

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

July 5, 2005

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:21 p.m. All members of Committee were present except for Mr. Potts. The minutes of June 20, 2005 were all approved as submitted.

Pieces of Legislation this evening (second readings):

B-96	An Ordinance authorizing and approving the site plan for development of a new mixed use building at Urban Renewal Parcel 107 in an Urban Renewal Commercial (C-U) District and declaring an emergency.
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Sue Truby indicates there are several changes to the Parcel 107 Project, which includes reducing the retail space to 4600 SF, reduce the number of parking spaces to 145 (43 are public spaces) and changing the start date from July 2005 to October 2005. There will also be an entrance on the Riverfront Parkway level to the parking garage along with an entrance at the mall. The figure of \$1,720,000 was the original commitment by the city but now \$1,309,500 is the city's commitment.

Nathan Zaremba, 737 Boliver, Cleveland, OH. Mr. Zaremba indicates he has discovered a lot of hard rock and the budget isn't allowing deeper digging. We modified some of the plans as described by Sue. Mr. Zaremba presented several diagrams describing the project. Mr. Zaremba indicates they have continued to do a market study on the criteria of people who may be interested in these units. 30% of the building must be sold prior to the building beginning and he is encouraged by the 32,000 prospective "hits" through his market study.

Kathy asks about the 102 private spaces on levels 2/3. That averages around 2 spaces for the 48 units. The public parking is in addition to this and Mr. Zaremba is comfortable about the number and feels it is generous. Mrs. Truby indicates that access to their homes for the residents during festivals is crucial. Mrs. Truby requested this in Jan/Feb via email to Mr. Zaremba. The issue Mrs. Hummel has is the loss of over 50 public spaces to the downtown area with these changes. Mrs. Hummel would like to see a model superimposed to get a visual of the project. Mrs. Hummel cautions Council about this project since the code is before us and we have to make changes for this project.

Mr. Gorbach asks about the 65% increase on parking from last year. Last year was about \$10,000 per space and now with the increased cost of steel/construction, it is more likely \$13,000-\$17,000. This contract is at \$16,500 per space. These two items have gone through the roof recently according to Mr. Zaremba. This was part of the negotiation, however, the \$16,500 will not even cover the entire cost of the spaces.

Ed Davidian, 77 Meadow Lane, Peninsula. As part of the Planning Commission, we were very impressed with the marketing and the scope of this project. The magnitude of this project was enormous and he wants to thank Sue Truby and Fred Guerra for their hard work.

Roly Sequin, 1730 High Bridge. Asks how high the building is? It is seven stories and would be around 70 feet. This will be amongst the tallest in Cuyahoga Falls. This will be the dominant structure of Downtown.

Mrs. Klinger acknowledges that getting into this project was going to generate changes. She thanks Mr. Zaremba for his creative beautiful building. Mrs. Hummel indicates the site plan shows 86 feet from the Riverfront level according to the Plans.

The committee recommends bringing out Temp. Ord. B-96

B-97	An Ordinance authorizing and approving the site plan for development of a 22,600 SF manufacturing and warehouse addition at 60 Cuyahoga Falls Industrial Parkway in an Industrial Park (I-P) District and declaring an emergency.
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Mr. Guerra indicates Architectural Design Studios, Inc requested this project. The Planning Commission voted to recommend approval of the site plan for an expansion of 22,600 SF warehouse/manufacturing space with a loading dock and parking subject to the building/site plan, new lighting must be hooded or shielded and not higher than 15 feet.

Mrs. Hummel requests that we be provided with drawings and site plan descriptions to better assess and visualize the developer's projects.

Mr. Davidian indicates that in the Planning Commission they receive blue prints and he would be glad to turn these over to City Council. Terry confirms that we need further information like in Planning Commission so all of Council is able to see the scope of the projects.

The committee recommends bringing out Temp. Ord. B-97

B-98	An Ordinance authorizing and approving the site plan for development of a 2,998 SF retail building addition and drive-through at 310 Tallmadge Road in a General Industrial (I-G) District and declaring an emergency.
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Fred indicates this is requested by Arkinetics, Inc. The Planning Commission meeting voted to recommend approval for an addition of 2998 SF retail space with a drive thru at an existing convenience store located at 310 Tallmadge Road.

Sue Maans, 1279 W. 73rd , Cleveland, OH. Shows the architectural drawings along with paint chips of the colors. There have been updates to the landscaping as requested.

Mrs. Pyke asks about the retaining wall. The decorative rail will be on top of the retaining wall, but there will be sidewalk first, then trees/shrubs, landscaping then the wall/rail. They are anxious to start immediately.

The committee recommends bringing out Temp. Ord. B-98

Planning and Zoning Committee Meeting recessed at 7:10 pm and reconvened at 8:20 pm.

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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Fred indicates that this is an innovate code for any city in the State of Ohio. I have been reviewing this code for two years and it is a good document. He is proud of everyone's effort in finalizing the code.

Mrs. Hummel asks if the Table of Contents will have page numbers? Mr. Guerra indicates it will. This has been a challenge for me and this is a major change to our code. The residential

neighborhood section (4-7 section) indicates some of the housing types will be more of a recommendation. There will be recommendations on accessory uses, materials, and basic day-to-day materials. We are making it more specific and the revised plan will have the type of houses in specific areas. On page 4-22, on mixed-use centers, we are requiring brick, stucco on three of the planning areas, but not in the Northampton areas. This allows a developer to keep more rural in the Northampton area according to Mr. Guerra. On page 3-64, on parking table for mixed use, one space for dwelling unit. What is the rationale there? Fred indicates it was taken from other codes. It is actually 1.75, and as Zarembo indicated it is closer to two. Fred asks Council to take a look at these numbers and we can adjust them.

Mary Ellen Pyke: Section 1-3, what is the dwelling unit numbers? We kept it at eight, which is what is at now. We changed the minor site plan to 8,000 SF and the dwelling units to 8. We will be notifying at preliminary and final plats to abutting property. Garage door height is 9 feet.

Mrs. Klinger asks if we need a 30-day wait vs. immediately passed legislation. Fred would like it done immediately. Mrs. Klinger is concerned with the recreational vehicles. The only change is that it has to be screened. You can still park in the driveway, but with the setback of your house. The major change is the screening process. Mrs. Truby indicates we enforce the RV code on everyone that is reported to us.

The committee recommends continuing to hold this legislation.

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.
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.

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:

The Planning/Zoning Committee adjourned at 8:48 p.m.