

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

December 6, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:20 p.m. All members of Committee were present. The minutes of November 1, 2004 and November 22, 2004 were approved as submitted.

Scheduled legislation (second reading):

A-166	An Ordinance authorizing and approving the site plan for a 7,597 SF addition to the Women's Clinic Medical Office Building at 1886 State Road in a Highway Service Commercial (C-H) District and declaring an emergency.
-------	--

Fred Guerra indicates REM Architects, Inc. is requesting site plan approval for a 7,597 SF addition to the existing 12, 121 SF Woman's Clinic II Office Building at 1886 State Road. The project includes building construction, parking lot alterations and new landscaping. The project meets all zoning and landscaping code requirements. At the November 16, 2004, Planning Commission meeting, a majority of Commission members voted to recommend approval of the site plan for the addition of the Women's Clinic on State Road with the following stipulations:

- 1) Applicant must pay a \$500 site inspection fee to the City of Cuyahoga Falls Engineering Department.
- 2) 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. Upon the completion of the improvements required by this approval, the cash bond shall be returned to the applicant. However, in the event, the applicant fails to complete the required improvements in the time allotted by law, the cash bond shall be forfeited to the City and the City may use said bond to complete the required improvements.

Mr. Potts inquires if additional signs will be added. Fred indicated most likely and the signs would have to comply with the new sign ordinance.

Paul Testa, part owner of the Woman's Clinic, indicates the idea of a woman's clinic is for plastic surgery, OB/BYN services, and other woman's issues. There will be signs added as the building is expanded.

The committee recommends bringing out Temp. Ord. A-166

Planning and Zoning Committee Meeting adjourned at 6:25 p.m.