

**Cuyahoga Falls City Council**  
**Minutes of the Planning & Zoning Committee Meeting**  
**July 1, 2013**

**Members:** Vince Rubino, Chair  
Jerry James  
Terry Mader

Mr. Rubino called the meeting to order at 6:32 p.m. All members were present.

The minutes from the May 20, 2013 Committee meeting were approved as submitted.

**Legislation Discussed**

Temp. Ord. B-39

Temp. Ord. B-40

**Discussion**

**Temp. Ord. B-39**

An ordinance approving the site plan related to construction of 92,622 square foot grocery store at 2687 State Road (Parcel No. 02-20436) and a 34,562 square foot cinema at 2925 State Road (Parcel Nos. 02-20437, 02-20439, and 02-02885) within the Portage Crossing Redevelopment Site, and declaring an emergency.

Mr. Guerra stated this is for the Giant Eagle and Cinemark to be located at Portage Crossings. It is for the buildings themselves—elevation, building design, and foundation landscaping. The parking lots and everything else was approved on May 28. The Planning Commission approved the site plan on June 18, 2013 with four stipulations: (1) the Giant Eagle building will be built with pre-cast panels. The Code does not specify anything regarding pre-cast panels so the Planning Commission provided a modification of the Code to allow them for Giant Eagle; (2) All roof and mechanical equipment that can be seen from the ground must be screened; (3) All lighting must meet cut-off criteria; and (4) the buildings may not be able to meet the landscaping requirements, however, since the proposed foundation landscaping shown on May's approved site plan is an acceptable alternative, the Planning Commission granted a foundation landscaping design modification. In response to some questions raised by Mr. Rubino, Mr. Guerra stated there will be enough parking for both businesses. The high peak business hours for the both facilities are weekends and evenings. Regarding traffic flow, there was a traffic study done. The City's consultant reviewed it and everyone was satisfied because of the street improvements.

Mr. James moved to bring out Temp. Ord. B-39 with a favorable recommendation, second by Mr. Mader. Motion passed (3-0).

**Temp. Ord. B-40**

An ordinance approving a conditional zoning certificate for the operation of an outdoor bulk storage facility at 4575 State Road in an E-1 Employment District, and declaring an emergency.

Mr. Guerra stated this is for a conditional permit to allow them to store mulch behind the building. Tara Palladino is the owner of Mulch Madness, which is relocating from Hudson. They only sell during the summer. They also have a dump truck and they do snow plowing in the winter. This site was originally Hibbard Marina and then a motorcycle repair shop. It has been vacant for 1-1/2 years. The Planning Commission approved the conditional zoning certificate on June 18, 2013 with nine stipulations. Mr. Mader asked if there were any noise concerns. Mr. Guerra stated there will be some noise but it is not that loud. The property backs up against Walsh High School. They will be operating during school hours. Ms. Palladino stated it will be very unlikely that the noise would be heard by the school. The machine will be located toward the front of the property in back of the building, and they will not be using the generator. It was the generator that would be making the noise.

Bob Winehardt, 2023 10<sup>th</sup> Street, asked if the mulch was scented. Ms. Palladino stated that if “is it scented” meant “does it smell”, she pointed out that they do not use manure in their products.

Mr. Mader moved to bring out Temp. Ord. B-40 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 6:50 p.m.