

MINUTES OF PUBLIC HEARING

April 4, 2022

Temporary 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.

On the 4th of April, 2022, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. A-23 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published in the Falls News Press, a newspaper of general circulation in the City of Cuyahoga Falls. A true and accurate copy of the published Notices are attached to these Minutes.

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.

Mr. Scott Alleman, Then Design Architecture, who is serving as project manager, spoke in favor of Temporary Ordinance A-23. In February, they had the first meeting many

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of the folks from the City, including Mr. Kurtz and the Planning Department. To date, the conversations with the school and the school district and then the architectural firm and their partner Hammond Construction. The City has been supportive. Their conversations have been transparent and productive and they are excited to move forward.

Mr. Anthony Gomez, 3070 9th Street, President of the Cuyahoga Falls City School Board, spoke on behalf of the Board of Education. The Board is in favor of the zoning amendment. He stated that the Board is appreciative of the support the City has provided and are thankful for the positive relationship with the City. Mr. Gomez stated that some upcoming events are Cinderella presented at the high school and the Art Walk. Also, the new superintendent is going to begin meeting with city officials and others and there will be a meet and greet for the new superintendent to discuss her vision for the school district.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio, at 6:30 p.m. on Monday, April 4, 2022.

Dated: April 11, 2022

Dana M. Capriulo, Clerk
Cuyahoga Falls, Ohio City Council

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The Cuyahoga Falls News Press, a newspaper printed and published in the city of Cuyahoga Falls, and of general circulation in the County of Summit, State of Ohio, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue dated:

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and that the fees charged are legal.

Sworn to and subscribed before on 03/06/2022

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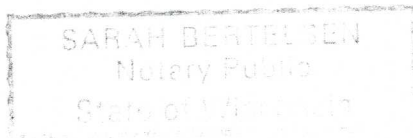
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LEGAL NOTICE

Notice is hereby given that there will be a Public Hearing in the Council Chambers in The Natatorium, 2345 Fourth Street, Cuyahoga Falls, Ohio on Monday, April 4, 2022 at 6:30 PM relative to the ordinance bearing temporary number 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.

By Order of the Clerk of Council
Dana Capriulo
3/6/22 (6986918)