

**Cuyahoga Falls City Council**  
**Planning & Zoning Committee Meeting**  
**June 30, 2003**

Members: Mr. Schmidt, Chair  
Mr. Walters  
Mrs. Klinger

Mr. Schmidt called the meeting to order at 6:21 p.m. All members of Committee were present.

The minutes from the May 19, 2003 and June 2, 2003 Planning & Zoning Committee meetings were approved as submitted.

LEGISLATION CONSIDERED

Temp. Ord. No. B-95

DISCUSSION

Temp. Ord. No. B-95

Mr. Schmidt read B-95 (second reading). Mr. Guerra stated this was for a conditional zoning certificate for 465 East Bath Road, and is zoned Planned Office/Residential Transition Zoning District. The property owner plans to construct a 4,433 sq. ft. dental facility on the site, which is two acres. Future plans could include two to three additional 4,300 sq. ft. offices. Mr. Barnhart asked if the owner would be submitting a landscape plan. Mr. Guerra stated he already did and that most of the Planning Commission's recommendations were based on the submitted plan. They tried to use the new code as much as possible. Mr. Barnhart asked if there was any feedback from the neighbors. Mr. Guerra stated that the only question concerned storm drainage on the site. The proposed project includes a detention basin and Mr. Guerra feels this will not increase the water run-off into the reserve and will hopefully improve it. They met with the neighbors who seemed to be satisfied. A more comprehensive storm water management plan is to be submitted to the City engineer. Mr. Potts felt that the 12-foot easement needed for future Bath/Graham intersection widening was important to the City. Once we have this easement, there is one more we need to get before we can improve the intersection. He added that the Water and Sewer Department was looking at the water problem out there.

Mrs. Hummel stated the landscape plan shows that the buildings are fairly residential-looking. She indicated the main comments received had to do with the water problems in the condos. The explanation given seems to indicate this will help the problem but not totally alleviate it.

Committee recommended bringing out B-95.

Meeting adjourned at 6:30 p.m.