

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
February 19, 2008

Members: Diana Colavecchio, Chair
Kathy Hummel
Ken Barnhart

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

The minutes from the December 3, 2007 and January 7, 2008 Planning & Zoning meetings were approved as submitted.

Legislation Considered

Temp. Ord. A-13
Temp. Ord. A-14

Discussion:

Temp. Ord. A-13

An ordinance authorizing and approving the site plan for development of a 15,848 s.f. MRDD Workshop Facility at 2355 Second Street in an MU-4 mixed-use district and MU-5 mixed-use district and declaring an emergency.

Mr. Guerra stated this was for site plan approval for construction of a 15,848 s.f. office and retail facility for MRDD to be located on 2nd Street at the corners of Front and Oakwood. It would face Oakwood. There is not a lot of difference between an MU-4 and MU-5 zoning district. The site is 1.156 acres. The Planning Commission recommended approval of the site plan on February 5, 2008 with eight stipulations. The facility would also house two retail facilities—a café/coffee shop and a gallery selling things that would be made at the various MRDD workshops. The building would be constructed of brick materials.

Mrs. Colavecchio stated she had the plans should anyone wish to view them. She stated there would be 75 students who would be bussed to do light assembly work. 18 full-time jobs will be created by this project. Two buses will be stored on site behind the building. It will not be open at night or on weekends other than the gift gallery.

Bill Rhine, 1868 Windsor Street, asked if he could view the project information distributed to Council. Mr. Guerra passed him the charts.

Carlton Buck, 520 S. Main St., is the architect for the project and stated he was pleased to be able to find a site in Cuyahoga Falls and bring not only 18 jobs but 75+ more into the community. They are pleased with the input from the Planning Director and the Planning Commission. All in all, it will be a good project for the City.

Tom Jacobs, the Director of Operations at MRDD, thanked the City for welcoming his organization into the community. There are 30 to 40 people who live in this community who will be working at this facility. He thanked Council for its support.

Mrs. Pyke asked if the dumpster would be closed in. Mr. Guerra stated it would and that it would be constructed from the same material as the building. There would also be a fence along the residential side.

Mrs. Pyke asked if the patio would be enclosed. Mr. Buck indicated it would and added it will have an access from Main Street and a small wrought iron fence at the top of the planters.

Committee recommended bringing out Temp. Ord. No. A-13.

Temp. Ord. A-14

An ordinance authorizing and approving the site plan for development of a 26,665 s.f. retail facility at 755 Howe Avenue in a C-1 commercial district and declaring an emergency.

Mr. Guerra indicated this is a small shopping plaza that will include a Walgreens and other retail facilities and will be located on the corner of Buchholzer and Howe Avenue. The property is zoned C-1. The project includes the front of the property but does not include the rear. The Planning Commission recommended approval at the February 5, 2008 meeting with six stipulations. This building will meet all of the design criteria required in a C-1 district.

Mrs. Colavecchio added that this Walgreens will not be open 24 hours. It will employ 15 to 20 full-time people. She stated there was some discussion at the Planning Commission meeting about problems with the soil but that has been resolved.

Mr. Barnhart asked about the height of the sign. Mr. Guerra indicated the maximum in the Code is 20 feet and this sign is approximately ten feet tall. It will be located close to the corner. They will look at the final location of the sign when the sign application is submitted.

Mrs. Hummel asked if the drive on Buchholzer was in the same location as the current drive. Mr. Guerra indicated it was close. She also confirmed that the Howe Avenue drive would be right turn only into and out of the facility. Mr. Guerra confirmed it would be. She asked how much of the rear property would be remaining. Mr. Guerra indicated it is divided about in half so the development would be on the front half. There are no plans at this point to develop the back half. He added that the houses would be demolished as part of this project.

Kevin Woodman, Hudson, Ohio, is the President of BW Development. He thanked Council for its cooperation. After two years he is anxious to get this going. He added that the building will accommodate seven other retail establishments.

Committee recommended bringing out Temp. Ord. No. A-14.

The meeting adjourned at 6:40 p.m.