

**Cuyahoga Falls City Council**  
**Minutes of the Planning & Zoning Committee Meeting**  
**February 6, 2006**

**Members:** Kathy Hummel, Chair  
Tim Gorbach  
Ken Barnhart

Mrs. Hummel called the meeting to order at 6:15 p.m. All members were present.

The minutes of the January 3, 2006 meeting were approved as submitted.

**Legislation Considered:**

Temp. Ord. A-6  
Temp. Ord. A-7

**Discussion:**

**Temp. Ord. A-6**

An ordinance authorizing and approving the site plan for development of a 20,000 square foot office/storage facility at 120 Marc Drive in an E-1 Employment District and declaring an emergency.

Mrs. Hummel read A-6 (second reading). Mr. Guerra reviewed the details of the site plan application.

Joe Campbell of Campbell Construction (applicant from Wooster, Ohio) brought a color rendering for Council s review.

*The committee recommended bringing out Temp. Ord. A-6 for approval.*

**Temp. Ord. A-7**

An ordinance authorizing and approving the change of the platted front yard setback from 45 feet to 40 feet for Lots 62, 63, and 64 in the Creekside Conservation Subdivision, also known as 3397, 3405, and 3413 Creekside Trail and declaring an emergency.

Mrs. Hummel read A-7 (second reading).

Mr. Guerra reviewed the details of the site plan application. The city originally required a 45-foot setback for the lots. Due to a large wetland area to the rear of the lots, the builder requested a 40-foot setback to allow larger homes to be built.

Mrs. Hummel said the owner of lot 65 attended the Planning Commission meeting and has no problem with the change.

***The committee recommended bringing out Temp. Ord. A-7 for approval.***

The meeting adjourned at 6:24 p.m.

