

# Cuyahoga Falls City Council

## Minutes of the Planning and Zoning Committee Meeting

### October 4, 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 September 20, 2004 committee minutes were approved as submitted.

#### Scheduled legislation (second reading):

A-138	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Saunders Street extension subdivision and declaring an emergency.
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The Planning Commission approved the Saunders Street Extension Preliminary Subdivision Plat on 9/21/04 with the following findings and stipulations:

- 1) The Final Subdivision Plat must be in general compliance with File P-31-04-P
- 2) Street trees must be planted according to Section 1713.05 of the Sign & Landscaping Code.
- 3) Front yard setback variance from 30' to 25' are given for lots 1,2 9 & 10.
- 4) Provisions are written into the deed restrictions for maintenance of detention basins.

Mr. Potts asks how many lots there will be and Mr. Guerra indicates there will be ten. Saunders will exit off of Roanoke Avenue. Mary Ellen asks how many detention basins are included? Mr. Guerra indicates there is one large area against the Route 8 expressway. The island will be taken out of the final plat after further discussions at Planning Commission meeting. Mr. Walters indicates the wrong date of September 22, 2004 was on the plat and therefore, he

Mike Estered, 3121 Saunders, questions the length of the basin. Mr. Guerra states it is behind lots 7-8-9 and is close to 300 feet long. There are 20 young children in the area and he is concerned with little children finding their way to the basin. Mr. Guerra states he doesn't have the final specifications on the basin, but he will work with the developer to make sure it is shallow. Keeping that basin dry will be a problem Mr. Estered feels. He also feels the only access being Roanoke is a safety issue? Mr. Guerra indicates there is nothing stating they can't do that. The subdivision code does allow for this. Mr. Estered is concerned with the water and the water table of the area. When his neighbor built his house, the basement filled with water when excavated and they had to modify the plans to a bi-level house.

Todd Robb, 3183 Saunders, is concerned over the health issues with the detention pond. The number of children in this area accompanied with the West Nile Virus attraction with this pond can be a great concern.

Mrs. Hummel indicates that normally changes to this plat are not accommodated at this stage and doesn't want the residents to think another access way would be made. Mr. Robb indicates water is a serious problem and the water runs off the apron of the driveway and comes over the curbs in the area. There is algae and sitting water on the street. Mr. Robb has contacted the street department for assistance. Mrs. Carr will inspect the area with Mr. Bell and work with the residents prior to the final plat.

Mrs. Hummel feels we need to protect the residents already there prior to the final approval. Mr. Bell indicates we have given the developer suggestions on where to direct the water, but ultimately it is up to the developer.

Mr. Walters would like to be notified of the final findings for this development.

*The committee recommends bringing out Temp. Ord. A-138*

A-139	An Ordinance authorizing and approving the site plan for development of a new 21,558 SF Industrial Building at 3884 State Road in a General Commercial (C-G) Zoning District and declaring an emergency.
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Mr. Guerra indicates the Klassic Hardwood Flooring is requesting a site plan approval for the construction of a 21,559 SF showroom/warehouse facility with offices. The front showroom/office is two stories with stone base and cedar shake shingles. The warehouse portion is concrete block with one story mezzanine. New drives, and parking are part of the project. A constructed wetlands system will be built for storm retention.

The Planning Commission approved the Klassic Hardwood Flooring site Plan on 9/21/04 with the following findings and stipulations:

- 1) The building and site must be constructed according to plans in file P-33-04-P
- 2) Landscaping must be completed according to requirements of the CF Sign and Landscaping Code and the approved landscape plan in File P-33-04-SP. Medium screening required on west property line.
- 3) The applicant must comply with all City Engineer requirements and must be a \$500 site inspection fee to the Cit of Cuyahoga Falls Engineering. Department
- 4) Applicant shall, prior to the issuance of a building permit, post with the Department of Industrial and Community Development a landscape cash bond in the amount of \$5000.

Mr. Potts acknowledges the beautiful building and hopes that it sets the tone for future establishments of State Road.

*The committee recommends bringing out Temp. Ord. A-139*

Planning and Zoning Committee Meeting adjourned at 6:45 p.m.