

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
May 3, 2010

Members: Vince Rubino, Chair
Jerry James
Ken Barnhart

Mr. Rubino called the meeting to order at 6:33 p.m. All members were present.

The minutes from the April 19, 2010 Committee meeting were approved as submitted.

Legislation to be Discussed:

Temp. Ord. A-55

Temp. Ord. A-56

Discussion

Temp. Ord. A-55

An ordinance authorizing and approving the conditional zoning certificate for development of a 11,900 square foot building that includes vehicle repair operations, service and retail uses at 4111 State Road in an MU-3 Suburban Center District and declaring an emergency.

Mr. Guerra stated this is a conditional use permit and site plan approval for a new 11,900 s.f. building on State Road, between Steels Corners Road and Quick Road. The property is north of Burger King and used to be an auto dealership. George Conner purchased the property several years ago. The building will house four tenants—an air conditioning business, a retail establishment (which will face State Road) and two auto-related tenants. The auto-related businesses require a conditional use permit. The Planning Commission feels comfortable with this building and, at its April 20, 2010 meeting, recommended approval subject to five conditions.

George Conner, owner of the property, brought samples of the materials that will be used to construct the building. There will be brick and block on the west side and a stucco material on the south side. There will be burgundy awnings over the doors and windows. He also brought a sample of the roofing materials but said you cannot see the roof. The main height will be 24 feet. He said the building will be a nice addition to everything that is going on at State Road. Mr. Rubino thanked Mr. Conner for bringing all of the samples. It was good to be able to see it. Mr. Barnhart stated he has seen some of the projects Mr. Conner has done and everything has been in good taste. He felt confident this building will be a nice addition to that area. Mr. Mader echoed Mr. Barnhart's comments. He is looking forward to improvements in that corridor. He appreciates what Mr. Conner is doing. Mrs. Colavecchio asked if Mr. Conner was moving an existing business to this location. Mr. Conner stated he owned the car wash next door and also a mini storage business, which he sold. He will be moving from the storage area. He has owned this parcel for awhile. It is one acre. He was not sure whether he would be adding any jobs. At this time, he has 13 employees on the parcels with three other tenants coming in. Mrs. Colavecchio asked if he had tenant agreements. He said he had three out of four. Mrs. Colavecchio thanked Mr. Conner for staying in Cuyahoga Falls and investing in the City. Mr. Barnhart asked what the retail business was. Mr. Conner did not want to disclose that at this time. Mrs. Pyke asked if the auto-related businesses involved auto repair. Mr. Conner stated they did but that they would be totally inside the building. No vehicles would be stored for repair. It is a daily in-and-out type of business. Mr. Guerra added that the

Code allows limited storage outdoors. All work has to be done indoors but they can keep a single car no more than seven days per year.

Committee recommended bringing out Temp. Ord. A-55.

Temp. Ord. A-56

An ordinance authorizing and approving the site plan to construct a new mausoleum area at 2613 Sackett Avenue and declaring an emergency.

Mr. Guerra stated that Chestnut Memorial Park is requesting approval for a new mausoleum area. There are five phases—possibly six--and the first phase will begin immediately. They will start with one mausoleum crypt area on the site. The cemetery will be using space that it is not currently using today to build the mausoleum area. They will be using marble and granite for the exterior. The Planning Commission voted to recommend approval on April 20, 2010 with five conditions. Mrs. Colavecchio asked if there would be any exterior lighting. Mr. Guerra stated there may be some low lighting but the planned use is more for during the day.

Committee recommended bringing out Temp. Ord. A-56.

Meeting adjourned at 6:55 p.m.