

MINUTES OF PUBLIC HEARING

February 1, 2021

Temp. Ord. A-110

An ordinance approving a zoning map amendment for Parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to MU-3 Sub-Urban Center, and declaring an emergency.

On the 1st of February, via Zoom, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. A-110 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearings were published twice in the Falls News Press, a newspaper of general circulation in the City of Cuyahoga Falls, at least fourteen days prior to the date of these hearings, to-wit: January 3, 2021. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Fred Guerra, Planning Director, presented Temporary Ordinance A-110. On December 15, 2020, the Planning Commission considered an application for zoning map amendment from applicant Walsh Highlands LLC and recommended a zoning map amendment for Parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to MU-3 Sub Urban Center. The zoning map amendment site is 36.72 acres. The applicant has changed its name from Walsh Highlands LLC to Princeton LLC to better accommodate their business model. The Planning Commission recommended the map amendment based on conceptual plans and findings more fully described in Project File MAP-20-00048.

The applicant is requesting a zoning map amendment for a 37-acre E 1-Employment District property at 4344 and 4356 Wyoga Lake Road (Parcels 35 -00402 and 35 -00517). The code defines E-1 Employment Districts as locations providing for administrative, office, research, assembly and clean/light industrial uses that function as employment centers in a variety of settings, including rural, suburban, or urban areas. The applicant is requesting a map amendment to MU-3 Sub-Urban Center. This district is intended for walkable commercial and mixed-use areas on a large scale in a sub-urban setting. It offers a design and land use alternative to shopping centers, strip malls and commercial corridors. It balances significant pedestrian connections to adjacent areas with the need to accommodate traffic and parking. The district may include uses that function as a destination for the region, but is designed to function as a single, walkable district for patrons. It may be closely associated with an adjacent mixed -density residential neighborhood and/or incorporate dwelling units into the district.

At the December 15, 2020, the Planning Commission voted to recommend approval of the zoning map amendment for 4344-4346 Wyoga Lake Road. The Planning Commission found that the proposed map amendment for Parcels 35- 00402 and 35-00517 (4344-4346 Wyoga Lake Road) from E-1, Employment District to MU3 Sub-Urban Center is appropriate with the following stipulations:

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1. The commercial/office area should be at least 25 percent or 10 acres of the entire site.
2. Residential units shall not exceed 150 units.
3. The City would create a Tax Increment Finance (TIF) district for the site, of which TIF funds would be set aside for developing the commercial/office portion of the site.
4. The City completes a master redevelopment plan with TIF proceeds for Wyoga Lake Road. Zoning map amendments could result from the master plan.

Mr. Guerra stated that the reason this took so long to get to Council is the Planning Commission turned down the first rezoning. The goal was to try to create a win-win situation to get some job creation and some housing on the site, and that is why it changed from E-1 rezoning to R-5 rezoning, which is residential, to M-3 which is nearby. The Planning Commission also put another caveat to this office area that it would be built from tax incentives based on the investments. It took a long time to look at these issues, and the Planning Commission approved or recommended that it would be this MU-3/Residential area with offices.

Mr. Greg Modic, Petros Homes, 10474 Broadview Road, Broadview Heights, Ohio, spoke in favor of Temporary Ordinance A-110. He stated that when it was first commenced, engineering actually came up with the name Walsh Highlands, because it had done work for Walsh and they were on the high land above it. Walsh Jesuit has no affiliation with the project. Our project would come in under the name of Princeton Road.

Mr. Thomas Sullivan, 447 Tallmadge Road, submitted an e-mail in opposition of Temporary Ordinance A-110 which was read into the record by Council President Brillhart and attached to these minutes.

Mr. Brillhart asked that the letter from Mr. Sullivan be distributed to Council.

Mr. Stams stated that Mr. Sullivan's e-mail brought up an interesting point about the balance of the residents and corporate growth or industrial growth.

Mr. Guerra stated that any time you rezone a property from an E-1, which is an industrial district, to another district that land never will be developed industrially. The goal with the Planning Commission is, if there was a rezoning, they wanted a job component. The request for the 50,000 square feet, or 25 percent, or 10 acres for office space is to have some job growth potential. E-1 is a unique district. It allows for office. It allows for light industrial. It allows for limited retail. The goal is to create jobs. Their goal was if it was going to get rezoned, there had to be job component, and that is why they required that the front of the property be made available for job growth.

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Ms. Diana Colavecchio, Community Development Director, stated that, before they get too far afield with a question-and-answer dialogue, she wanted to remind Council that the nature of the Public Hearing is to just make comments. When they adjourn from the Public Hearing and go into the committee meeting, there can be the exchange of questions and answers. The developers will still be present for that part of the presentation.

Mr. Danny Karam, Karam Builders, 475 Center Street, Cuyahoga Falls, Ohio, spoke in favor of Temporary Ordinance A-110. He stated that, as it relates to the area being set up as a commercial spot only, over the past 20 or 50 years, this land has been sitting there. It is not a feasible spot. That is why they did a compromise with residential as well as some commercial area there. They compromised and are trying to accomplish both by job creation as well as by residential.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio, at 6:30 p.m. on Monday, February 1, 2021 via Zoom.

Dated: February 16, 2021

Dana M. Capriulo, Clerk
Cuyahoga Falls, Ohio City Council

Proof of Publication

Record Publishing Company
1050 W. Main Street,
Kent, OH 44240
Phone (330) 541-9400
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I, Teresa S. Milam being first duly sworn depose and say that I am Advertising Clerk of
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30 South Zone a newspaper printed and published in the city of Kent, and of General circulation in the County of Portage, State of Ohio, and personal knowledge of the facts herein stated and that the notice hereto annexed was Published in said newspapers for 1 insertions on the same day of the week from and after the 3rd day of January, 2021 and that the fees charged are legal.

Teresa S. Milam

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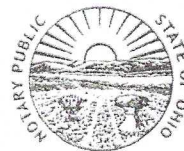
Kimberly J. Anderson

LEGAL NOTICE

Notice is hereby given that there will be a Public Hearing via Zoom on Monday, February 1, 2021 at 6:30 PM relative to the ordinance bearing temporary number A-110. Residents can watch the meeting on YouTube via the City of Cuyahoga Falls City Hall channel and comment by sending an email to publiccomment@cityofcf.com.

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PARCELS 35-00402 and 35-00517 (4344 AND 4356 WYOGA LAKE ROAD) FROM E-1 EMPLOYMENT DISTRICT TO MU-3 SUB URBAN CENTER, AND DECLARING AN EMERGENCY.

By Order of the Clerk of Council
Dana Capriolo
FNP 12692039 1/3/21



KIMBERLY J ANDERSON
Notary Public
State of Ohio
My Comm. Expires
April 2, 2025

Public hearing on A-110

From : Thomas Sullivan <tsullivan@cityofcf.com> Sun, Jan 31, 2021 04:39 PM

Subject : Public hearing on A-110

To : Public Comment
<publiccomment@cityofcf.com>

To all,

How many more times are we going to rezone an area to benefit a developer and thumb your noses at the adjacent property owners who felt the current zoning was protecting them from another high density housing project ? Why did we even go to the trouble to create a long term plan if you have the right name you can just come in and demand it be changed . Will Medina Supply and Struktol have to change their processes and methods when the complaints start coming in from the new residents ?

Residential developments are a draw on our tax base , employment zones enhance it.

Continuing to convert employment zones to residential is not helping our bottom line .

By allowing this you are setting a dangerous precedent.

Show someone does not have the right people wrapped around their little finger , vote against this change of zoning

~ Tom Sullivan
447 Tallmadge rd
Cuyahoga falls
