

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
July 6, 2009

Members: Diana Colavecchio, Chair
Kathy Hummel
Ken Barnhart

Mrs. Hummel called the meeting to order at 6:15 p.m. Mrs. Colavecchio was absent.

Legislation Discussed:

Temp. Ord. B-59

Discussion

Temp. Ord. B-59

An ordinance authorizing and approving the site plan to construct a 17,310 SF addition to the Juzo Facility at 2690 Zorn Drive and declaring an emergency.

Mr. Guerra stated this was for a site plan application for an addition to be constructed at Juzo Facility located at 2690 Zorn Drive off Chart Road. It is 16,150 s.f. production of a warehouse, and 1,160 s.f. for a new washroom expansion of the plant. There will also be a storm water basin and an expansion of the parking lot and addition of an emergency drive. The Planning Commission voted to recommend approval at its June 16, 2009 meeting with three conditions. Mrs. Hummel asked for clarification of the staff summary report presented to the Planning Commission. It indicated that the Planning Commission wanted an infiltration system in lieu of a pond. Mr. Guerra stated there was a question on the soil type. There is a lot of clay. If that causes a lot of problems, they may need to go back to a detention pond. The Code is set up as a hierarchy. If the first does not work, then you go to the second. The storm water plan they currently have is a natural system and was built before the City had regulations. They are using porous materials. There is a water problem from development that has gone in around them. They have water on their property. Mrs. Hummel stated that based on the staff summary, the pond they presented was 30 s.f. and 18 ft. deep. Greg Siefert of Geis Companies stated they would be working with the City Engineer to work on the plan. Mrs. Hummel asked if it ends up being a pond that deep, would there be requirements for fencing. Mr. Siefert stated the entire perimeter of the property is fenced. The pond was designed to have a safety shelf so there is not a deep slope. Mr. James asked why it was 18 feet deep. Mr. Siefert stated from the top of the dirt to the bottom of the pond it is 18 feet. The water is only 15 feet deep. They wanted to create an actual wet pond to make an attractive amenity for employees to visit. The water will be coming from an existing storm water system on the property. Mr. Mader stated that the Planning Commission members visited the property before they had the review. It was like discovering a hidden treasure. The property is very well maintained, and it looks like a beautiful spot back there. Most people do not even know it exists. He looks forward to this project moving forward. Mrs. Hummel added that the City appreciates Juzo's development on this site and the addition of jobs discussed earlier. This has been a facility in our community for many years. She thanked them for their investment.

Committee recommended bringing out Temp. Ord. B-59.

The meeting adjourned at 6:30.