

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

June 5, 2023

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:30 p.m. All members were present.

Legislation Discussed:

Temp. Ord. B-48

Discussion:

Temp. Ord. B-48

An ordinance accepting the recommendation of the Planning Commission for the construction of two self-service storage buildings for Decorus Development, LLC, located at 262 Steels Corners Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-48 to Council. Decorus Development LLC is proposing to construct two self-service storage buildings at 262 Steels Corners Road. The property is 1.8 acres in area and is zoned E- Employment. The existing site contains an existing office/warehouse building which is approximately 3,100 sq. ft. in area. The applicant is proposing to construct two self-service storage buildings (8,000 sq. ft. and 4,000 sq. ft.) to be located behind (south) of the existing warehouse building on the site. While there is a small area adjacent to the road which is landscaped, the majority of the existing site is compacted gravel. Asphalt pavement is proposed for the circulation aisles located on either side of the proposed buildings.

At the May 16, 2023 meeting, the Planning Commission recommended approval of Project MSP-23-00016 subject to the following stipulations:

1. All exterior (parking lot and wall) lighting must meet the lighting requirements in 1144.06.
2. The stormwater management plan must meet Section 1124.03 Flood Plain and Stormwater regulations.
3. Revised building elevations shall be submitted and reviewed for compliance with the regulations in Chapter 1144 General District Design.

Mrs. Spinner asked if they would be tearing down the existing building to build these self-storage units. Mr. James Bede, Decorus Development LLC, stated that they will not be tearing down anything. They are going to be building behind an existing building. Mrs. Spinner asked for a timeline on the project. Mr. Bede stated that the hope is they can start and have it completed by December, but they are waiting to find out delivery dates on the steel.

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Mr. James moved to bring out Temp. Ord. B-48 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:33 p.m.