

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
October 2, 2006

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

Mrs. Hummel called the meeting to order at 6:20 p.m.

The minutes of the September 18, 2006 meeting were approved as submitted.

Legislation Considered:

Temp. Ord. A-91

Discussion:

Temp. Ord. A-91

An ordinance accepting the Planning Commission approval, recommendations, findings and conditions for the Mission Falls Regulatory/Final Development Special Overlay Plan and declaring an emergency.

Mrs. Hummel read A-91. Mr. Guerra referred to a memorandum he distributed to Council members which addressed questions raised about Mr. Artman's summary by Mr. Barnhart. He said the development meets all code requirements.

Mrs. Hummel referred to Table 1134-3 addressed by Mr. Artman.

Mrs. Klinger asked about maintenance of the dam. Mr. Guerra said he would be working with the developer to determine how it will be handled, since there is currently no mechanism in place. Mrs. Klinger asked if money could be set aside to cover the cost of maintenance. Mr. Guerra said there will be a document covering this and other maintenance issues to be approved with the preliminary subdivision plan.

Tom Shaheen (303 Crown Ridge Dr., Cuy. Falls), president of the Crowne Pointe homeowners association, said he's concerned about whether or not this particular parcel of land qualifies for conservation development. Mr. Arrington's legal opinion differs from the definition of undevelopable land described in the code. He asked how smaller lot sizes and shorter setbacks are better for conservation than the larger lot sizes and longer setbacks required in R-1.

Mr. Shaheen also questioned the market need for this type of housing.

Frank Fela (3443 Medina Rd., Medina), representative for the developer, said the plan meets all code requirements and is good for the environment. There is a market for homes in the \$450,000-\$550,000 range. He asked for Council's approval.

Mr. Mader said this has been a difficult process. Since constituents in Ward 8 have expressed a desire for conservation development, he must comply with their wishes.

The Committee recommended bringing out A-91 for approval.

The meeting adjourned at 6:50 p.m.

