

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

October 4, 2021

Members: Susan Spinner, Chair
Jerry James
Adam Miller

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

The minutes of the September 20, 2021, Planning & Zoning Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-80

Discussion:

Temp. Ord. B-80

An ordinance accepting the Planning Commission's recommendation for the construction of a 12,593 sq. ft. office and warehouse building with associated parking, landscaping, and stormwater management facilities, for Overhead Door Company located at 4266 Wyoga Lake Road and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-80 to Council. The proposed project includes the construction of a 12,593 sq. ft. office/warehouse building for Overhead Door at 4266 Wyoga Lake Road. The new site is expected to support roughly 18 full-time employees from an estimated \$1 million investment to consolidate all operations for Overhead Door at this facility. On-site, the company will receive finished materials to assemble and take off-site to end-user purchasers for installation. The site will accommodate offices in the front of the building with employee and (limited) customer parking, with additional drive and turnaround areas for large trucks for loading and unloading through bays with overhead doors on the rear of the building. The existing single-family dwelling and accessory structures will be demolished, and compliant stormwater management facilities will be installed.

At the September 21, 2021, Planning Commission meeting, the Commission members voted to recommend approval of MSP-21-00037 at 4266 Wyoga Lake Road, subject to the following findings and conditions contained in the file: The Overhead Door site and facility as proposed in Project File MSP-21-00037 at 4266 Wyoga Lake Rd., zoned E-1 Employment District, generally complies with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards, therefore the Planning Commission recommends approval with the following code-compliant stipulations:

1. Wetland delineation shall be submitted to ACOE, with Jurisdictional Determination issued and mitigation credits paid for, if required, prior to any grading.
2. Details on extension of and/or connection to sanitary sewer are confirmed prior to permitting.

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3. Section 1144.06 Lighting Design – The lighting plan be updated to mitigate potential glare or spillover of light to the adjacent property to the north.
4. Section 1144.03 Service Areas, and Vehicle Bays -- Building façade designs as outlined in the project file are acceptable, including one vehicle entrance bay with overhead door on the primary façade. All façade and site lighting must meet cut-off standards as defined in Table Cuyahoga Falls City Council | Planning Committee Meeting | Monday, October 4, 2021, 1144-17 General District Lighting Design–Required Shielding.
5. Section 1134.05 Specifications and Maintenance – A modification of standards (1141.03) to allow gravel / compacted surface as depicted in proposed site plans for the rear vehicular area.
6. Chapter 1145 Landscape Design – Continued review and confirmation of the landscape plan and tree inventory in consultation with the Planning Division for inclusion of street trees, required minimum buffers (Table 1145-25: Landscape Design -- Uses Requiring Other Landscape Screening and Table 1145-26: Landscape Design -- Screening Intensity), and to mitigate potential light glare issues from north side of building / site.
7. Provision of a refundable cash landscape/site completion bond payable to the City. The bond amount shall be no less than fifty percent (50%) of the cost of quantities specified in the plan.
8. A separate plan with detailed renderings and requisite information for a Permanent Sign Permit Application be submitted for all proposed new signage.

Mr. Bob Habeger, 6505 County Road 625, Millersburg, Ohio, 44654, representing Overhead Door, and Mr. Brandon Wilkins, 4805 East Main Street, PO Box 307, Berlin, Ohio, 44610, representing Tekton Engineering, were present at the meeting.

Mrs. Spinner congratulated Mr. Habeger on the on the expansion of their facility and asked if any other locations were going to be combined at this location. Mr. Habeger stated that only Newberry would be combined at this location. Mrs. Spinner asked when they anticipate beginning construction on the project. Mr. Habeger stated that they would like to begin as soon as possible. The store on Newberry will remain open until construction is completed.

Mr. James moved to bring out Temp. Ordinance B-80 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:35 p.m.