

**Cuyahoga Falls City Council**  
**Minutes of the Planning & Zoning Committee Meeting**  
**September 8, 2009**

**Members:** Diana Colavecchio, Chair  
Kathy Hummel  
Ken Barnhart

Mrs. Colavecchio called the meeting to order at 6:25 p.m. All committee members were present.

The minutes from the July 20, 2009 committee meeting were approved as submitted.

**Legislation to be Discussed:**

Temp. Ord. B-69

**Discussion:**

**Temp. Ord. B-69**

An ordinance authorizing and approving the site plan to construct an 11,988 sf warehouse building at 3500 State Road and declaring an emergency.

Mr. Guerra stated this was for site plan approval for Carrara Companies. The Planning Commission approved the construction of an 11,988 s.f. building to be constructed at the rear of the property. There is currently an existing building facing State Road. This new building will be behind the existing building. The Planning Commission looked at the issue regarding the rear setback. In order to get the building in, they are requesting a 10' variance on the rear lot line. The property behind the lot is owned by Clear Channel and has towers on it so there is no development there. The Planning Commission approved this site plan with five conditions. Mrs. Colavecchio commented about the adjacent properties around the site. Mr. Guerra stated to the south is the E-Check building; to the north are light industrial service-type businesses; across the street is the same use. The whole area is zoned E-1 and all are service-related, light industrial. To the west is a large parcel with two or three towers owned by Clear Channel. This legislation will allow the business to expand and create new jobs. When there is a fire, the business does cleaning and restoration work. Sometimes they take furniture to their location to be cleaned and stored for awhile. That is what the new warehouse will be for. Mrs. Colavecchio asked about the square footage of the existing building. Mr. Guerra stated it is about the same size—perhaps a little larger. He estimated it at 12,500 s.f. Mrs. Colavecchio commented on the large setback from State Road, and added that the architect had commented that the original building was set back too far. Mr. Guerra stated that things were set up that way because the old industrial park districts had large setbacks. Mrs. Colavecchio added that they were planning to hire 12 new employees with a goal of adding 20. Mrs. Hummel stated it was great to hear about the new employees. She feels this plan is a good compromise and it was a good idea to work out the variance. Mr. Walters asked if the City was using this company on a rotating basis with the other businesses doing the same work. Mayor Robart stated they were. He met with representatives of Steamatic. They are sharing the load based on percentage of square footage and number of employees. They are trying to share accordingly.

***Committee recommended bringing out B-69.***

Meeting adjourned at 6:30 p.m.