

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

February 7, 2005

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.

Scheduled legislation (second reading):

B-11	An Ordinance accepting the Planning Commission approval, findings and conditions of the final plat of the Saunders Place Subdivision and declaring an emergency.
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Mr. Guerra indicates this is a request for final Subdivision approval of a 10-parcel subdivision on Saunders Street. The proposed development is on a cul-de-sac and will complete Saunders Street. At the 1/19/05 Planning Commission meeting the Commission members voted to recommend approval of the final subdivision plat for Saunders Place subject to the following findings:

- The Saunders Place Final Subdivision complies with all documentation in File P-01-05-S
- The Final Subdivision meets all relevant development criteria of Subdivision Chapter 1117
- The Developer will comply with CO 1117.07(b) of the Subdivision Regulations
- Street trees are planted according to Section 1713.05 of the Sign & Landscaping Code.
- Storm Water Best Management Practices are followed per Section 1124.03 and Table 1124-1 of the new Code.
- Pay \$100 per plat page and \$10 per document page recording service fee to the City.

Mrs. Hummel: In the preliminary state, there was an issue with storm water. What is the Storm Water Best Management Practices that will be followed? Mr. Guerra indicates there is a detention basin behind lots 7, 8, 9, and 10 that is oversized. This will remove more water than what they are creating with the lot development. Mr. Bell indicates the water problem will be accommodated and will hold the water for 24-48 hours. Mr. Walters ask if it is possible to hold water indefinitely? Mr. Bell feels it would accommodate the water. The Homeowner Association is responsible for the detention pond after the developer sells the lots. Initially it is the Developers responsibility to maintain, and then the Homeowner Association will maintain it. If they fail to maintain it, the city will assist and assess the homeowners. Mr. Walters hopes the developer is mindful of the residents whose homes will be passed by the construction vehicles. He hopes they keep the mud and debris to a minimum. Mr. Potts asks where the water is being deposited? Mr. Bell indicates it is on State Route 8.

Veronica Snock, 3187 Saunders Street, asks if the trees will be salvaged. There was only one tree that was 24 inches in diameter that met the requirement for preservation. According to Fred, the Developer may level the area other than that tree.

Jack Stevens, indicates he has the permits, for the Ohio EPA for water & sewer. He wants to thank the board for this new opportunity.

Mrs. Pyke indicates that Kemmpel Point was a success with Mr. Karam's communication with the residents and she hopes that continues. Mr. Guerra indicates that the developer will be giving 10% of the pre-developed costs vs. open space through our code.

The Committee recommends bringing out Temp. Ord. B-11

B-12	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Hampton Bluff Subdivision and declaring an emergency.
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Mr. Guerra indicates this is a preliminary subdivision for 45 lots by State Road and Chart Road. These are 3 attached buildings. This is a Preliminary Subdivision approval of a 45-parcel subdivision. The Planning Commission voted to recommend approval subject to the following:

- All CF Subdivision Regulations are followed.
- The Preliminary Subdivision Plat must be in general compliance with File P-01-05-S
- The landscaping buffer parcel shall be screened to heavy landscaping buffer standards and the area shall be mounded.
- The proposed retention basin must comply with Storm Water Best Management Practices as outlined in the new Code.
- All Sidewalks must be 5' wide.
- A landscaped pedestrian way shall be constructed between lots 34 & 35. The pedestrian way will connect with future Chart Road sidewalk.
- All Tree Preservation and Street Tree criteria and regulation must be followed.
- The Developer will comply with CD 1117.07(b) of the Subdivision Regulations.
- The Developer shall dedicate a 9.5 ft wide land strip along the entire 688-foot frontage of Chart Road to the City of Cuyahoga Falls as additional right-of-way.
- The developer shall pay an amount designated by the City Engineer as payment in lieu of widening for the future reconstruction of Chart Road. Funds will be placed in an escrow account and held specifically for the Chart Road Improvement Project.

Mrs. Hummel asks what is the width of Chart Road. There will be a total of 60 Ft. and the amount for the Chart Road Improvement fund has not been determined yet, but for the nursing home it was approximately \$100 ft. Mr. Potts asks about the buffer to the south. We aren't asking for anything along that boundary. Mr. Guerra indicates the user adjacent to a residential is required to put up a buffer also. Mr. Potts is concerned with the mixture of residential and CIP. Mr. Gorbach asks if we have kept in touch with Mrs. Zorn about property access? Mr. Guerra indicates she has not gotten back with us, but the plans haven't changed since initially discussed. Mr. Flinn asks about the open space. Mr. Guerra indicates the developer is contributing 10% to the open space fund, which is part of the Parks/Recreation or Open Space of Northampton area.

The Committee recommends bringing out Temp. Ord. B-12

Held Legislation:

B-1	An Ordinance authorizing and approving the site plan for a 19,177 Sq. Ft. addition to the existing Acme #12 at 2630 Bailey Road in a Highway Service Commercial District and declaring an emergency.
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Planning and Zoning Committee Meeting adjourned at 6:50 p.m.