

# Cuyahoga Falls City Council

## Minutes of the Planning and Zoning Committee Meeting

### April 19, 2004

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. The April 5, 2004 committee minutes were approved as submitted.

Scheduled legislation (second reading):

<b>A-68</b>	<b>An Ordinance authorizing and approving the site plan for development of a new 2200 SF Charter One Bank at 1746 State Road in a Highway Service Commercial (C-H) District and declaring an emergency.</b>
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Charter One bank is requesting site plan review for a proposed 2200 SF bank building with a 2-lane drive up window with ATM. Construction will begin immediately. The building will be constructed on the vacant lot formerly occupied by Tallyho Motel at 1760 State Road and across the street from Smith Center Shopping plaza.

The Planning Staff found the following:

- 1) The Charter One Bank development is generally consistent with the 2010 Land Use and Thoroughfare Plan.
- 2) The Site Plan is adequate in location, size, capacity, and design to ensure safe and efficient circulation of cars, trucks, and the size, shape.
- 3) The location of the parking lots, open space and/or landscaping is adequate, based on landscape standards of Chapter 1713 of the Cuyahoga Falls Landscape and Sign Code.
- 4) The Charter One Bank design is compatible with other buildings in the area.

At the April 6, 2004 Planning Commission meeting, the Commission members voted to recommend APPROVAL of the site plan for the 2200 sq. ft. bank building with drive-thru at 1760 State Road.

Fred indicates the signage has not been identified but must meet the requirements of the new sign provisions. The set back of the Charter One Bank is in alignment with the other buildings along State Rd. and no variance has been requested.

*The committee recommends bringing out Temp. Ord. A-68*

Planning and Zoning Committee Meeting adjourned at 6:22 p.m.