

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

**April 17, 2023**

**Members:** Susan Spinner, Chair  
Jerry James  
Adam Miller

Mrs. Spinner called the meeting to order at 7:59 p.m. All members were present.

The minutes of the January 3, 2023 Planning & Zoning Committee meeting and Public Hearing were approved as written.

**Legislation Discussed:**

Temp. Ord. B-34

**Discussion:**

**Temp. Ord. B-34**

An ordinance authorizing and approving the Final Subdivision Plat for dedication of the Bellaire Lane cul-de-sac located on Bellaire Lane approximately 2,500 feet west of Quick Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-34 to Council. The Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council. The Planning Commission is required to review and provide a recommendation for all Final Subdivision Plans in the City of Cuyahoga Falls, Ohio.

Sarum Management, Inc. (Michael Bell) is desirous of building a single-family dwelling on Parcel #3502884 (3969 Bellaire Lane). The 14.1-acre parcel is zoned RR Rural Residential. The subject parcel created by the minor subdivision approved in 2008 included a reservation of additional right-of-way for Bellaire Lane. The additional right-of-way for the extension of Bellaire Lane was never dedicated. The City maintenance of Bellaire Lane ends at the current turnaround area which is substandard in size. A private drive provides access to the adjacent lots via private easements. The 2008 plat approving the subject lot included the reservation of an additional 550 lineal feet of future right-of-way. However, extending the road that distance would have caused additional impact on the environment considering the extensive grading and tree clearing required. Therefore, it was proposed to improve the existing turnaround which provides better accessibility for City maintenance and emergency vehicles.

At the April 4, 2023, Planning Commission meeting, the Commission members voted to recommend approval of the Final Subdivision Plat for Dedication of the Bellaire Lane Cul-de-Sac, subject to the following stipulations:

1. Any change or movement of CFES equipment on existing utility poles in the construction area is at the owner/developer expense.
2. Final approval of improvement plans by the City Engineer.

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Mr. Matthew Vansuch, Brouse & McDowell, LPA, 6550 Seville Drive, Suite B, Canfield, Ohio, 44406, spoke on behalf of Sarum Management and Mr. Michael Bell. He thanked the Planning Department for working with them on this unique issue.

Mrs. Spinner stated that she appreciated the environmental preservation that the project will help to maintain and the increased safety to the residents of that area with this turnaround being improved on the right-of-way. At the Planning Commission meeting, it was made clear that the expense for this will be covered by the owner.

Mr. Vansuch stated that that is correct. Mrs. Spinner stated that there is no other building that will take place on that property. Mr. Vansuch stated that once there is approval for dedication and it meets the City Engineer's standards and requirements, they will submit the site plan for a single-family home on Belair Lane.

Mr. James moved to bring out Temp. Ord. B-34 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 8:05 p.m.