 7 meeting for the four buildings and three parking lots with five stipulations. Mr. Rubino asked about the reason behind establishing the requirements under Section 1123.04C regarding lot access. Mr. Guerra stated the idea was that you do not want to make large curb cuts that would then make it difficult for pedestrians to cross. In some of these projects where you have a retail business getting a lot of truck traffic, it is difficult for the trucks to make the cut. The City looks at each project on a one-by-one basis because that Section doesn't apply to all projects. They are looking at 36 feet vs. 35 feet. Mr. Colavecchio added that Mr. Rubin had indicated that if the curb is not cut wide enough, the trucks will just run over the curb. Mr. Guerra stated the old Rick Case property is 35 feet but it does not get a lot of big trucks. They felt that instead of changing the Code, it would be better to modify it per project. This modification has nothing to do with traffic going in and out. It just deals with the curb cuts. A lot of them have already been built. Portage Trail almost

functions like a street and the Planning Commission decided to leave it as it is. This is dealing with the curb cuts on Lillis.

Mr. James moved to bring out Temp. Ord. B-29 with a favorable recommendation, second by Mr. Mader. Motion passed (3-0).

Meeting adjourned at 7:00 p.m.