

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

April 4, 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. The minutes of the March 7, 2005 were approved as submitted. All members of Committee were present. Mr. Mader welcomed Boy Scout Troop 171 who led us in the Pledge of Allegiance.

Pieces of Legislation this evening (second readings):

B-47	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Bath Creek Planned Unit Development (PUD) Subdivision and declaring an emergency.
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Fred Guerra indicates that Bath Creek Estates is being facilitated by developer Bath Creek Estates LLC. They are requesting preliminary plat approval for a PUD. This is on the west side of Bath Road near High Hampton. There will be a total of 173 units. The site is approximately 45 acres and runs south from West Bath Road to Mud Brook. There will be 14.2 acres provided to the city adjacent to the Mud Brook Creek. This will be tied in with the park through to Akron-Peninsula Road. The Planning Commission wanted this to be tied in with other developments. Currently, there is only one entranceway.

Kathy asks where the stub street is located for another entrance? There is a small location where it would be tied into. The street is platted but we won't know until the final plat. The donation in the rear of 14 acres seems to have a severe slope. There will have to be some steps to access the area. The land is not useable because you have to get down to Mud Brook. It is a key part to link to Pleasant Meadow. There are 30 single family, 60 town homes, and 70 condominiums. This is in the Woodridge School District.

Carol indicates there is a "prairie" design in the book. What exactly does this mean? This is a woody effect that blends with surroundings grounds with shake singles & stonework.

Doug asks if the 14.4 acres satisfies the PUD requirements. Fred indicates they are way above the open space requirements. They are also required to provide 10% of the land value, and this exceeds that.

Don asks about the wetlands in the area. This project doesn't entail wetlands, but the front area that handles the creek.

Don Nelsch, North Haven Blvd., the proposal has a 22 ft wide street with not a lot of parking on the street and two spaces in each driveway. There were to be extra cutouts for parking, but have they been identified? Fred indicates there are loops for cutouts and we will try to get two-three spaces every so often. This is a rural type street but we will work with the developers to locate more parking. The west side of the street has many loops and we are looking to identify parking areas. Each unit will have two car garages with two spaces in the driveway for extra parking.

Kathy asks what number of spaces now? There are 300 for the driveway spaces and 40 auxiliary spaces. He is looking for a bank of 10 more or so. There is 8 ft wide park/bike trail lane, not sidewalks, on one side of the street. This will tie in on West Bath through the trail to loop into

Mill Creek. The trail will be asphalt and will be maintained b the city. Kathy is not in favor of asphalt, and would prefer to have concrete.

Mary Ellen asks about the 22 ft wide street. Fred indicates we are mixing up, according to our code, the standards for our streets. This is smaller than the past standard of 26 ft. The charrettes results had people requesting variety. The market in this development is for lifestyle change people; singles and people who are downsizing.

Don Nelsch: This developer meets the new code requirements. We should look at the code to make sure this is what we want for our City.

Terry indicates Mr. Potts was thrilled to see how these will tie-in with other developments and trails throughout the Northampton area.

The committee recommended bringing out Temp. Ord. B-47

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 6:45 p.m.