

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

May 16, 2005

Chair: Terry Mader; Vice Chair: George Potts; Member: Kathy Hummel

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:20 p.m. The minutes of April 4, 2005 and April 18, 2005 were approved as submitted. All members of Committee were present.

Pieces of Legislation this evening (second readings):

B-68	An Ordinance authorizing and approving the site plan for development of a new 21,206 SF Fire Station at 3497 Wyoga Lake Road in a R-17 Medium Density Multiple Family District and declaring an emergency.
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Fred Guerra indicates this is a site plan approval for the new #5 Fire Station on Wyoga Lake Road. The Planning Commission approved this plan at their previous meeting with the following stipulations:

1. Design completed as submitted
2. Landscaping must be of new sign/landscaping code
3. All outdoor lighting poles not greater than 15'

David Mann, 286 N. Cleveland-Massillon Road (REM Architect), describes the concept, layout and floor plan of Station #5. There is a dispatch wing, apparatus section and bays for the Emergency Vehicles. The training room holds 90 people. There is training equipment, fitness components, and dispatch area. There are four bays for the vehicles and the elevation is one story, but is actually two stories with a lower level accessed through the back entrance.

Mrs. Hummel questions the issue of only 71 parking spaces. She is concerned with the Training room being at capacity, there may not be enough spaces. Mr. Mann indicates there will be future paving in the rear for additional spaces but he feels confident it will initially be sufficient. She is thankful that the City is bringing this before Council and appreciates the City meeting the same requirements as private developers. Mr. Potts also is grateful the City project is being brought forward to Council and Planning Commission. What type of schedule are we on? Mr. Brodzinski indicates we should have prices by the end of June with the bid process and break ground as soon as July.

Mr. Gorbach indicates he is impressed with the design and is excited to see this come forward.

Mrs. Pyke: Is there an elevator? Mr. Mann indicates there is a storage facility that lines up for the installation of one, but there are entryways on both levels, so we are ADA compliant and an elevator is not needed. Mayor Robart indicates it is highly unlikely there will ever be an elevator.

Carol asks about the Memorial in the front of the building. Mr. Mann is looking into some impressive fire fighters in action (bronze). There may be some grass root fundraising for this. Chief Snyder indicates the training capability of the new station is state of the art and is available for police AND fire. Mr. Walters asks for the time frame of construction. Mr. Mann indicates around 9 months. Chief Snyder indicates the firefighters will be operational the first day they will let us move in.

The committee recommended bringing out Temp. Ord. B-68

Planning & Zoning recessed at 6:42 p.m. and reconvened at 7:25 p.m. for discussion of B-67.

B-67	An Ordinance amending the Planning and Zoning Code, Part 11 of the codified ordinances of the City of Cuyahoga Falls, and repealing Part 17 of the codified ordinances and declaring an emergency.
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Mr. Guerra indicates he has prepared the Review and Approval Schedule for the new Planning/Zoning Code. The following titles were reviewed this evening:

Chapter 1111 General Provisions

Chapter 1112 Interpretation and Definitions

Chapter 1113 Review Bodies and Authority

Chapter 1114 Applications, Criteria and Procedures (there will be a sign on every property that is either provided by the city or by the applicant). Minor Site Plan under 12,000 SF goes through an Administrative Review vs. a full plan. These are usually a small business and the committee was in favor of these being an Administrative Decision.

Chapter 1115 Nonconformance. Abandoned uses vs. inactive uses are changed a bit. For example, a machine shop that has been abandoned/used for 180 days will lose its non-conforming use. If it is for sale, the utilities are being paid, then the nonconforming use will remain in effect for a year.

Chapter 1116 Sign and Landscape Design Nonconformance.

Council will continue to review the New Planning & Zoning Code on Monday, May 23, 2005.

Held Legislation:

B-1	An Ordinance authorizing and approving the site plan for a 19,177 Sq. Ft. addition to the existing Acme #12 at 2630 Bailey Road in a Highway Service Commercial District and declaring an emergency.
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Miscellaneous Business:

Planning and Zoning Committee Meeting adjourned at 8:03 p.m.