

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Planning & Zoning Committee Meeting

September 15, 2014

Call to Order

The meeting was called to order by Mr. Mader, Chair, at 6:30 p.m. A quorum was present.

Approval of the Minutes

Approval of the minutes was deferred.

Agenda Items

Temp. Ord. A-83

An ordinance accepting the Planning Commission approval, findings and conditions of the Bath Creek Memory Care Assisted Living Facility site plan at 190 West Bath Road located on Parcel 35-06407, and declaring an emergency.

Proponent testimony was offered by the Planning Director, Fred Guerra, who stated that this is a site plan approval for Bath Creek Memory Care. The developer is Sussex Property II. The development will be a 61,605 sq. ft., 72-bed assisted living facility, on a 31.84-acre parcel behind the Bath Creek skilled nursing facility. It will be accessed from a 1,100-foot extension of the nursing facility's driveway. A 43-space parking lot will be built. This is an R-5 district in which nursing homes are a permitted use. The Planning Commission addressed five issues relative to this project: storm water runoff, buffering and landscaping, tree preservation, exterior lighting, and open space. There have been complaints about the nursing home development causing flooding in the High Hampton subdivision. Prior to the nursing home development, storm water from the homes in the High Hampton subdivision drained onto this property. The development of the nursing home disturbed that drainage and caused storm water to remain in High Hampton. This development will include new catch basins that will restore the prior drainage pattern. Landscaping around the building will be to code, except that street trees were not included. The plans

will be changed to include street trees. Buffering between this development and the High Hampton subdivision will consist of a six-foot vinyl fence from and existing tree-covered mound built with the nursing home, to the edge of the building. A tree preservation survey was done in 2012. In this development, tree cutting will be allowed only in the building footprint, and within 15 feet of parking lots and drives. Exterior lighting will be to residential standards. Light poles will be 12 feet tall, with full cutoff fixtures. The developer has agreed to grant an open space easement to allow for a trail through the property, part of the Mud Brook trail plan. The Planning Commission approved the site plan on August 19 with 5 stipulations: final building plans must conform to the general design standards, exterior lighting must conform to residential design standards, a 6-foot solid vinyl fence must be constructed from the landscaping mound to the rear of the building, the landscaping plan, with street trees, must be submitted, no trees will be cut outside the clearing limits without approval of the planning staff, and the applicant will conclude an agreement with the City to allow potential construction of a future unpaved greenway trail not to exceed 8 feet in width, solely within the Mud Brook corridor, 30 feet on each side of Mud Brook.

The Chair recognized Mr. Weinhardt, who asked if there are plans to mitigate the tree cutting required by the project, by planting new trees. Mr. Guerra stated there is no requirement to mitigate if the trees cut are within the authorized area. This project will require the planting of new street trees. Mr. Weinhardt asked if tree replacement could be part of future development considerations. Mr. Guerra stated he would provide a copy of the existing tree preservation standards.

The Chair recognized a member of the public, Helen Tomick, 2625 Deer Ridge Run, Akron, who stated that she experiences flooding during rain events.

Prior to the nursing home development, she did not have flooding. She asked that the City take the flooding into consideration when monitoring this development. She stated that the proposed 43-car parking lot is larger than the 37 spaces required by the Code. If some parking were eliminated, the water flow would not be as great and the building could be moved further east to create a larger buffer. She requested that the City require permeable pavement to reduce the amount of runoff. She asked that the street trees be selected to provide a better barrier between the development and her property.

The Chair recognized Mr. Guerra, who stated that street trees will be selected to provide a good barrier. Permeable pavement may be an option. The location of the building was selected to allow the construction of a one-storey building, so as to avoid a 2-storey building next to High Hampton. The number of parking spaces can be reviewed.

There was no opponent testimony.

Motion by Mr. Weinhardt to release Temp. Ord. A-83 with a favorable recommendation. Seconded by Mr. Rubino. Motion adopted by acclamation.

Non-Agenda Items

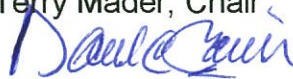
None.

Adjournment

Without objection, Chairman Mader adjourned the meeting at 6:58 p.m.



Terry Mader, Chair



Paul A. Janis, Clerk of Council