

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

March 15, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:15 p.m. All members of Committee were present except for George Potts, who was excused. The March 1, 2004 committee minutes were approved as submitted.

Scheduled legislation (second reading):

A-47	An Ordinance authorizing and approving the site plan for development of a new 4200 SF, expandable to 7000 SF, Subaru Dealership at 4173 State Road in a Highway Service Commercial (C-H) District and declaring an emergency.
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Fred Guerra explains that the applicant is proposing to construct a one story, 18 ft. tall Subaru Showroom building on a vacant portion of an existing parking lot. The building will be between the parking lot and the water standpipe to the east. The Site Plan includes a proposed 4200 SF Subaru showroom/garage with a provision for future expansion to 7000 SF and a paved sales lot for approximately 100 vehicles. The 3/2/04 Planning commission meeting the Commission members recommended approval of the site plan with the following stipulations:

- 1) Construct project in general conformance with plans, elevations, and profiles contained in File P-09-04 SP.
- 2) Complete all landscaping, signage, and screening according to Chapters 1712 and 1713 of the CF Sign & Landscaping Code.
- 3) Applicant must pay a \$500 site inspection fee to the City of Cuyahoga Falls Engineering Department.
- 4) Applicant shall, prior to the issuance of building permit, post with the Department of Industrial and Community Development a landscape and site completion cash bond in the amount of \$5000.00. 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.

The committee recommends bringing out Temp. Ord. A-47

Planning and Zoning Committee Meeting adjourned at 6:26 p.m.