

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

March 17, 2025

Members: Susan Spinner, Chair
Joe Siegfert, Vice Chair
Frank Stams, Mike Brillhart, Rachel Loza

Mrs. Spinner called the meeting to order at 6:36 p.m. All members were present.

Legislation Discussed:

Temp. Ord. B-10

Discussion:

Temp. Ord. B-10

An ordinance approving a zoning map amendment for parcels located on Wyoga Lake Road north of Falls Commerce Parkway from MU-1 Rural Neighborhood Center to E-1 Employment District, and declaring an emergency.

Travis Cortright (O'Harrow Construction) on behalf of the property owners, Alro Steel and Carey Farmer, is requesting that three (3) parcels located on the west side of Wyoga Lake Rd. be rezoned from MU-1, Rural Neighborhood Center to E-1, Employment. The parcels are located approximately 500 feet north of Falls Commerce Parkway adjacent to the Alro Steel manufacturing facility. Two of the parcels are vacant and the other is occupied by single family dwelling. The surrounding uses located to the south are manufacturing and institutional, the CVCA campus. The applicant's intention is to undertake a significant expansion, to the existing manufacturing facility. The Planning Commission recommended approval of this map amendment (MAP-25-00001) on January 22, 2025.

Mrs. Spinner stated that this was approved by the Planning Commission in their meeting on Monday, January 22nd. She stated that she appreciates the further investment and addition of more jobs.

Mr. Brillhart thanked Alro Steel for their investment in Cuyahoga Falls. It is a beautiful facility right now and he is happy they are going to expand.

Mr. Stams asked if they are expanding on the east or west side of Wyoga Lake Road. Mr. John Rumler, Alro Steel, 3100 East High Street, Jackson, Michigan, 49203, stated that they are located at the west side of Wyoga Lake Road and their expansion will go to the east. They are between Wyoga Lake Road and State Road. The building will be continuous.

Mr. Balthis thanked Mr. Rumler for their investment. He asked approximately how many employees they currently have in Cuyahoga Falls and if he had a timeline on when the expansion would begin and construction would be completed. Mr. Rumler stated that they currently have 80 to 90 employees. As far as the expansion, unfortunately, he does not have an exact date.

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Ms. Diana Colavecchio, Community Development Director, stated that she wanted to clarify for Council that this ordinance is simply for the rezoning of the parcels. The future expansion project would come to Council for their review and approval. Today, they are discussing this project from the perspective that these parcels would be needed to accommodate further expansion, but an expansion project is not what is before Council tonight.

Mr. Stams thanked Mr. Rumler for coming down to Ohio from Jackson, Michigan. Mr. Rumler stated that they appreciate the opportunity.

Mr. Siegferth moved to bring out Temp. Ord. B-10 with a favorable recommendation, second by Mr. Brillhart. Motion passed (5-0).

The meeting adjourned at 6:40 p.m.