

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

**October 17, 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.

The minutes of the September 6, 2022 Planning and Zoning Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. A-116

**Discussion:**

**Temp. Ord. A-116**

An ordinance accepting the Planning Commission's recommendation for the approval of a conditional zoning certificate for a wireless communication facility on City property located at 4175 State Road, and declaring an emergency

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-115 to Council. The proposed project consists of the construction of a 185-foot high monopole tower and wireless communication equipment. The proposed monopole tower would be located within the fenced area northwest of the existing water tower. The new tower will be constructed in a compliant manner with appropriate screening. TowerCo and the City of Cuyahoga Falls entered into an "Option and Ground Lease Agreement in 2020. TowerCo will lease a 50-foot by 50-foot area in the northwest corner of the property. The proposed tower will be located 25 feet from the north and west property lines and 175 feet from the south and east property lines. The minimum setback for wireless communication facilities (cell towers) is equal to the height of the tower. TowerCo received approval of a variance from the Board of Zoning Appeals on May 25, 2022 (VAR-22-00021) to locate the tower less than the 185 feet required. The existing water tower will remain and continue to operate on the site.

At the October 4, 2022 Planning Commission meeting, the Commission members voted to recommend approval of the Conditional Zoning Certificate (CZC-22-00023) for construction of a 185 foot monopole tower and associated equipment, screening, and access at 4175 State Road, subject to the following stipulations:

1. Maintenance of the wireless telecommunication facilities according to the specific standards as detailed in Ch. 1135 Wireless Communication Facilities of the General Development Code.
2. The area be fully enclosed and screened to minimum General Development Code Standards. Submission of a refundable cash landscape/site completion bond payable to the

**Planning & Zoning Committee**  
**October 17, 2022 – Page 2**

City in the amount of no less than fifty percent (50%) of the cost of quantities specified in the plan be provided prior to permit approval.

Mr. Tony Phillips, Zoning and Permitting Manager, Kendall Communications, 380 Kendall Place, Columbus, Ohio, 43204, on behalf of TowerCo, addressed Council.

Mr. James moved to bring out Temp. Ord. A-116 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:37 p.m.