

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

**April 4, 2022**

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

Mrs. Spinner called the meeting to order at 6:38 p.m. All members were present.

The minutes of the January 4, 2022, Planning and Zoning Committee were approved as written.

**Legislation Discussed:**

Temp. Ord. B-136

**Discussion:**

**Temp. Ord. A-23**

An ordinance approving a Regulatory Text Amendment to Table 1131-1 Zoning Districts and Uses to add Secondary Schools as a limited use in R-4 Urban Density Residential and R-5 Mixed Density Residential Districts and to add a new Subsection 1133.02 (b) 3 titled “Secondary Schools” and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-23 to Council. The Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council.

The Cuyahoga Falls School District is planning to construct a new school building for grades 6-12 at the site of the existing Bolich Middle School (northwest corner of Portage Trail and 13th Street). The site is zoned R-4 and primary schools are permitted by right in this district, but secondary schools, or high schools, are not permitted in this district. The use types for the schools are described in Section 1131.03(B):

1. Primary School: An education facility primarily used for lower grade levels including grades K through 8

2. Secondary schools: An education facility primarily used for secondary grade levels, including grades 9 through 12. Secondary schools are currently permitted in R-1, R-2, MU-3, MU-4, MU-5, MU-6, C-1 and E-1 Districts. There are four secondary schools in the City including Cuyahoga Falls High School. Each are located in different zoning districts (please see table below). Woodridge High School and Walsh Jesuit are located in districts where the use is permitted, while Cuyahoga Falls High School and Cuyahoga Valley Christian Academy are located in districts where they are not permitted.

At the February 15, 2022, Planning Commission meeting, the Commission members voted to recommend approval of TXT-22-00003 to allow Secondary Schools as a limited use in R-4 Urban Mixed Density Residential and R-5 Mixed Density Residential Districts by amending Table 1131-1 and Section 1133.02.

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Mr. Miller moved to bring out Temp. Ord. A-23 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:39 p.m.