

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

June 1, 2015

Call to Order

The meeting was called to order by Mr. Mader, Chair, at 6:31 p.m. A quorum was present.

Approval of the Minutes

Without objection, the minutes from the meeting of May 18, 2015 were approved as submitted.

Agenda Items

Temp. Ord. B-26

An ordinance approving the creation of an individual historic overlay landmark of 2.479 acres at 783 West Bath Road according to Section 1132.21 H, Historic Overlay in the Cuyahoga Falls General Development Code, and declaring an emergency.

Proponent testimony was offered by Assistant Planning Director Nick Sugar. Mr. Sugar stated that the ordinance authorizes the City to recognize the Keyser-Best farmstead as an individual historic landmark. This will aid in the preservation of the site by allowing the City and the Northampton Historical Society to apply for historic preservation grants.

The Chair recognized a member of the public, David Brown, representing the Northampton Historical Society, who stated that the ordinance will benefit the City by allowing this historic area to be preserved.

The Chair stated that the Northampton Historical Society has been pursuing this designation for many years, and that it will allow them to gain support for the project.

The Chair recognized Mrs. Pyke, who asked if the house is secured from the elements. Mr. Sugar stated that he hasn't seen the house recently, but will check on this. Mrs. Pyke asked if there is street access to the house from Bath Road. Mr. Sugar stated that the driveway apron has been removed. There is a small gravel drive. Access from Bath is still

possible. Mrs. Pyke asked if the area is being declared a landmark, as opposed to the house alone. Mr. Sugar stated that the area is being declared a landmark; the house, the barn and the grounds.

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

Motion by Mr. Rubino to release Temp. Ord. B-26 with a favorable recommendation. Seconded by Mr. Weinhardt. Motion adopted by acclamation.

Temp. Ord. B-38

An ordinance accepting the Planning Commission approval, findings and conditions of the JUZO site plan at 3690 Zorn Drive, and declaring an emergency.

Proponent testimony was offered by Assistant Planning Director Nick Sugar. Mr. Sugar stated that JUZO is a manufacturer of compression garments. There was a 17,000 sq. ft. expansion at this site in 2009, and a wind turbine was added in 2011. This expansion involves a 14,400 sq. ft. distribution warehouse addition, a 10' x 19' glass entryway, and additional parking for 55 people. It is a 23-acre site in a C-1 industrial zoning district. This addition will be surrounded by the existing building. The construction will be of wall panels and concrete block to match the existing building. The entryway will be a glass window system with aluminum cap. Part of the parking area will be asphalt and part of it will be gravel. On May 19 the Planning Commission approved the expansion with the following conditions: the Commission waived the hard-surface parking lot pavement requirement to allow a gravel parking lot, with the support of the Planning Department. The Commission required parking lot lighting in conformance with the Code.

The Chair asked if storm water runoff from the site is affected by this expansion. Mr. Sugar stated that the new asphalt parking area will drain to an existing swale.

The Chair recognized Mr. Weinhardt, who asked Mr. Sugar to discuss the tree removal and replacement as part of the project. Mr. Sugar stated no trees will be

removed because the addition is surrounded by the existing building.

The Chair recognized Mr. James, who asked why the applicant would want a gravel parking area. Mr. Sugar stated that the gravel area is located adjacent to an existing gravel area. It is an area for overflow parking and there will not be a great deal of truck traffic there.

The Chair asked if the gravel parking area is for employees. Mr. Sugar stated that it is.

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

Motion by Mr. Rubino to release Temp. Ord. B-38 with a favorable recommendation. Seconded by Mr. Weinhardt. Motion adopted by acclamation.

Non-Agenda Items

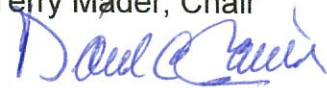
None.

Adjournment

Without objection, Mr. Mader adjourned the meeting at 6:45 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council