

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

**September 17, 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 May 21, 2018, June 18, 2018 and July 2, 2018 Planning and Zoning Committee meetings were approved as written.

**Legislation Discussed:**

Temp. Ord. A-69

Temp. Ord. A-70

**Discussion:**

**Temp. Ord. A-69**

An ordinance accepting the Planning Commission approval, findings and conditions of the site plan for Premier OEM at 3479 State Road, and declaring an emergency.

Mr. Fred Guerra, Planning Director, stated that Premier O.E.M. is proposing to construct a 20,095 square-foot addition to the front of their existing 37,000 square-foot facility at 3479 State Road in order to increase demand of their products. Premier O.E.M. is a product design, development and manufacturing facility. Premier OEM will invest \$1.1 million in machinery and equipment, and Williams Land Corporation will invest approximately \$1.8 million in building/site expansion. The project could add 40 new jobs.

The Premier OEM facility as proposed in Project File MSP 18-00041 generally complies with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards; therefore, on August 7, 2019, the Planning Commission recommended approval with the following stipulations:

1. Stormwater from the new parking lot and from the new roof drains should be released directly into the State Road storm drains. If this is not possible, a new basin shall be constructed to comply with the requirements of the project, or the existing detention basins at the rear of the property line shall be improved and used. In addition, the property owner shall give the City an easement for the existing basin so the City may help to expand and improve it.
2. The applicant must either obtain a side yard setback variance (south property line) or reduced the size of the building so that there is a 20 foot side yard setback. (BZA approval August 22, 2018)
3. The front building facade shall have a building crown as defined in Section 1144.02 A Facade Elements and meet Section 1144.02 B 3 Roof requirements. All building materials must be approved by the Planning Staff.

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4. Medium screening landscape intensity (Table 1145 26 Landscape Design Screening Intensity) shall be added to the State Road side of the parking lot. A landscape bond will be required during the zoning certificate process. In addition, a 5-foot wide walkway shall be added through the parking lot landscape scape buffer.

Mr. Tony Demasi, Engineer, stated that EDG, the consultant for this project, has reviewed the tributary in the Mud Brook area and the stormwater design for the project and has determined that the stormwater runoff from the project will have a negligible effect to downstream receiving waters; in fact, it will provide some retention of the stormwater from the property, so there will be a net effect of a negative amount of retention of water downstream. The reason for that is there are some existing detention basins on the back of this property. They are pretty far back and only a little bit effective. What the project proposes to do is install a water quality basin, which will provide some holding back of the water, itself. Engineering is comfortable with that. They will be working with the property owner to obtain some ability to put a regional large detention basin in the back of this property to take care of not only this property and its future needs, but, also, on a regional basis, some of the stormwater coming down this tributary.

Mr. Colavecchio stated that there weren't any calculations as to storm drainage when this came before Planning Commission. It's going to have a positive impact in that it's going to be providing for more drainage, because they're adding very little concrete, so there's very little new, impermeable surface being put there. They're willing to look for further solutions to other drainage problems down the road. Mr. Brillhart asked if they're adding a retention pond and the potential for a second pond. Mr. Demasi stated that, as the site plan shows, they are adding a proposed dry water well for their purposes, and then there's the existing one that's in the back already. There will be enough room in the back to convert that existing second one into a large regional one. Mr. Brillhart stated that he has had several residents calling him about the noise level from this operation right now. At night, they can hear the tow motors backing up. He asked if, with this addition, some of that noise be abated, or is it going to become worse. Mr. Jim Nagy, President of Premier O.E.M., stated that they don't have any plans in place that would create a reduction in that noise, but it shouldn't be an increase in the amount of noise. They are a continuous operation, 7 days a week, 24 hours a day. This will be going towards the front of the building. They won't be changing the shipping and receiving docks in the back of the building.

Mr. Iona asked if the addition of 40 jobs is realistic. Mr. Nagy stated that, for each machine installed, there will be about 20 jobs. They want to install the machine and have it up and running in April of next year. The sixth machine's installation would happen in early 2020. Mr. Iona thanked Mr. Nagy for expanding in Cuyahoga Falls. Mr. Nagy stated that 60 percent of their work force are there a year and 18 months. They do a pretty good job of taking people in and retaining them. Premier O.E.M. customer's consist of some of the most best brand names. They are considered a trade brand to the market they serve. They try to partner with brands and retail outlets. Some of their customers are Bass Pro, Cabela's, Polaris, and Kawasaki. They design, develop and do all the sourcing. They try to keep everything fairly local and buy a lot of materials within a 50-mile radius of their business. They source all the materials, they do all the production

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and ship directly to their distribution centers and stores. They make high-end coolers and produce a product line that's directly in the market with Yeti. They have their own private label line of coolers they sell in Canadian and in Europe. They have a \$3 million payroll and pay out in a profit sharing plan to the employees. In the last five years, participants' earnings have been about 5 percent. They are expanding because they have recently signed a couple of agreements with Camping World and Gander Mountain, which is going to ramp up production.

Mrs. Pyke asked if the additional 40 employees consist of 30 full-time and 10 temporary employees. Mr. Nagy stated that there is a certain portion of their work force that is temporary. They use Staff Finders Temporary Agency. As soon as they lose a full-time employee, then they take the best-performing temporary employee. They are a temp-to-hire company. Mrs. Pyke asked what portion of this is new parking. Mr. Guerra stated that there is a large parking lot, because it was originally a retail establishment. The new addition will go on that parking lot. They'll take some of that tree lawn between the sidewalk and the parking lot and expand the parking lot towards State Road. Mrs. Pyke asked if the new basin will be able to handle the water from the building, plus making what was permeable impermeable. Mr. Nagy stated that, in a stormwater runoff situation, initially they wanted to take it towards State Road. That wasn't possible. The other option was to put a retention pond towards the back of the existing parking lot. When they got together with the Cuyahoga Falls team, they made an agreement that they will put a retention pond in that will ultimately be expanded to the regional system as part of the overall larger framework. Mrs. Pyke asked if that easement to increase the size of the basin would be on City property or on Mr. Nagy's property. Mr. Demasi stated that it would be an easement on Mr. Nagy's property. Mr. Bryan Hoffman, Finance Director, stated that the City would want to try to look at how that could be done through the Stormwater Fund through the budgeting process. Mrs. Pyke asked Mr. Hoffman if he could let her know, before next month's meeting, the amount of money in that fund that has not been encumbered. Mr. Pallotta stated that he is glad that Mr. Nagy is expanding here in Cuyahoga Falls and creating jobs and revenue towards the school system.

Mr. Brillhart moved to bring out Temp. Ord. A-69 with a favorable recommendation, second by Mr. Iona. Motion passed (3-0).

**Temp. Ord. A-70**

An ordinance accepting the Planning Commission approval, findings and conditions of the Cavalier Trail Storage Facility site plan, and declaring an emergency.

Mr. Guerra stated that this project involves the construction of a 9,540 square foot pole barn building at 3420 Cavalier Trail (Parcel 35-03245). The structure will house 10 950-square-foot storage units. There is an existing 17,803-square-foot storage/industrial building on the property. The primary function of the proposed units will be storage of recreational vehicles. Due to the proposed use, no additional parking spaces are proposed.

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The Cavalier Trail Storage Facility at 3420 Cavalier Trail, as proposed in Project File MSP-18-00037, generally complies with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards. The Planning Commission, on August 21, 2018, recommended approval with the following stipulations:

1. The applicant must comply with all Cuyahoga Falls General Development Code regulations and City of Cuyahoga Falls Engineering Department standards.
2. Meet Chapter 9 of the Ohio Fire Code, 2017 Edition.
3. The applicant must submit a zoning certificate application for final site approval.

Mr. Colavecchio stated that there is an industrial parkway here. He asked if any water runoff is going into the Mud Brook area. Mr. Guerra stated that everything goes into the Mud Brook area. At this point, they don't see the need to add any additional storage, but if it is needed, it will be added at that point. Mr. Demasi stated that they are looking to forecast projects where they can hold back regionally-isolated areas of water and release them into the tributary at strategic times to where they don't add to the peaks. They are looking for a long-term strategy on projects like that. Mr. Brillhart asked if any additional runoff would roll back down Cochran Road. Mr. Guerra stated that he doesn't have that information in front of him. The natural flow is heading towards Cochran Road and Cavalier Trail. Mr. Demasi stated that this project will drain directly into the storm system on Remington. That storm system comes down Cavalier Trail and then goes by Ace Mitchell, the bowling factory, and then ultimately end up in Mud Brook. It's going to drain into Mud Brook where Cavalier Trail ends. Once it goes in Mud Brook, it flows west. Mr. Brillhart asked who would pay for the additional retention pond. Mr. Guerra stated that the developer would be responsible.

Mrs. Pyke asked where the retention pond would be located if this become a problem. Mr. Guerra stated that there is a grassy area in the front between Cavalier Drive and the parking. If they had to put water there to store it for a while, that would be the place to do it. Mrs. Pyke asked if there are catch basins in their parking lot. Mr. Guerra stated that there are several. Mrs. Pyke asked where the main line was located. Mr. Guerra stated that the storm sewer comes from Remington and goes down Cavalier Trail. Where Cochran Road and Cavalier Trail are connected, there are two catch basins at the end. It goes to that area, and then it flows naturally to Mud Brook. Mrs. Pyke asked if it is flowing through pipes. Mr. Guerra stated that, from Cochran Road, it dead ends at that point and it flows naturally to Mud Brook because it is southeast of this. That's how the water has been running for 40 or 50 years. Mrs. Pyke asked if they currently have problems that area. Mr. Guerra stated that the Cavalier Trail area does not.

Mr. Brillhart stated that he gets a lot of complaints from the condos in that northeast corner there. The residents did some of their own work in there and tried to make their retention pond bigger. Mr. Guerra stated that the City is going through the process of looking at adding retention basins. It's an incremental improvement. The idea is to build these basins and, at the same time, allow for businesses to continue to expand. Ms. Nichols-Rhodes stated that Stipulation Number 2 says, "Meet Chapter 9 of the Ohio Fire Code." She asked if this building is not in compliance now. Mr.

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Guerra stated that that was a recommendation from the Fire Department, because they're going to be potentially parking campers in these garages.

Mr. Gorbach stated that this water issue is a little fuzzy, and he is not comfortable with it. He asked if this plan is preliminary. Mr. Guerra stated that this is the final site plan. Everything done after this step is administratively. When you get a site plan approval to build a building, the next step is always the zoning certificates in which they get the final building plans, the same plans the Summit County Building Department gets. In order to issue a building permit they have to a zoning certificate from the City. Mr. Gorbach stated that he understands it's a 9,000-square-foot building, but if there's going to be additional water, he would like to know what the current issue is based on normal rainfall and what is going to be added and a little more black-and-white information, if possible, before voting to approve this next Monday. Mr. Guerra stated that there was nothing extraordinary from their departments that indicated additional storm retention was needed in this project, but it's something they can look at before next week and come up with a better answer.

Mr. Demasi stated that, with respect to whether a project is required to have stormwater onsite retention, the stormwater ordinance defines that threshold as one acre of additional impervious surface on any project. They looked at statewide EPA requirements in this matter and what at other communities were doing. The City developed its ordinance in 2008 and chose one acre. This is a 9,000-square-foot area. In terms of detention, that's not required by the City's ordinances or laws on this project. All this water in this general area flows into Mud Brook through different tributaries or different drainage areas. This project will drain into Remington, a closed storm sewer system. That storm sewer comes down to Cavalier Trail. At the end of Cavalier Trail, it goes into some easement areas and then eventually flows directly into Mud Brook through an outfall. This provides no additional water to the area behind the condos. It provides no additional water to the tributary behind Premier O.E.M. This is in a different sub-watershed of Mud Brook.

Mr. Iona moved to bring out Temp. Ord. A-70 with a favorable recommendation, second by Mr. Brillhart. Motion passed (3-0).

Mr. Reilly stated that he has contacted Mr. Guerra quite a few times over the last couple weeks, concerning the U-Haul property, and Mr. Guerra has provided a great update. Mr. Guerra stated that the bricks haven't gone up on that yet. U-Haul has ordered all those bricks. The bricks should be in this week, and they will be installed soon after that. Marhofer's cars are gone. Landscaping is completed. They will do a final check to make sure they meet all the standards. They are assessing that sidewalk area, replacing the sidewalks on Williams. U-Haul is making progress.

The meeting adjourned at 7:17 p.m.