

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

April 18, 2005

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:18 p.m. All members of Committee were present.

Pieces of Legislation this evening (second readings):

B-55	An Ordinance accepting the Planning Commission approval, findings and conditions of the final plat of the Boulder Estates – Phase I PUD Subdivision and declaring an emergency.
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Michael Orley is requesting a final plat approval for Phase I of the Boulder Estates Planned Unit Development. This is a 43.6055-acre PUD development that includes 53 lots, 4 open space blocks, 11 future development blocks and one future access way block. The residential neighborhood would be developed under Chapter 1138 Planned Unit Development District. The Engineer is David Jenson, Kenneth Jenson & Associates.

- 1) Storm water retention must take place in the form of a constructed wetland system. Must provide landscape plan for basin and area surrounding basin at least 60 days before construction begins.
- 2) Streets will be constructed in the following manner:
 - a. Boulder Land from State to Quartz Road
 - b. Boulder Boulevard from Quartz Lane to end shall be L-60.
 - c. Quartz Lane shall be a L50/S street type.
 - d. Shale Road shall be a L-40/R street type
- 3) Future Streets must be consistent with Preliminary Plat and meet the criteria in the Planning/Zoning Committee Report.

Kathy Hummel requests the total number of units. There will be Single-family condominiums and there will be 53 total according to Fred. Mr. Potts asks if we are mixing Land Preservation funds with different accounts? Mr. Brodzinski indicates these are two completely different accounts.

Mike Battaglia, 4779 Quick Road, wants to thank Kathy Hummel for keeping him informed about this proposal. Mr. Battaglia doesn't feel that the family wants to sell the property and is being forced into this by the city. He also doesn't want this property to be sold and wishes to pursue the sale himself.

According to Fred, the Quick family was interested in selling the property and is in the process to doing the appraisal for fair market value for us to purchase. The Quick family would rather keep it as a park and approached the City.

Mrs. Hummel indicates there is a road that comes through the juncture at the Battaglia property. Based on the purchase of Mr. Quick's property, the road may be able to be moved North according to Fred. The road isn't in and won't be in for a while, but Fred thinks it will give access out to Quick Road. This parcel is adjacent to the National Park and there is a nice pond. We would not have pursued an appraisal if Mr. Quick weren't interested in selling his property. It is being purchased as a park with the potential of a future thoroughfare.

Mike Orley, 195 Canteberry, the sanitary sewer is picked up within the cemetery on this property. Based on the topography, it was more economical and was easier to access through an easement with the cemetery.

The committee recommended bringing out Temp. Ord. B-55

B-56	An Ordinance accepting the Planning Commission approval, findings and conditions for a lot frontage variance associated with a minor lot split at 1356 West Bath Road (Parcel 35-04238) and declaring an emergency.
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Mr. Ritterbeck is requesting a variance in conjunction with a minor lot Split at 1356 W. Bath Road. The application involves a 2-acre lot split from a 16.68-acre parcel with 363.31 fee of road frontage. R-1 zoning requires that the new lot have 150 feet of road frontage and that the original lot have 210 feet of road frontage, because it is over 5-acres.

Because of building and septic requirements, the new lot will have 263.04 feet of road frontage consequently making the original lot have only 100.27 feet of frontage. Therefore in order to legally split this 16.68-acre parcel, the Planning Commission must grant a lot width variance for the 100.27-foot lot.

Fred indicates that the Planning Commission Recommended approval at the 4-5-05 meeting. The Planning commission also required a 10 ft. general-purpose easement along the entire West Bath Rod frontage to the City of Cuyahoga Falls.

Mrs. Hummel indicates she has spoke with the Ritterbecks who are going to build a new home on the parcel. Mr. Potts agrees and is in favor of this and acknowledges that many of the old Northampton properties have experienced this.

The committee recommended bringing out Temp. Ord. B-56

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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Miscellaneous Business:

None.

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