

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

May 23, 2005

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:55 p.m. All members of Committee were present.

Pieces of Legislation this evening (second readings):

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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Questions/Comments from the last review of the Planning/Zoning Code:

Carol asks about how the Planning/Zoning interpretation is being added to the code automatically. Fred indicates this is to help define the code consistently. Carol would like the notice to come to the Clerk for the rest of the Council to be notified. Minor Lot Splits of no more than 5 lots is uncomfortable for me to put in. Fred indicates we currently have 2 in our code and that five conforms to the Ohio Revised Code. This is applicable to any type of land like commercial or residential. Mary Ellen indicates she is uncomfortable with the lot splits being at five. Mr. Korycan indicates that a minor lot split is predicated with utilities and roads already in place. Mrs. Hummel indicates she tends to agree with Mr. Guerra on the lot splits, but maybe we could place a limit on size. Terry asks about the notification process to residents who abut the property. For Preliminary Plats, the sign was designed to give the public notice on the parcel. Carol feels a mailed notification to property owners is not unreasonable. The sign may not be enough. Mary Ellen would like them notified at the Preliminary Plat level *and* at the final, but would concede to one mailing notification. Mrs. Hummel would agree that abutting property owners would be reasonable to notify. The approval Site Plan is supposed to be two years, there is a typo in the book.

Minor Site plan approval of 12,000 SF seems to be very high. Fred agrees there has been a lot of discussion on this topic since last week. Mr. Mader agrees that he would like to see it reduced. At 12,000 SF, Fred indicates it triggers certain code requirements.

Mary Ellen asks why the code indicates 12 units without Council approval. Fred will look at this and get back on Wednesday.

Title 2 has four Chapters: Subdivision Regulations – General, Street Network and Design Blocks and Lots Infrastructure Design Standards:

Subdivision Regulations – General Street Network and Design:

- Intent and Applicability
- Subdivision Elements
- Waivers
- Intent and Applicability
- Streetscape Design Elements
- Street Standards
- Street Names and Addresses
- Intersection Design
- Traffic Calming Measures

- Typical Street Cross Sections

Mrs. Hummel asks about “disconnected” streets. Are we talking about cul-de-sacs? Mr. Guerra indicates this is about cul-de-sacs. Mrs. Hummel is uncomfortable with these type of streets due to safety reasons. Fred indicates we do not encourage these type of streets; however, there sometimes are topography issues that are addressed by using cul-de-sacs. Fred indicates the new code discourages it more than the old code.

Mrs. Hummel asks about the Street Classifications and requests examples of the different classifications. On page 2-11, the yield lane wasn’t clear. Is this a turn lane on State Road? Fred indicates a “yield” lane is where cars are parked on both sides and you would have to wait to let a person go by to drive through.

Blocks and Lots:

- Intent and Applicability
- Block Types
- Block Sizes
- Lots

Infrastructure Design Standards:

- Intent and Applicability
- Open Space
- Flood Plain and Storm Waters
- Utilities
- Public and Community Facilities
- Off-Site Improvements

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.