

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
January 3, 2006

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

Mrs. Hummel called the meeting to order at 6:30 p.m. All members were present. The minutes of the December 19, 2005 meeting were approved as submitted.

Legislation Considered:

Temp. Ord. B-181

An ordinance authorizing and approving the site plan for development of the Shops of Bailey Road at the southeast corner of Bailey Road and Northmoreland Boulevard in an MU-2 Neighborhood Center District and declaring an emergency.

Discussion:

Mrs. Hummel read B-181 (second reading). Mr. Guerra reviewed the details of the site plan application.

Mr. Dan Giltz, representing the developer Giltz & Associates (4835 Munson Avenue, Canton OH 44718), said he is pleased that neighbors in the area support the project and looks forward to working with the City toward completion.

Mrs. Ritzinger is excited about the project. Mr. Mader, Mrs. Hummel and Mr. James commended Mr. Giltz for responding to neighborhood concerns.

Mr. James asked if any of the space had been leased yet. Mr. Giltz said he had spoken with various potential tenants including a nail/hair salon, breakfast restaurant and video store. He is looking for services and retailers that would serve the estimated 15,000 people within a one-mile radius of the site.

Mr. Flinn encouraged Mr. Giltz to seek a tenant mix that will complement the City as a whole, as well as the surrounding neighborhoods. Mr. Giltz said he manages his own properties and has a good track record with regard to tenant selection.

The Committee recommended bringing out Temp. Ord. B-181 for approval.

The meeting adjourned at 6:39 p.m.

