

# Cuyahoga Falls City Council

## Minutes of the Planning and Zoning Committee Meeting

### October 18, 2004

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 October 4, 2004 committee minutes were approved as submitted.

#### Scheduled legislation (second reading):

<b>A-145</b>	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Hidden Lakes planned unit subdivision and declaring an emergency.
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Fred Guerra indicates the developer is requesting preliminary plat approval for the Hidden Lakes, a 68.83 PUD development. Hidden Lakes would be developed under Chapter 1138 Planned Unit Development District. The applicant is Hudson One, LLC and the Agent is Braun-Prenosil Associates. At the October 5, 2004 Planning Commission meeting, a majority of the Commission members voted to recommend approval of the preliminary subdivision plat based on Chapter 1138 PUD and with the following stipulations:

- 1) All streets shall meet the local street requirements in the proposed regulating code. Also, any bridges, signs or retaining walls shall incorporate simulated stone.
- 2) The preliminary plat must meet all development criteria in Section 1115.06 and Chapter 1117 of the Subdivision Code.
- 3) The preliminary plat shall meet of Chapter 1713 Landscaping and Screening including tree preservation and street trees requirements. Street trees and other replacement trees shall be natural to the area.
- 4) The following relief will be granted:  
Single-Family Detached (R-4) (Fred did not itemize every variance, but has a record of the recommendations in the Planning Commission Committee Report)
- 5) Pay \$50,000 to the City of Cuyahoga Falls Development Department \upon final plat approval for development of a park in the vicinity of this development.
- 6) At least 50% of the units will have some stone or brick on the front elevation.

Mrs. Hummel asks about the variances granted. All the Single-Family detached relief and variances were granted and this is an extensive list. Mr. Potts is concerned with the number of variances that are being granted. There is a restriction on play apparatus in people's yards. He feels we need property or a location for the play/park apparatus for the development. Mr. Potts feels a lot should be designated by the developer for park purposes.

Mark Strauss, 8530 North Boyle Parkway, Twinsburg, OH. A combination of the old code and new code was used in conjunction with. This development is a 63.5 million dollar development with 244 homes. There is a projected 5 million dollar commercial aspect. Mark Prenosil indicates the lots average 7500 SF. The 127 lots are between 5320 and 13511 SF. There are approximately 100 – 120 lots that are less than 10000 SF. All of the lots are at least 50 feet at the building line. There is only one lot at the 26 ft on the curve (by the ravine).

Mr. Gorbach would like the definition of "play apparatus". Hidden Lakes is a maintenance free community. A landscaping package is bought when you move in. Hidden Lakes takes care of your lawn and snow removal. With a separate play area in Hidden Lakes, the biggest issue is liability and this would increase the maintenance fee. We have planned fountains for the lakes and possibly gazebos. The parks/recreation division would like to have the city build a park in the area. We talked

to the national park to coordinate their trail with a city park. The \$50000 Park/Recreation fee for development of a park will be deposited with Community Development and given to the Park/Recreation. Mr. Barnhart asks if a parcel of land was given to the city wouldn't that take the liability away from the maintenance fee of the residents? The street width will meet the new and present code of 26 feet. There will be sidewalks. Mark would like to see a multi use path down the boulevard as a connection to the National Park.

Ed Davidian, 77 Meadow Lane. As a part of the Planning Commission, we spent an extensive amount of time on this project. This is annexed land for a specific purpose of development. The free space far exceeds any other development in Cuyahoga Falls.

Terry feels this is an introduction to a new corridor down State Road. The developers have gone beyond what was necessary and have visions for this area. This will also meet the needs of Boston Township. This is the first approach to helping Ward 8 with sewer/water lines in the area.

*The committee recommends bringing out Temp. Ord. A-145*

Planning and Zoning Committee Meeting adjourned at 7:14 p.m.