

**Cuyahoga Falls City Council**  
**Minutes of the Planning & Zoning Committee Meeting**  
**September 3, 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.

**Legislation Discussed**

Temp. Ord. B-57

Temp. Ord. B-58

**Discussion**

**Temp. Ord. B-57**

An ordinance approving the final subdivision plat of the Hidden Lakes Phase 3A Subdivision, and declaring an emergency.

Mr. Guerra stated this ordinance is tied to Temp. Ord. B-58. This project is the third phase of the subdivision. The developer wants to do this in two phases due to timing issues. The total project is for 60 lots. There will be 30 lots in Phase 3A (Temp. Ord. 57) and 30 lots in Phase 3B (Temp. Ord. B-58). The developer has requested the project be separated. Typically, projects have one year to begin improvements from when the plat is recorded. The developer was unsure if he could get all 60 lots completed within one year so he requested that the Planning Commission allow him to do the project in two phases. The Planning Commission approved his request on August 20, 2013 with four stipulations. This is a master plan development. It does not mean it will take the full two years to complete but the developer has two years if he needs it.

Mr. Rubino asked why one year was set as the standard. Mr. Guerra did not know if there was a particular reason. It may have come from the Revised Code or from something that was in the previous subdivision approval rules. In this instance, if the houses were to sell well, the developer did not want to stop and wait to go through the Planning Commission and Council process before being able to begin the second phase.

Mr. Mader appreciated that the Planning Commission added the second stipulation regarding the walkway between the two lots to hopefully avoid a potential problem similar to the one on Dominic Drive. Mrs. Pyke asked, when the developer does 3A, would he continue the cul-de-sac in 3B for safety trucks. Mr. Guerra stated there will be a temporary one in there.

Mr. James moved to bring out Temp. Ord. B-57 with a favorable recommendation, second by Mr. Mader. Motion passed (3-0).

**Temp. Ord. B-58**

An ordinance approving the final subdivision plat of the Hidden Lakes Phase 3B Subdivision, extending the duration of such approval for a period of one year, and declaring an emergency.

Mr. Guerra stated he did not have anything further to add than what was discussed for Temp. Ord. B-57.

Mr. Mader moved to bring out Temp. Ord. B-58 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

Meeting adjourned at 6:41 p.m.