

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

July 6, 2004

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

Mr. Potts called the Planning & Zoning Committee Meeting to order at 6:16 p.m. Mr. Mader was absent. The June 7, 2004 committee minutes were approved as submitted.

Scheduled legislation (second reading):

A-98

An Ordinance authorizing and approving the site plan for development of an apartment complex at 3504, 312, 3524, 3538, 3468, 3480, and 3496 Wyoga Lake Road is a medium density multiple-family district (R-17) and declaring an emergency.

Richmond Development is proposing a six building, 144-unit apartment complex that will include a clubhouse, swimming pool and possibly five - seven car parking garage. At the June 15, 2004 Planning Commission meeting, the Commission member recommended approval of the request with the following recommendations:

1. Street trees will be planted on the private drive and around the community green and parking areas instead of on Wyoga Lake Road. These trees must be planted in accordance with the Sign and Landscaping code.
2. Screening must be added along the R-8 zoning district (southwest side of the property along the condominiums). Screening must be completed in accordance with table 1713F of the Sign and Landscaping Code.
3. Tree Preservation requirements, Section 1713.04(h) of the Sign and Landscaping Code must be adhered to. Actual tree calculations and tree replacement policy (if needed) must be submitted.
4. In the event Allison Road is constructed, an entrance to said street must be utilized.
5. A walk or bike path must be planned and constructed on Wyoga Lake Road within three years according to new development standards.
6. A fence must be constructed along the property line of Prescott Commons approximately 250 ft to mirror the fence already on their property line.

George indicates there have been some agreements with Mr. David Cerny, of Richmond Development concerning the black vinyl coated chain link fence, the brick pilaster fence from the east end to the new black vinyl fence, and finally the 10' black vinyl fence east of the property line to save trees and allow planting of shrubs & greens.

George asks if we can align the entrance with the new fire station entrance. Fred indicates this can be looked at. Kathy Hummel asks Mr. Bell why there will be no tap in fees required for this development. He states the water department usually calculates this figure and it is about the same as running the sanitary sewer line. Have we ever done this type of agreement where we waived the fees for other developers? Peter indicates the city did a similar agreement with Regent Park and Blossom Glen. Peter states the length from Mud Brook is about 1000 feet for sanitary sewer. Richmond Development is covering the cost of the sanitary sewer and this would provide additional tap fees for other customers down Wyoga Lake Road to the City.

Mr. Walters asks what street is Allison? Mr. Bell states it is a street that is planned, but has not been installed. Mr. Walters asks about where the trail would be located. Mr. Potts indicates it would have to be on their property pass behind Krieger's. This is the Stow School District for this development. Mr. Gorbach met with some Homeowners Association off of Wyoga Lake Blvd. and this will have no water impacts on these residents since they are over a mile from the area.

David Cerny, Richland Community, indicated a cost of \$165,000 for the sanitary sewer line from an engineer vs. a tap in fee of \$145,000.

Burt Wilfong 3517 E. Prescott Circle (President of the Homeowners Association) thanks the Planning Commission for the fence variations.

Kim Kline, 4478 Diplomat Drive, Wyoga Lake Estates. The lake is backing up into the walk out basement of her home and she is concerned why this is having no effect on the Mud Brook when she is constantly cleaning her basement. She doesn't want any further complications from this development.

Amy Mihalevic, 372 Village Court, wants to thank everyone for their consideration through this process. The fence will be back on the Richmond Development property approximately 10 feet.

Pearl Sherry, 3563 Prescott Circle, wants to thank the Planning Commission for their help and assistance over this process. Every time our association has a dilemma, the Council has been there to work with us.

The committee recommends bringing out Temp. Ord. A-98

A-99	An Ordinance accepting the planning commission approval findings and conditions of the final plat of the Sweetbriar Creek Subdivision Phase I, and site plan approval and declaring an emergency.
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Mr. Guerra indicates this is a Final Subdivision Phase I & Site Plan approval for Sweetbriar Creek. It is an 18.3 acres residential subdivision. The entire development will include 15 single-family detached homes, 106 homes, and 34 apartment units (155 units). Phase I includes construction of 37 housing units (3 single family and 34 town homes), A clubhouse/Pool, 1400 linear feet of street and private lanes, and two Retention basins.

At the June 15, 2004 Planning Commission meeting the Commission recommended approval of the Final Subdivision Phase I & Site Plan with the following stipulations:

- 1) Street names and building setbacks must be added to plat.
- 2) Soil and erosion control procedures are followed
- 3) Pay a \$100 per page recording service fee to the City
- 4) The City Engineer approves improvement plans.
- 5) The Final Plat and Site Plan complies with the following Sections and Table of the Sign and Landscaping code
 - a) Section 1713.04(h) Tree Preservation
 - b) 1713.05 Street Trees, and 1713.07
 - c) Tree Protection During Construction
 - d) Table 1713E: Uses Requiring Other Screening or Landscaping
 - e) Table 1713F: Screening Intensities
- 6) Street lighting and street signage details must be added to the site plan.
- 7) Applicant must pay a \$500 site inspection fee to the City of Cuyahoga Falls Engineering Department
- 8) 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.

Planning and Zoning Committee Meeting adjourned at 6:49 p.m.