

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

November 1, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:24 p.m. All members of Committee were present. The October 18, 2004 committee minutes were approved as submitted.

Scheduled legislation (second reading):

Mr. Mader indicates a Public Hearing is scheduled for Temp. Ord. A-153 on Monday, December 13, 2004 at 6:30 p.m. This legislation will be discussed at that time.

A-154	An Ordinance authorizing the vacation plat for Edison Street & dedication plat for utility easement and declaring an emergency.
-------	---

Mr. Bell states this is the final request for Front St. and Hudson Drive. We are vacating this street from the project since we no longer need the right of way. Mrs. Hummel states her and her husband are property owners at the Silver Swan therefore she will not be participating in a vote on this issue. Mr. James reiterates that McCready Tire will be pleased with this finalization of this project.

The committee recommends bringing out Temp. Ord. A-154

A-155	An Ordinance accepting the Planning Commission approval, findings and conditions of the final plat of the shops at Bailey Road – Giltz & Associates, Inc. subdivision and declaring an emergency.
-------	---

Mr. Guerra indicates this is for the final subdivision approval for the Shops at Bailey Road. The final subdivision would contain 5 separate parcels. This property is zoned Commercial Office District. Giltz and Associates plans to redevelop the site by renovating the present office building and constructing at least three additional commercial buildings. The First Merit Bank would also remain on the site.

At the 10-19-04 Planning Commission meeting, the Commission members voted to recommend approval of the final subdivision plat for The Shops at Bailey Road subject to the following findings:

- 1) All lots have a deed restriction that includes shared parking and rights to common ingress and egress.
- 2) All separated parcels/buildings have proper fire separation.
- 3) Any and all easements are granted to the City as deemed necessary to service the subdivision.

Debbie Ritzinger is excited to see this project come full circle.

The committee recommends bringing out Temp. Ord. A-155

Planning and Zoning Committee Meeting adjourned at 6:30 p.m.