

Cuyahoga Falls City Council
Planning & Zoning Committee Meeting
July 21, 2003

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

Mr. Schmidt called the Planning & Zoning Committee meeting to order at 6:35 p.m. All members were present.

The minutes from the June 30, 2003 committee meeting were approved as submitted.

LEGISLATION CONSIDERED

Temp. Ord. No. B-101
Temp. Ord. No. B-102
Temp. Ord. No. B-103

DISCUSSION

Temp. Ord. No. B-101

Mr. Schmidt read B-101 (second reading). Mr. Guerra stated this was for a site plan review requested for the construction of a 7,000 sq. ft. retail building and associated parking at 2225 State Road. The applicant is proposing to completely redevelop the site with the construction of a retail building and parking lot for a new Advance Auto Parts retail store. Mr. Schmidt asked if the property owners were notified. Mr. Guerra stated 21 notices were sent out and nine residents attended the Board of Zoning Appeals meeting to voice their opinions. No one objected. Mr. Schmidt asked how tall the proposed building would be. Greg Hopkins, 5000 Rockside Road, is one of the architects and stated it is a single story building and would be approximately 18 to 20 feet high. It will not be as tall as the Rite-Aid stores. Mr. Schmidt stated he wanted to make sure the building did not look out of place and asked how it will look compared to other buildings in the area. Mr. Guerra stated it will not be the average Advance Auto. This building will be brick. Mike Meyer was present and showed samples of the brick colors that will be used. He stated it will be the same color and materials on all four sides. Mr. Schmidt asked if there were other stores that used the same material. Mr. Hopkins stated there is not because they wanted to get something to meet with the City's plans. Mr. Potts asked if there were any plans for the south lot. Mr. Guerra stated there were not and that they may be selling that. It is not large enough to build on. Mr. Potts asked if there will be adequate parking on the north side. Mr. Hopkins stated they are working with adjacent property owners to help them resolve parking issues. Mrs. Hummel stated this parcel is

the former Art's Place. She indicated the building is pushed up against the apartment buildings to the north of the site and that the two billboards will be coming down. The parking will be more towards North Haven and State Road. She stated she has mixed feelings about the project because Advance Auto is currently a tenant in the State Road shopping center which means there will be another vacancy in that shopping center. Mr. Barnhart asked if Advance Auto owned the property that the billboards are on. Mr. Guerra stated it did and that the building will be in front of them.

Committee recommended bringing out B-101.

Temp. Ord. No. B-102

Mr. Schmidt read B-102 (second reading). Mr. Guerra stated this was a site plan approval for the construction of a Pizza Hut Carryout and Delivery Unit to be located at 2897 State Road. The unit will be constructed in the parking lot of State Road Shopping Plaza, in front of the vacant Montgomery Ward Auto Service Center. The manager of the plaza has given permission to build on the site. Mr. Walters asked how many parking spots would be lost. Mr. Guerra stated that being a carry-out, Pizza Hut will have only seven parking spots. The building itself would eliminate 30 spaces so that would be a total of 23 spaces lost. Mrs. Klinger indicated she would be abstaining from voting on this legislation. Mrs. Hummel indicated they have a landscape plan and she had a drawing if anyone was interested. There was mild concern about the parking spaces being lost but it was felt that the addition of the Pizza Hut would create interest in that end of the shopping plaza. Mr. Barnhart wondered if the loss of parking would impact if someone were to decide to occupy the Montgomery Ward space. Mr. Guerra felt that there are enough spaces that would be adequate for any development that would go in there. Mr. Barnhart asked if this Pizza Hut will impact the one located at Sacket. Dan Wright, 3747 Fishcreek, stated the lease at the Sacket location runs out on January 11 and there are no renewal options so they will be closing the store.

Committee recommended bringing out B-102.

Temp. Ord. No. B-103

Mr. Schmidt read B-103 (second reading). Mr. Guerra stated that Ron Marhofer is requesting a conditional zoning certificate for construction of a new addition totaling 61,242 sq. ft. at 1260 Main Street for an automobile dealership. The plans call for demolition of an existing building at 1248 Main Street for parking, and the removal of the front portion of the existing building at 1260 Main Street. The new construction would be a new Mitsubishi sale center and showroom. The two-story building will be part of the Ron Marhofer Autoplex on Main Street. The building will be 45 feet high. Todd Westover of Westover Architects, 58 W. Exchange Street, Akron, stated they will be taking two buildings and combining

them into one. The new construction will be 20,000 sq. ft. and will be replacing 12,000 to 13,000 sq. ft., which makes for a net gain of 8,000 sq. ft. Mr. Marhofer is putting in a lot of money which will result in a nice corridor from the hotel to Howe Avenue. Mr. Guerra stated the new building will also be set farther back on the property, which will make better clearance for people pulling out of Bob Evans. They will not be parking cars on the grass. Mrs. Hummel asked if there was any resolution to the alignment of Huddleston and the access drive. Mr. Guerra stated there was not and was not sure if there ever would be. They are trying to get it resolved before construction begins. Mrs. Hummel indicated that the access is almost directly across from Huddleston. They have had complaints from people who work on Huddleston Drive that it is difficult to get out onto Main Street. They are attempting to get the two roads lined up. It is part of a study of the Main Street corridor. Unfortunately, this situation did not come up when we were renewing the Bob Evans plans. Mr. Guerra stated they will check with Bob Evans about getting it changed. Mrs. Hummel stated the proposed development will be more efficient and will improve the look of the site. Her other concern was their plan to place two cars on the roof. They actually intend to place three cars up there. She stated we are looking at a new Code and wondered if the cars would, in fact, be considered a "sign" under the code. She asked if there was a resolution to that issue. Mr. Guerra indicated there was. The definition in the new code mentions "visual devices" which the cars would fall under. Mr. Marhofer had indicated that it was more important to get the construction done and that the issue of the cars was secondary. Mrs. Hummel asked since this was a conditional zoning certificate, could we make a condition that we do not want cars on the roof. Mr. Guerra indicated we could. Mrs. Hummel stated it was her belief that if there were three cars on the roof of this dealership, there would be four at the next one as everyone tries to out-do each other. If the rest of Council is in agreement, Mrs. Hummel would be willing to make an amendment. She will work with the Law Department. Mr. Flinn asked if the cars were inside or outside. Mr. Guerra stated they were outside. Mr. Flinn asked what was at the 45' height. Mr. Hopkins stated it was the Marhofer Auto sign. The building is a two-story building but there is not an actual floor. Mr. Flinn stated he agreed with Mrs. Hummel about the cars. Mr. Barnhart also agreed. He felt if we allowed two cars now, there would be no limit. He thought there should be something in the code stating the City would not allow it. Mrs. Pyke asked who was storing cars at Schwebel's. Mr. Guerra indicated it was Marhofer. Mrs. Pyke asked if there was anything stating you cannot store cars there. Mr. Guerra indicated it was a parking lot. Mr. Potts stated he agreed with the elimination of cars on the roof. He felt it would be an open book. He would like to see it amended out.

Committee recommended bringing out B-103.

Committee adjourned at 7:07 p.m.