

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
December 4, 2006

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

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

The minutes of the November 6, 2006 meeting were approved as submitted.

Legislation Considered:

Temp. Ord. A-143

Discussion:

Temp. Ord. A-143

An ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Meadow Run Estates subdivision and declaring an emergency.

Mrs. Hummel read A-124 (second reading). Mr. Guerra reviewed the recommendations and findings of the Planning Commission. This is an 18-lot subdivision on about 8 acres located at the end of Pleasant Meadow Boulevard. The parcel is zoned R-5 Medium Density Residential, as is most of the property surrounding it.

Mr. Gorbach asked what is allowed to be built on the lot. Mr. Guerra said 128 units are permitted, but the developer is building only 18.

Mrs. Colavecchio said the Prescott Commons homeowners association had hoped that this land would be acquired for the purpose of extending the bike trail and creating a park.

Mrs. Hummel said the development would include ranch houses. While the topography presents challenges to the developer, this type of housing is marketable.

Burt Wilfong (3517 E. Prescott Cr.), president of the Prescott Commons Condominium Association, read a statement opposing the development and requested that it be attached to the minutes as a matter of record (see attached). He believes the City should purchase the land with

Land Preservation & Acquisition funds for the purpose of creating a community park for the residents of Ward 5. He requested that Council table this legislation for further study.

Pearl Shary (3563 E. Prescott Cr.) also spoke in opposition to the development. While encouraged by plans for the hike and bike trail, she questions Council's agenda with respect to the Land Preservation & Acquisition policy. She asked that the City require a mound with fencing to separate the developments.

Mrs. Hummel said the Planning Commission took no action on the mound with fencing because the density of the proposed development is less than the surrounding condo developments.

Mr. Flinn said that land or money is normally provided by the developer to provide for recreation.

Mr. Guerra said the developer is providing an easement to the bike trailhead.

Mr. Flinn said that when he served on the Park Board, a consultant observed that the City was weak with respect to linear parks.

Mr. Gorbach asked about size of the future Mud Brook trailhead. Mr. Guerra said it's about 6 acres, some of which is wetlands.

Mayor Robart commended Council for approving the hike and bike trail. He said the City does not have the funds right now to purchase the property for use as a park.

The Committee recommended bringing out A-143 for approval.

The meeting adjourned at 7:00 p.m.

