

MINUTES OF PUBLIC HEARING

December 4, 2023

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.

On the 4th of December, 2023, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. B-115 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published in the Akron Legal News on November 1, 2023 and November 8, 2023. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Rob Kurtz, Planning Director, presented Temp. Ord. B-115. 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 sq. ft. 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.

Dr. Daniel Glick, owner of Cleveland Smile Center, was present in support of Temporary Ordinance B-115.

Ms. Janna Amole, 2250 6th Street, stated that her major complaint with this proposal is the parking. Right now, they are parking in the right-of-way by nature of the building, but, from her perspective, it would make more sense to expand the building to the north on Portage Trail where there is already a house.

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

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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, December 4, 2023.

Dated: December 6, 2023

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

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, December 4, 2023 at 6:30 PM relative to ordinance 115-2023.

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.

By Order of City Administration

Akron Legal News November 1, 2023
November 8, 2023

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