

**Cuyahoga Falls City Council
Minutes of the Community Development Committee**

September 20, 2021

Members: Meika Penta, Chair
Rachel Loza
Adam Miller

Mrs. Penta called the meeting to order at 7:38 p.m. Adam Miller was absent.

The minutes of the September 7, 2021, Community Development Committee minutes were approved as written.

Legislation Discussed:

Temp. Ord. B-79

Discussion:

Temp. Ord. B-79

An ordinance authorizing the Director of Law to file a release with the Summit County Fiscal Office to remove a deed restriction on Parcel No. 02- 18936, and declaring an emergency.

Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-79 to Council. In 1991 the Board of Zoning Appeals approved a site plan with restrictions for former Parcel No. 02-04880, also known as 2443 9th Street. A deed restriction was put in place combining 2443 9th Street into current Parcel No. 02-18936, also known as 833 Portage Trail, and preventing the separate sale of 2443 9th Street and limiting its uses to office and off-street parking. The deed restriction is no longer applicable to the allowed uses for said property under the Cuyahoga Falls Development Code, and a release is needed to remove the deed restriction from the chain of title related to Parcel No. 02-18936. The Director of Law will be authorized to file with the Summit County Fiscal Office a release of the deed restriction for Parcel No. 02-18936, also known as 833 Portage Trail, which prohibits the sale of 2443 9th Street and limits the use of said property to office and off-street parking. The Director of Law and any other necessary City officials will be authorized to provide such information and to execute such other documents and do all other actions as are necessary for and incidental to carrying out the requirements of this ordinance, together with such revisions, additions or amendments as are approved by the Director of Law as being consistent with the objectives and requirements of this ordinance.

Ms. Colavecchio stated that this is the old MC Hair building and the home located directly behind it that was a residence located on 9th Street. Both of these are owned by Marcy Cona. She has been attempting to sell and/or lease these buildings, and has run into some snags. The deed restrictions on these parcels prohibit her from being able to sell them independently of each other. Any prospective purchaser would be required to buy both buildings making it cost prohibitive.

Mrs. Penta stated that these buildings have been vacant for a long time, and it would be wonderful if a business would lease it or put ownership in there, so she is in favor of this.

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Ms. Nichols-Rhodes stated that Ms. Cona had contacted her because these buildings are in Ward 4. Ms. Cona has been a great business owner in the community for 30 years and she's never received an abatement. She moved her business down the street. Ms. Nichols-Rhodes stated that she is certainly in favor of this ordinance. She wanted to pass along that Ms. Cona told her that Mr. Kurtz and Ms. Colavecchio did an amazing job working with her. She had not experienced that before, and she was thrilled that they would work with her to figure out a way to make this happen, and she thanks them.

Ms. Loza moved to bring out Temp. Ordinance B-79 with a favorable recommendation, second by Mrs. Penta. Motion passed (2-0).

The meeting adjourned at 7:44 p.m.