

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

May 16, 2022

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:32 p.m. All members were present.

Legislation Discussed:

Temp. Ord. A-51

Discussion:

Temp. Ord. A-51

An ordinance authorizing and approving the Final Subdivision Plat for Plaza at Chapel Hill – Third Replat located on the south side of Howe Avenue between Main Street and Center Drive, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-51 to Council. The existing subdivision of the Plaza at Chapel Hill consists of three (3) outlots with eleven (11) buildings each having their own separate parking lot. The building and parking lots are currently leased by the respective businesses. The applicant proposes to subdivide the lots to create a total of eleven (11) lots. These newly-created lots will provide a separate lot for each building and the associated parking lot. Vehicular access to the subject lots from Howe Avenue are via two signalized intersections at East Drive and Center Road which connect to an east-west private circulation drive located south of the subject lots. This proposed replat is not associated with any specific construction project. This arrangement allows the property owner to transfer a property more easily to an existing tenant or prospective new business if desired.

Based on the final subdivision plat documents, the Planning Commission finds that Project FMP-22-00017 meets the Cuyahoga Falls General Development Code-Final Subdivision Plat approval criteria, and is recommending approval of The Plaza at Chapel Hill - Third Replat subject to the following stipulations:

1. Addition of a limited access reservation to prevent vehicular access from Howe Avenue to the subject lots (1R-A, 1R-B, 1R-C, 1R-D, 1R-E, 2-A, 2-B, 2-C, 2-D, 3-A and 3-B) shall be permitted.
2. Utility easements to be reviewed and approved by the City Engineer prior to the recording of the plat.

Mrs. Spinner stated that this is not going to change traffic. It is going to be an option for those tenants or future tenants to purchase that spot versus lease it.

Planning & Zoning Committee
May 16, 2022 – Page 2

Mr. Kurtz stated that one of the key factors and conditions of the original plan was all the access was behind, so each business cannot have access to Howe Avenue. That is again carried forward in this replat.

Mrs. Spinner asked if there have been any requests or anything moving in that direction and if this is going to create the opportunity. Mr. Kurtz stated that is correct.

A representative on behalf of GBC Design, 565 White Pond Drive, Akron, Ohio, was also present.

Mr. Miller moved to bring out Temp. Ord. A-51 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:37 p.m.