

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

June 20, 2005

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

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

Pieces of Legislation this evening (second readings):

B-81	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary and final plat of the Reuther Subdivision and declaring an emergency.
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Peter Korycan indicates this is a simple lot split on Monroe Falls Avenue regarding the Reuther property and “piggy-backs” Temp. Ord. B-81 on the new Mini Warehouse Storage.

The committee recommends bringing out Temp. Ord. B-81

B-82	An Ordinance authorizing and approving the site plan for development of a new 26,600 SF Self-Storage Mini Warehouse, 6 building complex at 1350 Orlean Avenue in an Industrial Park Zoning District and declaring an emergency.
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Peter indicates this project is for construction on a newly created lot with six structures of self-storage. One of the buildings is for campers/boats and the other facilities will be for personal use. Access will be by code via the customer. Mrs. Hummel asks if there is a drawing available for the landscaping? Peter indicates there isn't a large drawing available yet, but it will be according to the new Landscaping code. The mini warehouses will occur first in this project. Mrs. Klinger asks if there is more about the layout? Peter indicates he has a diagram of the storage complex by REM architects. These are low profile buildings.

Don Nelsch, North Haven Blvd., indicates he was the dissenting vote from the Planning Commission. He does not feel the plan was complete. The retention pond near the residents is appropriate. He urges Council to consider this carefully. Peter indicates the retention pond holds a body of water and there was a concern of having a body of water there. Mrs. Hummel recalls that in discussing storm water management, we would consider other options and only allow retention ponds as a last resort. Maybe we should take a further look at this. Mr. Potts ask where the water travels now? Peter can't commit if it will be retention vs. detention pond. Tony indicates that since this is above one acre, the EPA will look at the quantity and quality of water coming off the property. In larger storms, the water can be held on the property for a longer period. Mr. Guerra indicates we made sure they are using the best water management practices. Mr. Gorbach asks if we had any problems in the big rains over the last two years? Mr. James indicates there was flooding at Willis/Orleans. Mr. Mader indicates we will hold this ordinance pending further information.

B-83	An Ordinance authorizing and approving the site plan for development of a new 12,645 SF Office building at 57 Graham Road in a Highway Service Commercial Zoning District and declaring an emergency.
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Mr. Korycan indicates this is between the Falls Catholic Credit Union and the Giant Eagle for a dental office building. There was a unanimous approval for this office building from the Planning/Zoning Commission.

David Pelligra, 2231 Broad Blvd., the building is all masonry with a modern feel to it in earth tone colors with the parking lot on the South side. The entrance is off the private drive being constructed now. The building is actually 6500 SF.

The committee recommends bringing out Temp. Ord. B-83

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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Public Hearing on B-73 Scheduled for July 11, 2005 at 6:30 p.m.

B-73	An Ordinance approving the rezoning of 1.61 acres of land more or less, from its current Industrial General (I-G) District Classifications to General Commercial (C-G) Zoning Classification for property located at 172 Howe Avenue and declaring an emergency.
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Miscellaneous Business:

Planning and Zoning Committee Meeting adjourned at 6:39 p.m.