

**Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee**

June 18, 2018

Members: Paul Colavecchio, Chair
Mike Brillhart
Russ Iona

Mr. Colavecchio called the meeting to order at 6:30 p.m. All members were present.

The minutes of the March 19, 2018 Planning & Zoning Committee meeting and March 19, 2018 and April 9, 2018 Public Hearings were approved as written.

Legislation Discussed:

Temp. Ord. A-48

Temp. Ord. A-49

Discussion:

Temp. Ord. A-48

An ordinance authorizing and approving the Woodland Preserve Final Subdivision Plat and Improvement Plans for Parcel 35-06575, and declaring an emergency.

The Woodlands Preserves Final Plat and Improvement Plans represent the second phase of the Woodlands Villas and Esplanade (now the Preserve) development. The Woodlands Preliminary Subdivision was approved by the Planning Commission on March 6, 2018 and City Council on March 26, 2018. The Woodland Villas Final Subdivision Plat was approved by the Planning Commission on May 1, 2018 and by City Council on May 29, 2018. The Planning Commission approved the Woodland Preserve Subdivision Plat and Improvement Plans on June 5, 2018. This subdivision includes 49 quarter acre lots, open space, a detention basin and road network. Ryan Homes is the homebuilder. The Planning Commission found on May 29, 2018 that the Woodland Preserve Final Subdivision Plat and Improvement Plans (Project File FMP-18-00026) complied with the Cuyahoga Falls General Development Code Final Subdivision Plat approval and code criteria. Therefore, the Planning Commission recommended the approval of the Woodland Preserve Subdivision Plat and Improvement Plans with the following additional stipulations:

1. Section 1122.05 Intersection Design: The Sourek Trail-West Woodlands Drive Intersection design must meet the 25' curb radius design standard and all other intersections within the Preserve must meet 20' curb radius.
2. Section 1124.05D In Lieu of Dedication: Because no usable land is being dedicated, an "In Lieu of Dedication" of \$600.00 per lot shall be collected for recreation and open space enhancements in the Sourek Trail area.
3. Chapter 1126 Open Space: Open space areas (Block E) shall be deeded to the City of Cuyahoga Falls because it is best equipped to preserve open space land. Open Space Block F (detention

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basins) shall be owned and maintained by the homeowner association. This detention area shall incorporate naturalized landscaping (Section 1145.03D) that includes varied native and non-native grasses and wildflowers comparable to those found in undisturbed natural environments. Block G shall include an 8 to 10 foot wide asphalt or concrete multi-purpose trail that connects South and West Woodland Drives. Block G shall be owned by the City of Cuyahoga Falls. The Plat shall state that it is an open space block that contains a multi-purpose trail.

4. Chapter 1125.02 Stream Corridor Protection: Managed and preserved stream buffer areas are partially located on lots 61, 62, 63, 64, 65, 66, 67 and 68. These stream corridor areas must be within a recorded conservation easement.

5. Table 1132-2 Residential Lot and Design Standards: Lots 43, 48, 52, 57v 62, 63, 64, 65, 66, 67, 68, 74, 80 and 87 shall have front yard setbacks of 25 feet and rear yard setbacks of 45 feet.

6. Section 1142.02 General Design Standards: All housing units must be designed and constructed to the approved enhanced standards outlined in Project File FMP-18-00026 and allowed through Section 1141.03 Modifications.

7. Section 1145.05 Street Trees: The street trees will be large growing Red Oaks and spaced every 50 feet on center. Red Oaks shall be 2.5 caliber trees when planted.

8. Section 1145.07 Landscape Design: Based on Table 1145-24 Landscape Design Uses Requiring Transition Buffers, a heavy screening transition buffer, within a 10-foot wide conservation easement, shall be added to the rear of lots 50 to 55. The developer is responsible for all screening according to Table 1145-26: Landscape Design - Screening Intensity.

9. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements: Final document must be review by the Planning Staff. All appropriate Planning Commission Stipulations must be incorporated into the document.

10. Subdivision Construction: All constructions vehicles will use Smith Road as ingress and egress. A written safety program will be submitted and approved by the City pertaining to construction traffic and equipment. The developer is responsible to repave any damage sustained to the streets during construction.

Mr. Iona moved to bring out Temp. Ord. A-48 with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

Temp. Ord. A-49

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for the City of Cuyahoga Falls Police Department indoor shooting range and police training facility at 3497 Wyoga Lake Road (Parcels 35-02402, 35-01823, 35-01824, 3501822, 35-01821 and 35-01820), and declaring an emergency.

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Mr. Guerra stated that this is behind Fire Station 5 on Wyoga Lake Road. The acreage is 5.4 acres. The Planning Commission found on May 29, 2018 that the Cuyahoga Falls Police Indoor Shooting Range and Training Facility as proposed in Project File MSP-18-00023 complied with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards. Therefore, the Planning Commission recommended the approval of the Cuyahoga Falls Police Indoor Shooting Range and Training Facility, with the following stipulations:

1. Parcels 35-02402, 35-01823, 35-01824, 35-01822, 35-01821, and 35-01820 shall be consolidated prior to construction.
2. Foundation landscaping shall be added to the front of the building per Table 1145-26 Landscaping Design — Screening Intensity.
3. Engineering Department must review and approve all stormwater management plans.

Mr. Colavecchio stated that this has been through Planning Commission and was before all of Council last year in appropriating the money. It is a lot of money, but it is doing a service for the wider community of patrol officers, because they are running out of places to shoot. They don't know how many other departments are going to take advantage of the shooting range; hopefully enough that will be able to cover the costs. Police Chief Davis stated that, when this process started, they reached out to the other communities. There was a lot of interest because, like most cities, people are building everywhere, and the outdoor ranges are getting cracked down on as far as the safety because of encroachment by the residential areas. Having an indoor range would be an advantage. By offering both a training facility with the indoor range, it's going to be an attractive area for people to rent. They will have the laser shot simulator. There are not a lot of those in the area. A police department will be able to come in and do scenario-based training with the laser shot simulator and also do their qualifications. With regard to the rental income, he thinks that once people really start seeing that this is happening, they will start generating more interest. According to calculations based on the interest they have seen, the hope is the operation costs will be able to be covered by rentals. If they are not not seeing the rentals, they can partner with Parks and Recreation and offer some gun safety for the community. It will not be a public range. It is going to be more of a training facility.

Mr. Colavecchio asked if they would be moving the laser shot simulator from Fire Station 5. Chief Davis stated that is correct. Right now, they have to coordinate with the Fire Department. It is not equipment that can be torn down and set up. It has to be set up in one location. It would be set up in the classroom portion of the training center. Mr. Colavecchio asked how many days the Police Department uses the facility at the Fire Station for training. Captain Perry Tabak stated that it varies greatly. When they plan their in-service training, they run 2, 10-week sessions for 20 weeks. They have to coordinate around the Fire Department. There have been times they have wanted to run the laser shot during in-service training, and they weren't able to get all their officers through, because they couldn't get it for the six or seven days necessary to get all officers through. Chief Davis stated that they cannot take everyone off the road to train, so it's an extended time. Mr. Colavecchio stated that it would be an added convenience and freeing up that space. Chief

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Davis stated that by having their own facility, they would be able to host classes here, which saves them from having to pay for classes.

Mr. Colavecchio asked Mr. David Pelligra, the architect on the project, if he could give a timeline as far as getting this started and accomplished should Council approve this next week. Mr. Pelligra stated that the design portion was begun after the recent approval from Zoning. The consultants in his office have been moving forward, because he would like to try to capture as much of this building season; otherwise, they get into the winter months, construction becomes more difficult, delays the project and adds to expenses. They are proceeding at a rational pace to keep everything going forward. It is about 12-month construction period with that building. They did lose probably six to eight weeks because of several variables around the project and award of contracts, including their own. He would have like to have been breaking ground in May, but that changed because of the scenario that was involved. They are trying to be very cautious. Time is the one item he can't bring back.

Mrs. Pyke asked if this legislation passes next week and the Planning Commission recommends that these plots be consolidated, would there be legislation introduced next week. Mr. Guerra stated that they don't need legislation. Because it is a consolidation, it does not have to go through Council.

Mr. Gorbach stated that Mr. Pelligra has done a lot of different projects in the city, and he knows they are in good hands with him. He looks forward to Mr. Pelligra's design and the building moving forward.

Mr. Brillhart moved to bring out Temp. Ord. A-49 with a favorable recommendation, second by Mr. Iona. Motion passed (3-0).

The meeting adjourned at 6:51 p.m.