

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee Meeting
June 16, 2008

Members: Debbie Ritzinger, Chair
Mark Ihasz
Terry Mader

Mrs. Ritzinger called the meeting to order at 7:55 p.m. Mr. Ihasz was absent.

Legislation Considered:
Temp. Res. A-68

Discussion:

Temp Res. A-68

A Resolution pledging cooperation by the City of Cuyahoga Falls, Ohio in the matter of rebuilding Cochran Road from State Road to Cavalier Trail, and declaring an emergency.

Mr. Demasi stated that this is a resolution seeking support for applying for Issue 1 funds and that it does not fully commit the City to the project. There would be three additional pieces of legislation required to come before Council. County Council is in favor of this project and they are looking to help fund this as they would like to bring new sewers into the area. The Humane Society is tapping into the sewer on Cavalier Trail. Tap-in fees are \$1,700.00 per resident plus any payback to the City, which is about \$10,000 based on a 240 foot lot.

Mrs. Ritzinger stated she had requested information related to zoning and had received an email from Mr. Guerra, which she then read to Council and the public. (A copy of the email is attached to these minutes). Mrs. Ritzinger also stated she had requested information related to CDBG funds from Mrs. Truby who indicated that funds are not allocated this year but could be in the future if this project goes forward.

The Mayor stated this project would create jobs and expansion in an industrial complex. Houses in this area would increase in value by three or four times their current value. Having said that, he committed to dropping the project if he cannot find another source to fund it other than the residents themselves.

Mrs. Colavecchio stated that while she appreciated the Mayor's comments and efforts to find funding, the fact remained that the residents did not want this project even if it were to cost them nothing. They do not want the increase in traffic flow that would result by connecting Cochran Road on the State Road side with the Wyoga Lake Road side.

Delores Rice, 57 Cochran Road, stated she objects to Section 7 of the Resolution. She does not believe that connecting Cochran Road would do anything for the residents' health. One resident is on oxygen and two are on nebulizers.

Angela Kaiser, 223 Cochran Road, read aloud a written statement from resident Grace Marcotte. The note stated that she is on oxygen, in a wheelchair, and is a widow who wants to stay in her home.

Marguerite Walker, 196 Cochran Road, stated that she has lived on Cochran Road for 57 years and is against any new construction. She believes it is a waste of taxpayer dollars.

Bill Rhines, 1868 Windsor, questioned whether the resolution was being tabled. Mrs. Ritzinger advised him that it would be voted on the following week.

Mrs. Hummel stated there were recently three other pieces of legislation introduced and passed by City Council that were using Issue 1 funding. She questioned the likelihood of the City getting this funding as well. Tony Demasi stated he believed the three other projects would get funding, at least in part, and that the City could very well get funded for this project as well. Mrs. Hummel stated she wanted to bring this resolution out for a vote and added she was not in favor.

Mrs. Klinger stated she did not think the Mayor meant all costs would be paid by the City since the sewer fell under the County and would still have to be paid by the residents or be assessed. She further stated she believed the funding on this would not be approved once the state application indicated the residents would not be paying. She added that she supported the residents on this matter.

Mrs. Ritzinger asked Mr. Demasi about payment of sewer charges. He said the City could pay the tap in fees of \$1,700.

Mrs. Pyke asked Mrs. Carr to check into exactly what the Mayor meant by his statements. She further questioned whether CDBG monies can be used mid-stream. Mrs. Carr stated other cities have used CDBG monies to build sidewalks and roads. Mrs. Pyke asked whether residents could apply for a hardship. Mrs. Carr indicated that they could look at that but the goal is to get the application into the state by the deadline and that they will investigate further the amount they can apply for if residents are not assessed.

Mrs. Ritzinger stated she needed further clarification as to what the Mayor meant but added she was in favor of this Resolution.

Mary Geistweite, 126 Cochran Road, stated she does not want to give up their street and that this is wrecking their lives. She further requested that the residents be given something in writing that this issue will not resurface again.

Mr. Rhines spoke again about the need for information and the lack of communication residents get regarding these proceedings.

Mrs. Ritzinger stated that all members of Council try very hard to communicate with the residents in their ward.

Donald Kaiser, 223 Cochran Road, requested the Mayor's promises in writing. Mrs. Carr indicated something would be put out this week and mailed to each resident. Mr. Kaiser further stated that connecting Cochran Road for just two companies (SGS Tool and the Humane Society) was not fair to the residents.

Mr. Mader asked Mr. Demasi if residents had to tap into the sewer. Mr. Demasi stated that the County makes that decision and not the City.

Mr. Barnhart said he would like a headcount of residents against this Resolution.

Mrs. Geistweite spoke again and stated she was at the meeting when the residents' homes were re-zoned industrial and they were told at that time it would be a great thing because the properties would increase in value. However, since that time, she has had nothing but problems. She has been unable to get a permit to do anything to her house, even paint.

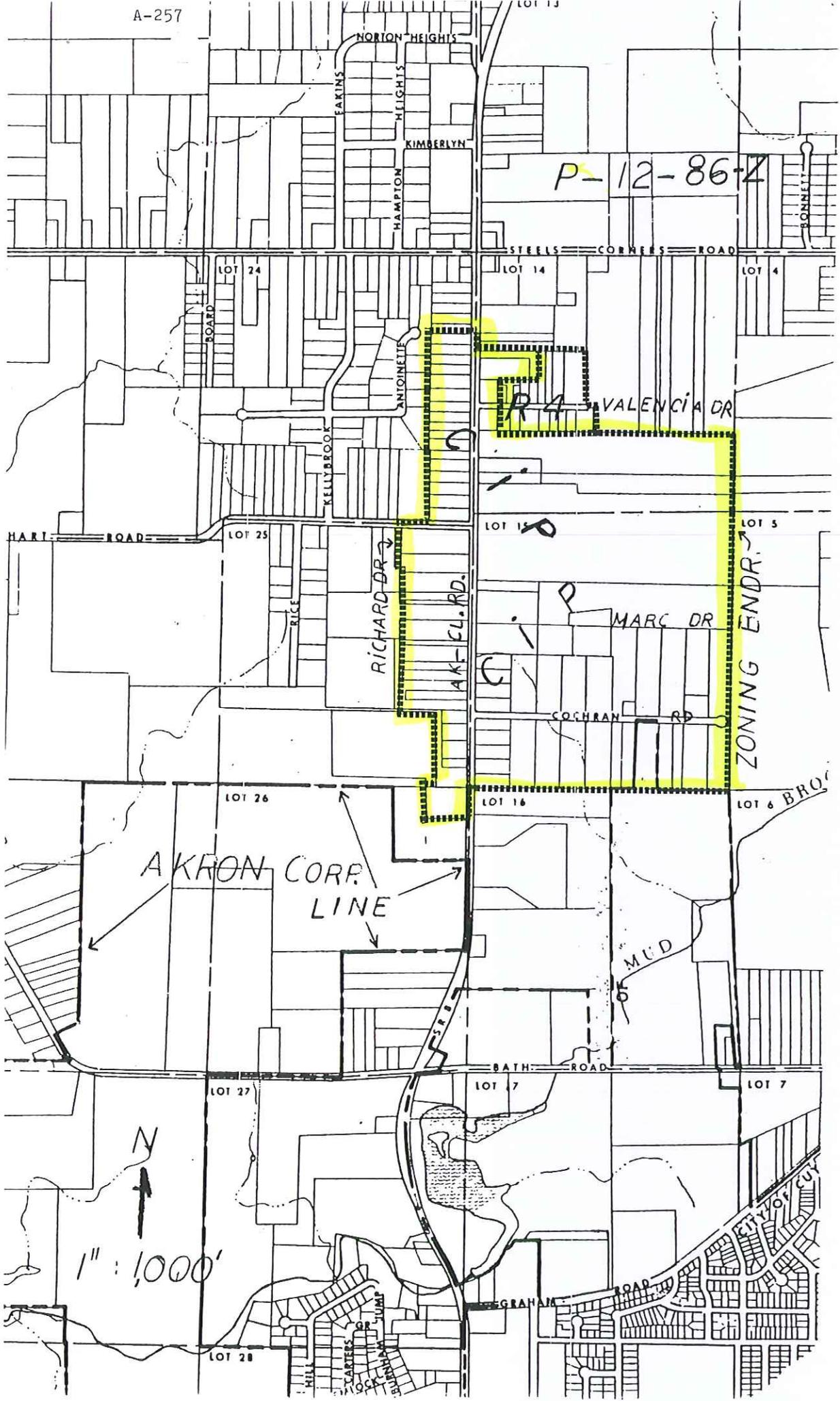
Mr. Kaiser spoke again and indicated two residential properties were sold since being re-zoned and both went for just 60% of their fair market value. A young couple bought one and no one told them at the time of sale that the property was not residential.

Committee recommended bringing out Temp. Res. No. A-68.

The meeting adjourned at 8:45 p.m.

> Subject: Cochran Road (Per your Request)
> To: debbieritzinger@hotmail.com
> CC: dsnkwalters@sbcglobal.net; Carol.Klinger@Klingers.us; colavecchio-diana@sbcglobal.net;
TrubySL@cityofcf.com
> From: GuerraFR@cityofcf.com
> Date: Wed, 4 Jun 2008 12:05:56 -0400
>
>
> Debbie,
>
> Prior to the merger, Cochran Road was zoned R-1. R-1 allowed 1 acre lots.
> In 1987, after the merger, the City adopted Ordinance 3-1987 . This was a
> comprehensive rezoning ordinance that rezoned property on State Road, from
> Harrington Cemetery to 3941 Akron-Cleveland Road (see attached map from
> ordinance) from various township zones to CIP (Commerce and Industrial
> Park). CIP was replaced with E-1 (Employment District) in 2005. When
> you look at the attached map, it is clear that the City intended that
> Cochran Road to be part of the Bell Industrial Area. Also from the
> rezoning file, I see that Mary Gistwait (126 Cochran Road) was at the
> public hearing for the rezoning. She still lives on Cochran Road and was
> at the Humane Society Planning Commission public meeting.
>
> (See attached file: 20080604113419936.pdf)
>
> Also, Ordinance 41-1991 dedicated the end of Cochran Road (the cul-de-sac
> area), so that Cochran Road can connect with Cavalier Trail (Bell
> Industrial Park) in the future (also attached).
>
> (See attached file: 20080604115757925.pdf)
>
>
> Please contact me if you have any further questions.
>
> Fred R. Guerra, AICP
> Planning Director
> City of Cuyahoga Falls
> 2310 Second Street
> Cuyahoga Falls, Ohio 44221
> 330-971-8136

P-12-86-Z



AKRON CORP. LINE

ZONING ENDR.

1" = 1000'



TAX MAP DEPARTMENT

VACATION & DEDICATION PLAT OF COCHRAN ROAD

CITY OF CUYAHOGA FALLS, OHIO

PART OF NORTHAMPTON TOWNSHIP ORIGINAL LOT 15, COUNTY OF SUMMIT

APPROVALS

APPROVAL AND ACCEPTANCE OF DEDICATION OF THAT PORTION OF COCHRAN ROAD SHOWN ON THIS PLAT, AND APPROVAL OF VACATION OF THAT PORTION OF COCHRAN ROAD SHOWN ON THIS PLAT.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CUYAHOGA FALLS, OHIO
THIS _____ DAY OF _____ 1991

CHAIRMAN

SECRETARY

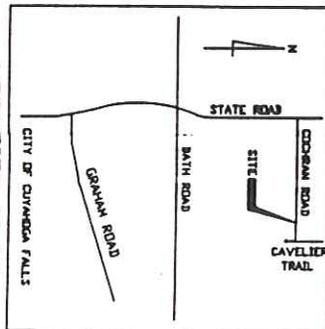
ACCEPTED AND APPROVED BY THE CITY COUNCIL OF CUYAHOGA FALLS, OHIO
AT ITS REGULAR SESSION THIS _____ DAY OF _____ 1991

PRESIDENT OF COUNCIL

CLERK OF COUNCIL

APPROVED BY THE ENGINEER FOR THE CITY OF CUYAHOGA FALLS, OHIO
THIS _____ DAY OF _____ 1991

CITY ENGINEER



LOCATION PLAN
SCALE 1" = 200'

VE THE UNDERSIGNED DONOR:

DEDICATION

HEREBY ACKNOWLEDGE THIS PLAT OF DEDICATION TO BE OUR FREE ACT AND DEED, AND WE DO HEREBY DEDICATE TO PUBLIC USE AS STREETS FOREVER THAT PORTION OF COCHRAN ROAD SO SHOWN OR DEDICATED ON THIS PLAT.

WITNESS OUR HANDS THIS _____ DAY OF _____ 1991

James J. Stegall 21 Dec 1990
DONOR
James J. Stegall 17 Jul 1991
WITNESS
James J. Stegall 17 Jul 1991
DONOR
James J. Stegall 17 Jul 1991
DONOR

STATE OF OHIO)
COUNTY OF SUMMIT)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____

WHO ACKNOWLEDGE THE MAKING OF THE FOREGOING INSTRUMENT AND THE SIGNING OF THIS PLAT TO BE THEIR FREE ACT AND DEED, IN TESTIMONY WHEREOF, I HAVE HEREON SET MY OFFICIAL SEAL, AT _____ DAY OF _____ 1991

NOTARY PUBLIC IN COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT IS CORRECT AS DETERMINED BY EXISTING RECORDS, NO SURVEY WAS PERFORMED.

ROBERT S. PARKS, R.L. No. 7212

AUDITOR'S STAMP RECORDER'S STAMP

STATE ROAD

COCHRAN ROAD

Q.A. 10 P.C. 1980

60'

J.D. BELL
Q.A. 502 P.C. 3177

S 84° 31' E 10,778'

EMONGER ORDER TO CL. STATE ROAD

TOTAL AREA IS 2236.50 SF
TO BE VACATED

EX. 60' R/W EASEMENT

COCHRAN ROAD
Q.A. 109 P.C. 30

N

CURVE	ANGLE	RADIUS	CHORD	LENGTH
A	73° 44'	23'	50.00'	64.35'
B	106° 15'	37'	50.00'	92.73'
C	106° 15'	37'	50.00'	92.73'

DE. CHANGING
24V. 6222 P.C. 44

SCALE 1" = 30'
SCALE IN FEET

AUDITOR'S STAMP RECORDER'S STAMP