

Cuyahoga Falls City Council
Planning & Zoning Committee Meeting
October 21, 2003

Members: Mr. Schmidt, Chair
Mr. Walters
Mrs. Klinger

Mr. Schmidt called the Planning & Zoning Committee meeting to order at 6:18 p.m. All members of Committee were present.

Legislation Discussed

Temp. Ord. No. B-140

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Mr. Schmidt read B-140 (second reading). Mr. Guerra stated this is a conditional zoning certificate for expansion of a service station. They will be expanding by taking a vacant building and turning it into a convenience mart. They would also expand gasoline on site. The surrounding properties are zoned R-7 or R-17. It will be approximately 35,000 sq. ft., including the vacant building. He added that signing would be at the showcase level. Mr. Schmidt was concerned about light shining onto neighboring properties and asked about pole lighting. Mr. Guerra stated they are reducing the light on the canopy outside which will reduce the light pollution in the neighborhood. Basically, there will be less glare than what is present now. Eric Szat, the architect, stated the present conditions have the candle lighting at 40.38. The new lighting will be 30.12. He stated there will be one new light near the dumpster area. It will be shining downcast so it will not be shining onto anyone's house. Mr. Walters stated he was concerned about the hours of operation and asked if it will be open 24 hours. Mr. Szat stated it was not the intention at this time. Mr. Schmidt asked if Mr. Szat was aware that there are regulations that require a service station to be closed during certain hours or to have two employees on the premises. Mr. Szat stated he was not aware but indicated there will always be two employees working. Mrs. Klinger asked about the location of the dumpster. Mr. Guerra stated it was on the south side. Mrs. Klinger asked what kind of control is in place that would prohibit the company from upgrading the lighting at a later point in time. Mr. Guerra stated they would just have to monitor the situation and deal with it if they find lights were added. He stated additional lighting would require a permit and indicated they are getting approved at this lighting level. Mr. Bauer asked about the landscaping on Silver Lake. Mr. Guerra stated it will be pretty extensive. Mr. Bauer asked if the canopy at the pumps would look like the one in the picture that Mr. Guerra distributed to Council. Mr. Guerra stated it would not. Mr. Bauer asked if there were any way to get that canopy. Mr. Szat stated we could not. The canopy in

the picture is at a station in Aurora. Aurora has certain design standards for stations to follow. Mr. Guerra added that our City does not have set standards. Mr. Szat stated there were no existing canopies at the Aurora site. The canopies are already up at this site. Mr. Guerra stated that the Planning Commission looked at this issue and felt they could live with the canopy as it was. Mrs. Hummel added that the building is going to be renovated and is much more residential-looking than the one usually built by the company. Because we do not have the standards written, in the big scheme of things, they felt the trade-off was reasonable with a nicer building. Mr. Flinn asked if the building would be renovated so the entrance would be on the north side vs. using the existing entrance on the south side. Mr. Guerra indicated it would. Mr. Flinn asked if the company was the owner of the property. Mr. Guerra stated it was. Mr. Flinn stated he needed to make sure because the former owner was Albrecht and he would not be able to vote if Albrecht still owned the property. Mr. Barnhart asked if the canopy in Aurora was lower than the present one. Mr. Szat stated they are all the same at 14'6". Mr. Potts asked if the frontage would impact the signage. Mr. Guerra stated it would which is why they are under the showcase standards. For example, their pole would be lowered, there would be two Shell signs on the canopy and a True North sign over the entrance to the building. Mr. Potts asked if the station would be in operation during the renovation. Mr. Szat stated it will close until they can do a phase for operation. Mrs. Pyke asked if the bushes in the beds up against the sidewalk were over three feet. Mr. Guerra stated they were. Mrs. Pyke stated she had a resident on Olive who was forced to cut their bushes down to two feet because of a cleared vision problem for drivers at that intersection. She wanted to know why it was o.k. for this property to have bushes at three feet but her resident had to have the bushes at two feet. Mr. Guerra stated they will check the vision clearance. If they determine it to be a problem, they will have those bushes lowered also.

Committee recommended bringing out B-140.

Planning & Zoning Committee adjourned at 6:47 p.m.