

MINUTES OF PUBLIC HEARING

March 17, 2025

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.

On the 17th of March, 2025, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. B-10 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 January 31, 2025 and February 4, 2025. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Rob Kurtz, Planning Director, stated that 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.

Mr. Kurtz stated that there are three parcels involved in this rezoning. Two of them are owned by Alro and one is owned by Carrie Farmer. They are on the west side of Wyoga Lake Road just north of their existing facility. They are currently zoned Rural Neighborhood Center. E-1 is what the existing building is zoned, so the goal is to rezone these similar to their existing building. Their intention is make a significant expansion to the existing facility. The Planning Commission did recommend approval of this map amendment.

Mr. John Rumler, 3100 East High Street, Jackson, Michigan, 49203, spoke in favor of the ordinance. They currently own two of the three parcels and hope to close shortly on the third parcel. They were founded in 1948. In order to better serve their existing customers and growing customer base, they are looking to undertake an expansion taking the current footprint from 153,000 square feet to 293,000 square feet. To begin, they would add 25 employees. When they go down the road of developing the project, they will tie in the current exterior to look like the existing building.

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

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, March 17, 2025.

Dated: March 17, 2025

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

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City of Cuyahoga Falls, Ohio

Notice

City Council Public Hearing

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, March 17th, at 6:30 PM relative to the ordinance bearing Temporary Number B-10.

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.

By Order of the Clerk of Council
Dana Capriulo

Akron Legal News January 31, 2015
February 4, 2015