

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee

May 3, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

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

Legislation Discussed:

Temp. Ord. B-21
Temp. Ord. B-22

Discussion:

Temp. Ord. B-21

An ordinance accepting the Planning Commission recommendation for the demolition of an existing boat repair building and construction of a 14,500 sq. ft. addition to an existing boat storage building to accommodate the repair operations of Buckeye Sports Center at 4610 State Rd., and declaring an emergency.

Mr. Adam Paul, Senior Planner, presented Temporary Ordinance B-21 to Council. Applicant/Owner Jim Armington has submitted a Major Site Plan Application for Buckeye Sports Center at 4610 State Rd. The zoning designation is MU-3. The application seeks approval to demolish an existing boat repair building and construct a 14,500 sq. ft. addition to an existing boat storage building to accommodate the repair operations.

At the April 20, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Major Site Plan located at 4610 State Road, subject to the following findings and conditions contained in the file: The Buckeye Sports Center boat repair building demolition and addition to an existing building of substantially the same use, as proposed in Project File MSP-21-00016, complies with a majority of the requirements in Section 1113.11 Major Site Plan Standards. Consequently, the Planning Commission finds that the addition is warranted and recommends approval with the following stipulations:

1. The applicant (and/or architect) work with staff on additional material elements to more closely meet the requirements of Section 1143.03 Massing and Scale and Section 1143.04 Mixed-Center Design Materials.
2. Confirm light packs shown below the eave line will direct light downward per Table 1143-11: Mixed Use lighting Design - -Maximum Lighting Mounting Height.
3. The applicant / owner submit a detailed landscaping plan showing heavy screening of the rear / west property line for internal review and approval with associated bonds prior to permitting.

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Mrs. Spinner stated that it is her understanding from the meeting on April 20th that there is actually going to be more of a buffer between Buckeye Sports and four neighbors. Mr. Paul stated that is correct. The new building addition would be set back and a further distance from the rear property line than it is currently. Mrs. Spinner stated that this will allow them to handle the growth of their business which is going to help the growth of Cuyahoga Falls.

Mr. Miller moved to bring out Temp. Ordinance B-21 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Temp. Ord. B-22

An ordinance authorizing and approving the Preliminary Subdivision Plat for Princeton Place on Parcel Numbers 35-00517 and 35-00402, and declaring an emergency.

Mr. Adam Paul, Senior Planner, and Mr. Greg Modic, Applicant, presented Temporary Ordinance B-22 to Council. Greg Modic has submitted preliminary development plans (Section 1113.03) on behalf of owner Princeton Crossroads Investment, LLC for parcel nos. 3500517 & 3500402 on the west side of Wyoga Lake Rd. The application seeks preliminary approval of 155 multi-family residential units on 32.55 acres as the residential component of the total 37.95 acre Mixed Use (MU-3, Sub-urban Center) site.

At the April 20, 2021, Planning Commission meeting, the Commission members voted to recommend approval of the Preliminary Major Plat located at 4344-4356 Wyoga Lake Road, subject to the following findings and conditions contained in the file: Based on the findings as detailed herein, Planning Staff concludes the preliminary plat is generally consistent with the conceptual layout provided for the map amendment allowing Mixed-Use development of this site. However, it is recommended the commission require the following specific items be addressed prior to filing of a Final Plat Application.

1. The developer exhibit compliance with the requirement to provide commercial/office area on at least 25percent or 10 acres of the entire site, taking into consideration open area and water retention areas to be included into commercial area calculation.
2. Removal of “Potential” from parcel label and platting of lot as Phase II – Commercial / Office Development, to be incorporated into Final Subdivision.
3. Revision to meet requirement that residential units shall not exceed 150 units.
4. The developer work with the city on finished street requirements to a code-compliant standard and meet all other Title 2 Land Division requirements.
5. Private roadway pavement design cannot be used for public roadways for future conversion requests.

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6. A Downstream Analysis is required in accordance with Section 1124.03
7. The final plat shall show stream corridor buffers in accordance with Chapter 1125
8. Wetland delineation shall be submitted to ACOE, with Jurisdictional Determination issued and mitigation credits paid for, if required, prior to any grading.
9. All housing finish materials be designed to meet or exceed Northampton Planning Area and residential design in Mixed-Use Districts through appropriate use of brick veneer, stone or cast stone, cement fiberboard or premium vinyl siding, and coach garage doors with windows.
10. That a \$600 fee in lieu of dedication be paid per dwelling per 1124.05 D.
11. Must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection and provision of a refundable cash landscape/site completion bond payable to the City of an amount no less than fifty percent (50%) of the cost of quantities specified in the plan.
12. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be provided with Final Plat documents.
13. Provide sufficient details and documentation to enable Electric Dept. review of development site Cuyahoga Falls City Council Planning Committee Meeting Planning Division 2310 Second Street Cuyahoga Falls, Ohio 44221 330-971-8135 City Council Planning Committee Meeting May 3, 2021 Pg. 2
14. Conformance with Fire Dept. requirement that any dead-end street over 150 feet have a proper fire apparatus turn-around as described in the Ohio Fire Code. and that streets must be a minimum 20 feet wide.
15. Developer to explore design efforts to provide connectivity to trials and to help create a park-like feel of the existing wetlands.

Mr. Brillhart stated that he wanted to be assured that the runoff conditions will be better as far as the water going to Mud Brook. Mr. Modic stated that the unique characteristic of this is it is a redevelopment site and there are a lot of impervious surfaces. When the rain hits, it goes right to the Mud Brook watershed. By their doing retention and creating an additional green space, they would be already reducing the runoff. This will improve what is already a problem to the Mud Brook watershed. Mr. Brillhart asked if there will be more trees than there are now. Mr. Modic stated that he does not have a finalized landscape plan. They have had some feedback from Planning. The remainder of the site is already removed of trees. They would like to get a nice street scape with lots of screening behind the units. In the area with wetland that is not wooded, they are going to take the time to remove the invasive cattails and plant the proper vegetation that

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will help with the quality of the watershed there in addition to their storm water management and water qualities in their ponds.

Mr. James moved to bring out Temp. Ordinance B-22 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 7:00 p.m.