

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

**July 24, 2017**

**Members:** Russ Iona, Chair  
Jeff Iula  
Vince Rubino

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

The minutes from the March 20, 2017 Planning & Zoning Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. B-52  
Temp. Ord. B-53

**Discussion:**

**Temp. Ord. B-52**

An ordinance authorizing and approving the Preserve at Salt Creek Final Subdivision Plat/Improvement Plans-Phase 3 on Parcel 37-00651, and declaring an emergency.

Mr. Guerra stated that this is the third phase of the Salt Creek Subdivision. It includes 33 new, single-family lots. It is an overlay district. There is a Master Plan for this site and the underlying zoning is R-3 and MU-3, mixed used and quarter-acre lots. Phase 3 will complete the build-out of Salt Creek. The developer is State Road, LLC and the home builder is Ryan Homes. The Planning Commission found that the project Preserve at Salt Creek Subdivision Phase 3 Plat and Improvement Plans comply with Cuyahoga Falls General Code Sections and recommended approval with the following stipulations: The final, recorded plat shall clearly label the portion of right-of-way designated "future pedestrian or street connectivity;" all house construction standards must meet Mixed Density Master Overlay plan facade requirements; a \$600-per-lot fee will be charged as an in-lieu of dedication fee and a different tree species shall be used along Pebble Creek Court than in previous phases.

Mr. Iona stated that this is a great development in Ward 8. He has been following the progress and it is moving along quickly. Phase 1 is almost sold out; Phase 2 and 3 were approved. The Planning Commission was worried about making a left turn and how bad the traffic pattern has been. It does not seem to be an issue. Mrs. Pyke asked what the average frontage of the houses was on the main street before the cul-de-sac. Mr. Guerra stated that they are varied sizes. The lots on Salt Creek Run are about 60 feet wide. Mrs. Pyke asked if they were placing trees every 60 feet. Mr. Guerra stated that the trees for residential neighborhoods are every 35 feet on center for medium-growing trees. That's how they calculate how many trees are needed.

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Mr. Rubino moved to bring out Temp. Ord. B-52 with a favorable recommendation, second Mr. Iula. Motion passed (3-0).

**Temp. Ord. B-53**

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for the construction of 7 buildings/143 apartment units on approximately 10 acres at French Mill Run, and declaring an emergency.

Mr. Guerra stated that Bath Road Associates, LLC is requesting site plan approval again for the construction of a 7 building, 143 apartment unit on approximately 10 acres. They are section parcels that make up the area near French Mill Run. They call this Phase 2, even though it doesn't say it in the ordinance. The developer has agreed to putting in a public road, because they didn't want a large apartment complex emptying out of driveways or curb cuts onto Bath Road or State Road. The developer also bought a narrow piece of property between Ascot Park and French Mill Run that will be parking and open space in the wetland area.

Mr. Guerra stated that the Planning Commission found that French Mill Run Phase 2 complies with the general intent and objective of a mixed-use center. It also meets appropriate Cuyahoga Falls General Development Code sections governing site design and planning. The Planning Commission recommend approval with the following stipulations: Five-foot wide sidewalks must be constructed on Bath Road with appropriate and approved street trees; all new buildings must meet or exceed existing building construction design and materials; the applicant must pay all inspection fees, improvement and landscape bonds and tap-in fees to the City prior to any development and zoning certificates, including a \$500 Engineering Department site inspection fee and landscape cash bond in the amount of not less than 50 percent of the cost of quantities specified in the landscaping plan. The public roadway must also be bonded.

Mr. Pallotta asked if these apartments were in the Woodridge School District. Mr. Guerra stated that they were. Mrs. Pyke asked if there are trees in in development. Mr. Guerra stated that there are trees in the parking lots. The street trees on the new road are already put in. There would be typical foundation landscaping in the buildings meeting City codes. There will be areas within the parking lot with trees. Mrs. Pyke asked if there are retention ponds. Mr. Guerra stated that there are two new ones that drain into Mud Brook.

Mr. Iula moved to bring out Temp. Ord. B-53 with a favorable recommendation, second Mr. Rubino. Motion passed (3-0).

The meeting adjourned at 6:44 p.m.