

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

November 22, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:35 p.m. All members of Committee were present.

Scheduled legislation (second reading):

A-167	An Ordinance accepting the Planning Commission approval, findings and conditions of the final plat of the Falls Village Final Subdivision and declaring an emergency.
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Fred indicates this is a final subdivision for a retirement community. They are requesting to subdivide a 9.3444 parcel into four separate parcels. The applicant is Falls Village Realty LLC. The agent is Withers Design Group. This subdivision will allow Falls Village Realty LLC to locate current buildings and the two proposed building on separate parcels. The subdivision arrangement also allows for a clearer legal separation for both financing and tax purposes and will serve as a master site plan for development. In addition, the parcels will be separated at locations that allow for proper building setbacks and at locations that allow for proper fire separation.

At the November 16, 2004 Planning Commission meeting, the Commission members recommended approval of the request for final plat approval for the Falls Village Subdivision with the following findings and conditions:

1. The Final Plat includes all requirements of the Cuyahoga Falls Subdivision Regulations.
2. All lots have a deed restriction that includes shared parking.
3. All separated parcels/buildings have proper fire separation.
4. Pay a \$100 per plat page and \$10 per document page recording service fee to the City of Cuyahoga Falls Planning Department.

There will be deed restrictions with each lot. The parking is shared for the entire facility. They do have enough parking spaces. In the future, if those lots are sold, they will still have enough parking. Debbie is anxious and glad it is moving forward.

Tom Sullivan, Tallmadge Road, feels this is a wonderful development and Michael Francus has been wonderful to work with.

The committee recommends bringing out Temp. Ord. A-167

Planning and Zoning Committee Meeting adjourned at 6:40 p.m.