

# Cuyahoga Falls City Council

## Minutes of the Planning and Zoning Committee Meeting

### December 20, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:03 p.m. All Committee members were present except for Mrs. Hummel. The minutes of December 6, 2004 were approved as submitted.

#### Scheduled legislation (second reading):

<b>A-153</b>	An Ordinance approving the rezoning of 9.2 acres of land more or less, from its current Commerce & Industrial Park (CIP) District classification to R-8 Single-Family, Two-Family and Planned Residential Zoning classification for property located at the southwest corner of State Road and Chart Road (Parcels 35-00775, 35-00777 and 35-00778), as more fully described and depicted herein and declaring an emergency.
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Mr. Guerra indicates that this is a zoning map amendment of the former Ascot Motel site. It is presently CIP to be rezoned R8 single family. The property is 9.2 acres. At the 10-19-04 a majority of Commission members voted to recommend approval of the rezoning request for above stated parcels from Commerce and Industrial Park zoning classification to Single family, Two-Family and Planned Residential zoning classification.

Mr. Potts is a little leery about bringing residential out all the way to State Road. Can we allow a little commercial in the front like on Portage Trail? Mr. Guerra indicates the new codes allow for mixed-use area. We feel that if you have a long linear strip of commercial, it dilutes the continuity. Residential will be allowed in the new code along State Road. People didn't mind higher density along State Road at the Charrettes. We are following these recommendations from the Charrettes. There will be significant landscaping along State Road to compliment these condos. The developer will be responsible for providing a buffer along State Road and the south side of the property. On Chart Road, are they aware of the substantial contribution for the Chart Road improvement fund? Mr. Guerra indicates they are aware.

Mr. Gorbach asks about the traffic issues that were addressed from the Public Hearing? Mr. Guerra indicates we haven't gotten to this point yet. If we need an easement for street widening or improvement of Chart Road, we will address it later in the plans. Mr. Gorbach wants to make sure Ms. Zorn and Mr. Thompson is notified.

Frank Thompkins, 124 Chart Road, feels this is inconsistent with the State Road corridor. I don't see residential along State Road. The traffic turning left onto State Road will increase along with the Assisted Living complex. Chart Road is in very poor condition and the traffic has increased. There is crowing on the road along with driveway skirt damage from people sliding into my driveway.

Mr. Guerra indicates when the subdivision is presented we will make sure that there is sufficient land for a possible turn lane.

The committee recommends bringing out Temp. Ord. A-153

<b>A-178</b>	An Ordinance authorizing and approving the site plan for a 9,942 SF Medical Office Building at 63 Graham Road in a Highway Service Commercial District and declaring an emergency.
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Fred Guerra indicates that Frank J. Pla, Inc. is requesting site plan approval for the construction of a 2-story, 9,942 office building at 63 Graham Road. This is the rear property of the Kay subdivision. The site will have 54 parking spaces. The building will house at least two tenants. At the December 7, 2004 Planning Commission meeting, the Commission members recommended approval of the request for site plan approval for the medical office building with the following stipulations:

1. Landscaping plan must meet the Codes.
2. The developer must comply with stipulations in Ordinance A93.

Mr. Potts asks about the storm sewer easement that serves much of Ward 5, which is east of Giant Eagle. This has all been approved according to Mr. Guerra. This is a severe Grade change.

Mrs. Pyke asks about tree clearing. Fred indicates they have already cleared and did not map them prior to cutting. Since we do not know what was there, we will require some tree planting. Are there going to be any considerations for traffic in/out? Fred indicates we will be looking at this and it is an ongoing problem. Who is looking at it? A traffic study has been requested, but Mr. Sabino has not started one as of yet.

Mr. Gorbach indicates the sign of “do not block apron” does help, but they do have a police officer that assists during busy times at the Falls Catholic Credit Union. Mr. Guerra indicates the different elevations prohibit us from evenly tying together the parking lots. The developer is tying in to our City system at Lillis according to Fred for their sewer.

The committee recommends bringing out Temp. Ord. A-178

Planning and Zoning Committee Meeting adjourned at 6:32 p.m.