

**Cuyahoga Falls City Council  
Minutes of the Planning & Zoning Committee**

**June 20, 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-48

**Discussion:**

**Temp. Ord. A-48**

An ordinance accepting the Planning Commission approval, findings and conditions of Decker Manufacturing at 90 Cuyahoga Falls Industrial Parkway located on Parcel 35-05703 and Parcel 35-05898, and declaring an emergency.

Mr. Nicholas Sugar, Senior Planner in the Planning and Zoning Department, stated that at the June 7th Planning Commission meeting, the Commission reviewed a major site plan for Decker Manufacturing. They are located at 90 Cuyahoga Falls Industrial Parkway. The scope of the project is a 24,400-square-foot warehouse expansion onto the existing building. The existing building is 40,000 square feet. There is also a one-story 2,600-square-foot office building addition, a semi loading dock located at the front of the building, a storm water quality basin that treats storm water before it enters the main retention basin on the street and a reconfigured drive entrance on the eastern side of the property. The addition will match the materials on the existing building. It's a concrete block and a metal-sided building.

Mr. Sugar stated that the Planning Commission had the following recommendations for approval of the site plan: 1) A design modification made for the proposed curb cut to allow for a maximum width of 100 feet; 2) A lot consolidation is performed prior to construction of the addition. Decker Manufacturing purchased an adjacent lot to the east where the bulk of the addition will be located. There are two separate lots that will be combined; 3) The applicant shall consult with planning staff to determine appropriate street tree plantings. That is just hammering out what the tree species are. Mr. Sugar stated he, along with David Smith, the architect and builder, were available to answer any questions.

Mr. Rubino moved to bring out Temp. Ord. A-48 with a favorable recommendation, second by Mr. Iula. Motion passed (3-0).

The meeting adjourned at 6:33 p.m.