

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

October 2, 2023

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:31 p.m. All members were present.

The minutes of the July 17, 2023 Planning & Zoning Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-108

Discussion:

Temp. Ord. B-108

An ordinance accepting the recommendation of the Planning Commission for the construction of a 13,900 sq. ft. office/industrial building and three (3) self-storage buildings located at 4204 Wyoga Lake Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-108 to Council. Theodore Stathopoulos is proposing to construct one (1) industrial/office “flex” building and three (3) self-service storage buildings at 4204 Wyoga Lake Road. The property is 4.4 acres in area and is zoned E-1 Employment. The proposed flex building is 13,900 sq. ft. in area and each storage building will be 10,800 sq. ft. in area. The proposed flex building will contain eight (8) units. The exterior will be finished with a decorative masonry block with a contrasting colored masonry block along the base. Metal canopies are proposed at the entrance doors to each unit. The storage buildings will be finished with a combination of decorative masonry block and finished steel siding. One (1) large storm water detention basin is proposed to be located at the northeast corner of the site near Wyoga Lake Road.

The Planning Commission recommended approval of the Major Site Plan in File MSP-23-00028 with 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. Building elevations shall be in compliance with the regulations in Chapter 1144 General District Design.
4. The landscape plan shall meet all Chapter 1145 Landscape Design requirements and tree preservation and protection provisions. Additional trees and plantings will be required. A refundable cash payment of 50% of the cost of quantities specified in

Planning & Zoning Committee
October 2, 2023 – Page 2

the plan or a performance bond payable to the City of at least 110% of the cost of quantities specified, prior to permitting.

Mr. Theodore Stathopoulos, developer of the property stated that what they are trying to create is a type of business campus. The office warehouse building is divisible units of 1,650 square feet, so, depending on the size of the company, it can cater to that company. The storage building also acts as a warehouse, because they are not small units like a typical mini-storage.

Mrs. Spinner stated that she likes the flexibility and coordination that this brings to the business owners that occupy the office space allowing them to have the storage in those units. All concerns were addressed at the Planning and Zoning Commission meeting and their concerns were addressed.

Mr. Balthis stated that it appears that the doors to the storage units would open on the east, away from the residential houses behind them. He asked what the plans were for the property behind the storage units and how it would be maintained.

Mr. Stahopoulos stated that, on the western edge, they will create a swale with the water runoff, so they will be able to capture the runoff and divert it to the front. There will be additional tree screening that will run down the west property line, as well, so that will give them extra vegetation and tree coverage. Mr. Balthis stated that storm water is always a constant challenge, so he appreciates their thoughts and effort there.

Mr. James moved to bring out Temp. Ord. B-108 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:38 p.m.