

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

July 3, 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.

The minutes of the June 5, 2023 Planning & Zoning Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-64

Temp. Ord. B-65

Discussion:

Temp. Ord. B-64

An ordinance accepting the recommendation of the Planning Commission for the construction of a 40-unit townhouse multi-family development for Antonio Pilla, located at Clyde Avenue and Buchholzer Boulevard, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-64 to Council. Antonio Pilla is proposing to construct a 40-unit multifamily development on a vacant parcel located at Clyde Ave. & Buchholzer Blvd. The development consists of nine (9) townhome-style buildings consisting of four (4) to six (6) units each. The proposed buildings are two (2) stories in height and will include brick foundations with cement fiber board siding and asphalt shingle roofs. The zoning map was amended from the previous C-1, Commercial District designation to R-5, Mixed Density Residential based on the conceptual plans for this development.

At the June 20, 2023 meeting, the Planning Commission recommended approval of Project MSP-23- 00021 subject to the following stipulations:

1. That the private internal access aisles and pedestrian areas are designed to a code-compliant standard and meet all other Title 2 Land Division requirements.
2. Private roadway pavement design cannot be used for public roadways for future conversion requests.
3. Easement areas will need to be detailed and provided for proposed public utilities prior to permitting.
4. Provide requested CAD drawing of site to enable Electric Dept. review of development site.
5. Coordination with CFFD for hydrant locations.
6. Confirmation of SWPPP approval from SSWCD required prior to permitting.
7. All Ohio EPA and any other regulatory agency requirements are met and maintained with the redevelopment of this site.

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8. All housing finish materials be designed to meet or exceed the residential design standards through appropriate use of brick veneer, stone or cast stone, cement fiberboard or premium vinyl siding, and coach garage doors with windows.
9. That a modification from the requirements of Section 1142.02 B. 4 be granted to permit front-loading garages, subject of use of increased material standards of coach doors with windows.
10. That a \$600 fee in lieu of dedication be paid per dwelling per Section 1124.05 D.
11. That a detailed lighting plan that shows pole height and cutoffs with photometric complying with CFGDC standards be provided prior to permitting.
12. That a detailed landscape plan meeting all Chapter 1145 Landscape Design requirements including street trees and tree preservation and protection and provision of a refundable cash landscape/site completion bond payable to the City of an amount no less than fifty percent (50%) of the cost of quantities specified in the plan, be provided prior to permitting.

Mrs. Spinner stated that after learning about the development through the map amendment previously passed by the Planning Commission and Council, she is happy to see the project come to life.

Ms. Loza asked how much the rent would be for these units. Mr. Kurtz stated that he does not know that the owner has indicated what the lease rates are to be at this time.

Mr. James moved to bring out Temp. Ord. B-64 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. B-65

An ordinance accepting the recommendation of the Planning Commission for the construction of a 25,770 sq. ft. building for the Humane Society of Summit County, located at 752 West Portage Trail, and declaring an emergency.

Ms. Mary Spaugy, Deputy Director of the Community Development Committee and Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-65 to Council. The Humane Society of Summit County is proposing to construct a 25,770 sq. ft. building for their headquarters to be located at 752 West Portage Trail. The property is 9.6 acres in area and is zoned E-1 Employment. The proposed facility will be comprised of administrative offices, veterinary facilities; indoor kennels; and temporary outdoor kennel facilities. A storm water detention basin is proposed to be located south of the facility. The building and parking area will occupy approximately 19% of the entire site (Fig. 2). The rear of the property will remain undisturbed.

At the June 20, 2023 meeting, the Planning Commission recommended approval of Project MSP-23-00024 subject to the following stipulations:

1. Compliance with the maximum parking requirements per Section 1134.02 (C).

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2. Consolidation of parcels #3503342 & #3503343 prior to the issuance of a building permit.
3. All exterior (parking lot and wall) lighting must meet the lighting requirements per Section 1144.06.
4. The stormwater management plan must meet Section 1124.03 Flood Plain and Stormwater regulations.
5. Revising the landscape plan by introducing native plantings closer to Portage Trail.
6. All building elevations shall be in compliance with the regulations in Chapter 1144 General District Design.

Ms. Diane Owens-Johnson stated that they are excited to be a part of the Cuyahoga Falls community. The Mayor and the Mayor's Office have helped them greatly in finding this piece of property. In the 55 years the Human Society has been in existence, they have never done anything close to this kind of scope in project, so for them this is truly transformational and quite a milestone. They have been raising money for the last 18 months and they are hoping to break ground on July 21st with a projected completion date of 2024.

Mr. James stated that he is extremely happy to see this come to fruition. It was great to get an invitation to the ribbon cutting and groundbreaking, and he and his wife will be there. It is a worthwhile cause. His family has always adopted rescue dogs. It is a great and humane thing to do and he is anxious to see it once completed.

Ms. Owens-Johnson stated that they could not have found a community in Summit County that is as welcoming and has the amenities that this community had and is central in Summit County.

Mrs. Spinner stated that they are happy to welcome them to Cuyahoga Falls and for them to have the upgraded amenities plus all the jobs. Being part of the new Merriman Valley updated plan is exciting.

Mr. Balthis stated that although the Valley Master Plan is not the law yet, he would like to hear more on how this project will comply with the new rules in place. Mr. Kurtz stated that, in terms of the proposed Merriman/Schumacher code, the Humane Society headquarters that would be in the new district proposed for that area is consistent with the proposed use. With the use of native plantings and the preservation of open space, it is certainly consistent with those objectives. The one objective for a new development in the proposed code is they prefer to have the parking behind the building. They discussed this during preliminary discussions, but because of the need to access cages and trying to screen some of that, it did not work out.

Mr. Miller moved to bring out Temp. Ord. B-65 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:43 p.m.