

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

July 26, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:35 p.m. All members of Committee were present.

Scheduled legislation (second reading):

A-122	An Ordinance authorizing and approving the site plan for development of a new 16,095 SF Commercial/Office Building at 60 Graham Road in a Highway Service Commercial (C-H) District and declaring an emergency.
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Mr. Guerra indicates that REM Architecture is requesting site plan approval for the construction of a 2-story commercial/office at 43 Graham Road. The Building will house approximately 8 tenants with a Hallmark Store as its anchor tenant. At the July 20, 2004 Planning Commission meeting, the Commission members recommended approval of the site plan for the Hallmark Retail/Office Plaza located at 69 Graham Road with the following recommended actions:

1. Six (6) to eight (8) street trees depending on tree growing size must be planted.
2. Four (4) additional trees must be planted on the private property.
3. Retaining walls and trash screening must be a masonry or decorative material, as specified by the Planning Commission
4. Lighting must be hooded or shielded.
5. The highway guardrail at the rear of the property is replaced with a more attractive one.
6. Applicant must pay a \$500 sit inspection fee to the City of Cuyahoga Falls Engineering Department and meet all plot plan requirements.
7. 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.
8. Install a protective railing along the sidewalk near the retaining wall facing Graham Road.

David Mann, 286 N. Cleveland Massillon Road, is with REM Architecture for the project. His client has a deadline for purchasing the property and he thanks Council for reviewing it before break. There will be a walk out floor on the first floor, but the Graham Road entrance will be the second floor. The building will have a signature look like on Portage Street. The building has different shapes/characters to make it look "broke" up. There will be a theme for the building.

Mr. Potts asks what type of exterior the building has. Mr. Mann indicates it is colorful stucco type material. Mr. Barnhart indicates questions if there will be a sign on the building and a small sign at Graham Road and Hallmark Dr.? Mr. Mann confirms this. He is hoping to tie in the driveway with Giant Eagle in order to access the light. Mr. Mann states the guardrail will be replaced with retaining wall material. The retaining wall is extensive.

Mrs. Hummel asks if this will tie in with the new sewer put in by the Credit Union? The drawings do show a tie in at Graham Road. Mr. Bell states engineering has not approved the plans, but it is being presented this way.

The committee recommends bringing out Temp. Ord. A-122
Planning and Zoning Committee Meeting adjourned at 6:46 p.m.