

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
October 6, 2008

Members: Diana Colavecchio, Chair
Kathy Hummel
Ken Barnhart

Mrs. Colavecchio called the meeting to order at 6:20 p.m. All members were present.

The minutes from the September 2, 2008 and September 15, 2008 committee meetings were approved as submitted.

Legislation Discussed:

Temp. Ord. A-97

Discussion

Temp. Ord. A-97

An Ordinance amending the site plan for Bath Crest Estates, a 228 unit residential development on West Bath Road in an R-5 moderate density district and declaring an emergency.

Mr. Guerra stated this was an amendment to the site plan. He reviewed the original conditions that were passed on April 28, 2008 (A-53). On September 16, Mr. Karam requested an amendment to the last two sentences of the approved terms so that grading to the property could begin immediately. The developer wants to construct an 8' mound on the west property line. No other changes to the conditions are being requested. This was approved by the Planning Commission. Mr. Guerra also passed out a letter from Summit Soil that stated no grading would be able to begin until the developer received their approval as well.

Mrs. Colavecchio stated that discussion on this amendment was not open to the public at the September 16 Planning Commission meeting. Mr. Barnhart inquired as to who would be taking count of the trees on this property. Mr. Guerra indicated that anything in the stream protection area would not have any trees removed. There are, however, trees on the buildable area that would be cut down.

Ann Hassenpflug (1972 Fox Trace Trail) requested that Council deny or table this request. She feels the Planning Commission voted on a project where they had incorrect information. She feels that Summit Soil should have had this request prior to its being taken to the Planning Commission. She also felt that the assisted living facility would not be constructed and that no new jobs would be created.

Mrs. Colavecchio asked Mr. Guerra if an assisted living facility would be built, to which he replied he assumed it would. Mrs. Hummel asked if it would make a difference to Summit Soil if the plans had a building on it or not. Mr. Guerra felt it would affect storm water drainage. He also said that Summit Soil would have a second approval to the site when the next phase begins.

Bill Henry (1970 Fox Trace Trail) said he believes most residents are in favor of the mound being put in because it would buffer the sound and construction. He is concerned about the amount of trees that would be removed.

Joseph Granata (2650 High Hampton Trail) asked how the proposed apartment building would face. Mr. Guerra indicated that the apartment buildings would not face high Hampton. He also said that all buildings would be brick, sandstone or hardy board, and not any vinyl.

Robert Gallagher (2689 Timberline Trail) expressed his concern that the developer was not there to answer questions. He said he is also concerned that each time he has had questions about the development, he has been given a different story. Mrs. Colavecchio asked Mr. Guerra whether there was a way Mr. Gallagher could be informed about what will take place behind his house. Mr. Guerra stated he would call Karam. He added that, at this time, he believed an assisted living facility and nursing home would still be constructed.

Joyce Finan (1966 Fox Trace Trail) was in favor of the mound being built because her backyard currently has no protection or trees.

Mrs. Pyke stated she was nervous about clearing trees this soon and that the project may not be done or not done properly. Mr. Guerra felt it made sense to do the project this way and pointed out that any time there is a big project, there is risk.

Mrs. Klinger wanted to know if there was any guarantee that the mound would go up. Mr. Guerra stated it was guaranteed and that moving three feet of soil would give them the dirt required to build the mound. Also, the mound is part of the file. Mrs. Klinger was still bothered by some of the letters and statements and felt there was a lot of risk here. She felt the City needed to be careful.

Natalie Valcanoff (1962 Fox Trace) wanted everyone to know that the excavator has been wonderful and has been working with the residents. She was very hopeful this would pass as she needs the mound for protection and noise control.

Committee recommended bringing out Temp. Ord. A-97.

The meeting adjourned.