

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

September 6, 2022

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:34 p.m. All members were present.

The minutes of the August 29, 2022 Planning and Zoning Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-83

Discussion:

Temp. Ord. A-83

An ordinance accepting the recommendation of the Planning Commission for the construction of a 50,000 square foot Electric Department administration facility for the City of Cuyahoga Falls, located at 222 Cochran Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-83 to Council. The City of Cuyahoga Falls is proposing to construct an electric service facility on a vacant lot located at 222 Cochran Road. The site is 8 acres in area, and is zoned E-1 Employment. The proposed building will be 50,000 square feet in area and will be comprised of approximately 11,000 sq. ft. of office space and 39,000 sq. ft. of garage/storage space. This facility will serve as the primary facility for the Cuyahoga Falls Electric Department. The Electric Department is currently located in the service complex at 2550 Bailey Road. The 222 Cochran Road site will also accommodate outdoor storage areas for utility poles, electrical transformers and other service equipment. Off-street parking is proposed to be located in two areas: a 26-space lot north (front) of the building; and a 46-space lot west (side) of the building. A large storm water detention basin is proposed to be located in the southeastern portion of the property.

At the July 19, 2022 meeting, the Planning Commission recommended approval of the Cuyahoga Falls Electric Service Facility (File # MSP 22-00028) subject to the following stipulations:

1. All exterior (parking lot and wall) lighting must meet the lighting requirements in Section 1144.06.
2. Landscape plans and tree inventory/preservation measures must comply with the regulations in Chapter 1145.
3. The stormwater management plan must meet Section 1124.03 Flood Plain and Stormwater regulations.

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4. Must meet all other regulations in Chapter 1144 General District Design and other CFGDC site design standards.

Mr. Anthony Zumbo, Service Director, stated that, as they have for the past several years, they are still coordinating with the folks at North Point Condominiums. Their board is up to speed with what is going on. Most of them were present at the Planning Commission meeting and were in favor of this project. GPD has done an excellent job of putting it together with them. He stated that he is excited to get this bid at the end of the year and get it under construction next spring. It is a nice addition for the Electric Department and the City as they refocus how they are orienting their service complex.

Mrs. Spinner stated that it is a good-looking building. She appreciates how much time and attention has been given to the concerns of the residents adjacent to this building and all the consideration given to stormwater management. As with a lot of projects, once these plans are fulfilled, it is going to make the water situation better than it was before, and it will be an improvement for those residents. She also likes how the design included elevations in the landscaping so that many residents in that development are not even going to see the building.

Mr. Brillhart stated that this is going to be an excellent addition to Cochran Road and Ward 5. They did meet with the neighbors, and they are very much on board with this. They are grateful that the water remediation is going to be addressed.

Mr. Balthis stated that he appreciates the thought that has gone into the project and how many challenges it is going to address. The City has a lot of operations running out of a small space. This project will free up space there, which is a good use of the City's resources.

Mr. Russell Gayheart, representing GPD, was present.

Mr. Miller moved to bring out Temp. Ord. A-83 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:40 p.m.