

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

April 5, 2004

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:26 p.m. All members of Committee were present. The March 15, 2004 committee minutes were approved as submitted.

Scheduled legislation (second reading):

A-61	An Ordinance authorizing and approving the site plan for development of a new 1,560 Sq. Ft. ice cream stand and a 3,000 Sq. Ft. retail structure at 2922 and 2924-26 State Road in a Highway Service Commercial (C-H) District and declaring an emergency.
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Albrecht Inc., the owner of the parcel occupied by First Merit, Marc's store, and Flytz Gymnastic School is requesting site plan review and approval for an outlot development in the easterly portion of the existing parking lot, immediately west and southerly of the existing METRO RTA bus shelter. The development consists of a 1560 sq. ft. free standing ice cream store and an additional 3000 sq. ft. building that may be occupied by two retailers.

At the March 16, 2004 Planning Commission meeting, the Commission members voted to recommend approval of the site plan on the State Rd. The access to the parking lot at the traffic light is executed as per revised drawing dated 3/16/04 and contained in the file P-11-04-SP. The landscaping plan is executed as per revised drawing dated 3/16/04 and contained in file P-11-04-SP. The building exteriors are to match the face brick at First Merit Bank and be modified as follows:

- a) Handel's Ice Cream – Front elevation in place of vertical siding, use dry-vit or similar; right and left side-use dry-vit or similar near service windows, the remainder of the building match face brick shown at bottom of building.
- b) Retail Structure: The elevations conform to the revised drawing dated 3/16/04 and contained in file P-11-04-SP.

Comply with all directives and requirements of City Engineer. Applicant must pay a \$500 site inspection fee to the City of Cuyahoga Falls Engineering Department. 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 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.

Kathy Hummel wonders what the roof material consists of. Fred indicates it is a pitched roof with shingles. The parking that is required is being met with this new layout. There is some bottleneck around the First Merit Bank; however, the parking lot is not being changed. George asks if there are any new tenants for the future retail space. Joe Parsons, Albrecht, Inc., states there are potential renters, but no signed contracts. The only sign currently being requested is on the building.

The committee recommends bringing out Temp. Ord. A-61

A-62	An Ordinance accepting the Planning Commission approval, findings and conditions of the preliminary plat of the Sweetbriar Creek Subdivision and declaring an emergency.
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Howe Road LLC is requesting Preliminary Plat Subdivision approval for Sweetbriar Creed. It is an 18.3 area residential subdivision. The site is the former garden site. The proposed development will include 15 single-family detached homes, 106 town homes and 34 condominium type units. The proposed development will also be a gated community and have private streets. The proposed subdivision is being developed as a R-8 Planned Development. R-8 districts allow attaches and detached single-family housing and planned residential developments at maximum densities of eight (8) dwelling units per acres. R-8 planned developments also require site plan approval.

Kathy Hummel indicates the Fire Department has states that the island may need to be eliminated. Are they developers working with the Fire Dept? Fred indicates that island is being removed and they are continuing to work with the safety forces. George Potts questions if the 15 homes will be apart of a Homeowners Association? Fred indicates this will have a Homeowner's Association. Mary Ellen indicates that the area is very wooded. When will the tree plan be drawn up? Which trees have been marked? Fred indicates the trees will have to be determined if they are good healthy trees and then

the preliminary plat is reviewed prior to them cutting. The final plat will be done by the end of April 2004. Mary Ellen expresses concerns over another development where trees were an issue and over last weekend, Fred and Peter came out on Saturday for an assessment.

Carol Klinger questions the widths of the streets. Fred states the width of the street is 26 ft. wide with the other lanes/alleys are 18 ft. wide. They wanted to go wider than an alley and the trash service will be used at the turns.

Mary Ellen: Are there sidewalks? Just paths, not sidewalks according to Fred, with asphalt finish. They will link common spaces, like the creek and clubhouse.

Don Walters: Will there be a detention pond? Up front near the entrance is a wet detention pond. There will also be activity paths vs. sidewalks with an extensive bunch of paths for neighbors to meet each other.

The committee recommends bringing out Temp. Ord. A-62

Planning and Zoning Committee Meeting adjourned at 6:50 p.m.