

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee Meeting
September 5, 2006

Members: Kathy Hummel, Chair
Tim Gorbach
Ken Barnhart

Mrs. Hummel called the meeting to order at 6:20 p.m.

The minutes of the July 10, 2006 meeting were approved as submitted.

Legislation Considered:

Temp. Ord. A-84
Temp. Ord. A-85

Discussion:

Temp. Ord. A-84

An ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Mill Pond subdivision and declaring an emergency.

Mrs. Hummel read A-84 (second reading). Mr. Guerra said this ordinance is a request for preliminary plat approval of the Mill Pond Subdivision, a 74-unit condominium project on about 50 acres zoned R-5 Medium Density Residential. The Planning Commission approved the plat at its July 18, 2006 meeting subject to various conditions noted on the staff report.

David Hunter (Vice President, First Akron Development Corp.), a partner in the project with Design Construction, said that his family has been involved in condo construction in Cuyahoga Falls for 20 years. He is working with the City to address environmental aspects including tree and pond preservation.

Mrs. Pyke asked about the 22-24 foot width of the cul de sac. Mr. Guerra said the private street will be constructed as a possible public loop street. All other streets in the project will be the standard 26-foot width.

Mrs. Klinger expressed concern about the private road in the development, stating that it appears Council has little control over final plat approval once the preliminary plat is approved.

Bob Unruh (4685 N. Ridge Rd., Akron), a partner in the development, said the private/public streets are clearly delineated and will be included in the by-laws of the condo association.

Denis Osowski (3244 Cherie Circle, Cuy. Falls) asked if the Fire Dept. had commented on the cul de sac. Mr. Guerra said the primary concern of the Fire Dept. is whether or not the street can accommodate a fire truck, which it can. Mr. Osowski asked if the flood plain maps were still accurate since the last map was dated August 1976. Mr. Guerra said final engineering will include full site surveys. Mr. Demasi said the engineers have already begun their surveys. Mr. Osowski questioned the purpose of the tree survey. Mr. Guerra said the code requires that developers make every attempt to save any tree 24" in caliper or larger.

Mr. Osowski noted that the proposed 50-acre project includes 25 acres that are not suitable for development. Approximately 17 acres will be used for buildings and roadways, leaving just 8 acres of woodland left. He encouraged the city to insure adequate open space.

Mrs. Hummel agreed that preservation of the woodland area is important. She said there was some concern expressed in Planning Commission regarding the entrance/exit to the development on Bath Road. She asked if there is enough right-of-way for a turn lane. Mr. Guerra said the turn lane is probably not feasible because of the bridge. The situation will be addressed in the final drawings.

Mr. Walters asked about the history of the area, since there is a concrete spillway just east of State Road which causes Mud Brook to become Mill Pond. Mr. Demasi said the dam structure is privately owned by Mr. Hunter.

Mayor Robart said that Mr. Hunter's vision regarding condo construction over the last 20 years has greatly benefitted city. He believes that the Mill Pond Subdivision will be an asset.

The committee recommended bringing out Temp. Ord. A-84 for approval.

Temp. Ord. A-85

An ordinance authorizing and approving the conditional zoning certificate for a Super Car Wash at 3597 State Road and declaring an emergency.

Mrs. Hummel read A-85 (second reading). Mr. Guerra said this ordinance is a request for approval of a five-bay car wash to be located on State Road between Marc Drive and Cochran Road. It will be similar to the one on Tallmadge Road in Akron.

The committee recommended bringing out Temp. Ord. A-85 for approval.

The meeting adjourned at 6:54 p.m.

