

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

December 4, 2023

Members: Susan Spinner, Chair
Jerry James
Adam Miller

Mrs. Spinner called the meeting to order at 6:35 p.m. All members were present.

Legislation Discussed:

Temp. Ord. B-115

Discussion:

Temp. Ord. B-115

An ordinance approving a zoning map amendment for Parcels 02- 13736 and 02-17196 located on 6th Street from R-4 Urban Density Residential to MU-4 Sub-Urban Corridor, as more fully described herein, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temp. Ord. B-115 to Council. The applicant is requesting to rezone two parcels (#0123736 & #0217196) from R-4 Urban Density Residential to MU-4 Sub-Urban Corridor. The property is located on 6th Street, approximately 130 feet south of the Portage Trail intersection. The rezoning request will allow for the expansion of the Cleveland Smile Center dental office located at the corner of Portage Trail and 6th Street (528 Portage Trail). The total area to be rezoned is 0.12 acres. Parcel #0123736 (2279 6th Street) is adjacent to the existing dental office and is currently occupied with a single family dwelling. Parcel #0217196 is a vacant lot.

The Planning Commission recommended approval of the map amendment in File MAP-23-00044 on October 17, 2023. The map amendment is being sought to enable the construction of a 904 square-foot building expansion to an existing dental office and create additional parking. It should be noted that this concept plan has not been reviewed for compliance with all relevant development standards.

Mrs. Spinner stated that she appreciates the Dental Center spreading its wings and trying to be as unobtrusive as possible and be a good neighbor.

Mr. Balthis asked if, as part of being able to add on and provide additional parking, will the parking spaces that do appear to go to the right-of-way be able to be moved a little bit.

Mr. Leon Sampat, LS Architects, 22082 Lorain Road, Cleveland, Ohio, stated that the expansion will improve it, because it is currently being used as two-way traffic, so they will be able to recommend that.

Mr. Siegerth asked if there will be job creation with this proposed expansion, and, if so, how many jobs.

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Dr. Dan Glick, Cleveland Smile Center, stated that the idea is to create some jobs with the expansion. At this time, he does not know how many, but anywhere from three to seven jobs as they expand.

Ms. Janna Amole, 2250 Sixth Street, corrected her comment made during the Public Hearing. She meant to say the building expansion to the north, but the east.

Mr. Sampat stated that they did look at the property to the east. Unfortunately, the owner does not want to sell. He was unresponsive. This property was available, and that is why they had to go in this direction. At the Planning Commission meeting, they did agree to provide buffering with landscaping and screening with a fence, so that hopefully will help any intrusion like cars parking.

Mr. Miller moved to bring out Temp. Ord. B-115 with a favorable recommendation, second by Mr. James. Motion passed (3-0).

The meeting adjourned at 6:41 p.m.