

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
June 18, 2007

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

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

Legislation Considered

Temp. Ord. B-85
Temp. Ord. B-86

Discussion:

Temp. Ord. B-85

An ordinance accepting the Planning Commission approval, findings and conditions of the preliminary & final plat of the Wyoga Lake Preserve Subdivision and declaring an emergency.

Mr. Guerra stated that GOJO, which is located at 3783 State Road, is requesting approval of an 82 acre industrial subdivision with a 1,145 foot long cul-de-sac street. It will be divided into four blocks labeled A, B, C and D. Blocks A and C will remain open space. Block C is a large open area along Wyoga Lake Road, and Block A is a long narrow strip along the street. Block D will be for GOJO's new Distribution Center. Block B will be available for new employment development. The Planning Commission recommended approval for this subdivision on June 5, 2007 with nine conditions. With regard to the 30 ft. wide easement on Block C, the Commission asked GOJO to provide this space. GOJO decided that instead of the easement, it would rather just deed it over to the City.

Mrs. Hummel stated there was another condition that came out of the Planning Commission meeting that she did not see on Mr. Guerra's list. It was the one concerning a 20 ft. right-of-way along the north property line on Steels Corners Road. She said that business owners were concerned about the difficulty patrons have when entering and exiting their businesses during high volume times, such as when school lets out. The Planning Commission requested the right-of-way which would allow for future development of Steels Corners should the need arise. Mr. Guerra agreed that it should have been included in the list given to Council. He will get it added.

The Committee recommended bringing out Temp. Ord. B-85 for approval.

Temp. Ord. B-86

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

Mr. Guerra stated this is a new subdivision. The applicant is HAS Properties of Hudson. This is for 18 lot, single family homes sitting on eight acres. The parcel is positioned at the western end of Pleasant Meadow Lane. The Planning commission voted to approve this at their June 5, 2007 meeting subject to seven conditions.

Mrs. Hummel stated this is a nice development in an area of vacant land. She said it will be a challenge for the developer but feels it will be a nice development when it's done.

Mrs. Shary, 3563 E. Prescott Circle, stated she was present on behalf of the residents who live between State Road and Wyoga Lake. She expressed disappointment that the City did not choose to use the area as green space that could be made a part of Mud Brook Trail. She was, however, very impressed that the developer has stated he wanted to preserve as many trees as possible. She was hopeful that the developer's plan would include leaving the trees along the south side of the development where two of her development's cul-de-sacs sit very close.

Mrs. Hummel stated the Planning Commission did discuss this and said the developer did not have plans to remove those trees but pointed out that whoever purchases those lots, can remove them.

Mike Furlong spoke on behalf of the Developer. He reiterated that they intend to keep as many trees as they can. It is not their intent to cut those trees in back, however, he cannot hold a landowner to not cutting them down.

The Committee recommended bringing out Temp. Ord. B-86 for approval.

The meeting adjourned at 6:42 p.m