

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
June 4, 2007

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

Mrs. Hummel called the meeting to order at 8:25 p.m. All members were present.

The minutes of the May 7, 2007 committee meeting were approved as submitted.

Legislation Considered

Temp. Ord. B76

Discussion:

Temp. Ord. B-76

An ordinance authorizing and approving the conditional zoning certificate for B&B Towing at 3901 State Road and declaring an emergency.

Mrs. Truby stated the Planning Commission approved the zoning certificate for B&B Towing on May 15, 2007. It is for a new building at 3901 State Road. There is currently a one-story home and a three-bay garage on the four-acre property. The garage will be demolished. The recommendation was accompanied with 13 conditions. She pointed out that the north lot line is where the trailer park exists. She also stated with regard to an earlier concern about the potential impact from gas leaking from a towed vehicle, that it was very low as most of the gas has usually leaked out before the car is brought to the lot. Mrs. Hummel added this was an issue at the Planning Commission in terms of stuff running off into the groundwater. That appears to no longer be the case.

Mrs. Hummel stated she had the plans if anyone wanted to see them. She pointed out there is a lot split for the house. With regard to Item 9 on the list of conditions, she stated this zoning district permits chain link fence with slats but no one on the Planning Commission liked that idea. The slats do not wear well so Mr. Davidian made the amendment that the fence along State Road be solid, but the remaining three sides will be chain link.

Mr. Mader stated that during the discussion at the Planning Commission, there was concern expressed about activity into the late hours of the night and the request was made to put the vehicles in the garage versus moving them into the impound lot when possible. Mrs. Hummel stated Mr. Mason did comment there would be situations when the building may be full so there may be times when they would not be able to put the cars into the building, but he indicated he would try to accommodate this request.

Mr. Flinn stated he was excited about these three ordinances in front of Council. He thanked Mr. Mason for allowing this to happen. Mr. Mason is running a viable business in a location that has served him well for many years. This is a win-win situation for both him and the City along with the churches and the Natatorium. He hopes Mr. Mason's business continues to thrive at the new location. He stated there

were residents at the Planning Commission meeting that night with a lot of concerns and noted that none of them were present tonight. He said that showed that the residents' concerns were laid to rest.

Mr. Gorbach asked if there was a limitation as to how long a vehicle can sit on the site. Mrs. Truby stated she would check. Mr. Gorbach didn't think Mr. Mason would want them any longer than necessary. He stated he agreed with Mr. Flinn that it will be nice to see this project start. In response to Mr. Gorbach's question, Mr. Mason added that the length of time a car is on the lot depends on why the car was towed. Sometimes the court puts holds on them and as long as there is a hold, he cannot release the car. After 30 days, the police department works with him on cars they place. The State takes 90 days before they can dispose of them.

Mrs. Pyke echoed Mr. Flinn's comments. Mr. Mason has been on that site for 37 years and has been primarily doing a service for the City. Mr. Mason has gone above the call of duty many times.

Mrs. Hummel added with regard to #7 on the conditions that the pine trees were in response to concerns by residents of the mobile home park. Mr. Guerra wanted it like that so they can have a clump of fir trees

The Committee recommended bringing out Temp. Ord. B-76 for approval.

The meeting adjourned at 8:42 p.m