

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

October 16, 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-112

Discussion:

Temp. Ord. B-112

An ordinance accepting the Planning Commission's recommendation for the approval of a conditional zoning certificate and major site plan for the construction of a 12,300 sq. ft. auto body and repair building for Caliber Collision, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-112 to Council. The applicant is proposing to redevelop the former Burger King site located at 4095 State Road into an auto body and collision repair facility. Caliber Collision is proposing to demolish the existing building and construct a 12,300 square-foot-auto body collision and repair building. The primary building exterior finishes will be stone and stucco material. The applicant intends to utilize the existing curb cut and provide a total of 71 parking spaces, 56 for storage and 15 for customers. Other proposed site improvements include new pavement, lighting, landscaping and fencing. They also will close the northern curb cut, so there will be only one curb cut. The applicant indicated that this facility would employ approximately fifteen (15) persons.

The Planning Commission recommended approval of the Major Site Plan in File MSP-23-00042 with the following stipulations:

1. All exterior (parking lot and wall) lighting must meet the lighting requirements in 1144.06.
2. Review of the stormwater management plan by the City Engineer and preparation of a Storm Water Pollution Protection Plan (SWPPP) prior to permitting.
3. Building elevations shall be in compliance with the regulations in Chapter 1143 Mixed Use Center Design.
4. Enhancing the buffer landscaping adjacent to the front parking lot by increasing the quantity and average height. The landscape plan shall meet all Chapter 1145 Landscape Design requirements and tree preservation and protection

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provisions. A refundable cash payment of 50% of the cost of quantities specified in the plan or a performance bond payable to the City of at least 110% of the cost of quantities specified, prior to permitting.

Mr. Nick Fore, Cross Development representing Caliber Collision, stated that Caliber Collision is the largest body repair company in the country with over 1500 locations. This site will feature state-of-the-art repair equipment and paint booth. Construction would begin next March and be completed by Fall 2024.

Ms. Nichols-Rhodes asked if there is another Caliber Collision that this is replacing or is this an additional sight. Mr. Fore stated that Caliber Collision does not do a lot of relocation, so this will be an addition. A lot of the sites around town in Ohio are part of an acquisition. This is a brand-new build.

Mr. Brillhart thanked Mr. Fore for investing in Cuyahoga Falls. They are very grateful for their investment and it will make a nice improvement in the area. He has had at least 100 phone calls about what is going to happen with the Burger King location. Mr. Fore stated that Caliber Collision is very excited, as well. They have been trying for a long time to get a new store in this area. If everything goes as planned, they will start construction in March and get the existing building torn down.

Mrs. Spinner asked how long it will take to complete the construction. Mr. Fore stated that a store this size will take six or seven months.

Mr. Kenny King invited everyone to his birthday party, to be held on Saturday at 3:00 at on Tap.

Mr. James moved to bring out Temp. Ord. B-112 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:37 p.m.