

Cuyahoga Falls City Council
Planning & Zoning Committee Meeting
October 6, 2003

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

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

Legislation Discussed

Temp. Ord. No. B-134

Temp. Ord. No. B-134. Mr. Schmidt read B-134 (second reading). Mr. Guerra stated this was for preliminary plat approval for the Kempel Trust Subdivision on Taylor Road. The proposed subdivision would contain 13 single-family lots. The site is 3.125 acres and is irregular. All parcels would be built on a cul-de-sac. Mr. Guerra added that the developer needs to follow the new tree preservation requirements under the new code. Some additional requirements are to increase the cul-de-sac to a 38-foot circumference with an island; retain and pave the existing path in the City right-of-way from the cul-de-sac to Sill Avenue; the front yard setback has been reduced to 20 feet; and the sidewalks need to be increased to a five foot width. Mr. Schmidt asked what the selling price of the homes would be. Mr. Guerra indicated they would be starting at \$140,000 to \$170,000. Mrs. Klinger asked if there has been any further discussion with the developer regarding (e). Mr. Guerra stated there have been no further discussions with the developer and indicated that it will be addressed when he submits the final plat for approval. They will work with him at that time. Mrs. Klinger stated the retention basin will help with the storm water problem and feels the development will be a nice addition to the City. Mrs. Pyke stated she would have trouble voting on this if it affected the reconstructed streets in any way. This is the best choice for this piece of property and she's glad that Council passed the landscaping ordinance in August.

Mrs. Hummel stated she posted large drawings on the board for anyone who wished to view it. She asked if there were any comments from the fire department regarding the size of the cul-de-sac. Mr. Guerra stated they've received no comments since the Planning Commission meeting. They are continuing to research other cul-de-sacs with islands and should have a resolution by the time of final plat approval. Mr. Barnhart asked about the length of the pedestrian walkway. He was concerned that gravel may be a problem for strollers and thought pavement would be better. Mr. Guerra stated it would be up to the Planning Commission and Council. He stated that crushed limestone

weathers well. The length of the walkway is approximately 100 feet. Mr. Schmidt asked if we could put the condition to pave into the legislation. Mr. Guerra stated we could and added the walkway could be paved at the same time the streets are paved. Mr. Flinn stated he concurred based on the Ward 4 charrette that asphalt passed the visual preference test. Mrs. Klinger suggested that deleting the words "or crushed limestone" in line 50 should suffice. Mr. Walters asked if there were any claims from this area from the summer storms. Mrs. Carr stated none that she could recall. Mr. Arrington added there were very few if any from the east side of town. Mrs. Pyke stated that one duplex on Taylor was the only one that had a problem.

Committee recommended bringing out B-134.

Planning & Zoning Committee adjourned at 6:35 p.m.