

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

March 3, 2025

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

Mrs. Spinner called the meeting to order at 6:30 p.m. All members were present.

The minutes of the February 3, 2025 Planning and Zoning Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-16

Discussion:

Temp. Ord. B-16

An ordinance authorizing and approving the final subdivision plat for the Reserve at Boulder Estate Development located on the southwest corner of State Road and Boulder Boulevard, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance B-16 to Council. The applicant, Petros Homes (4846 State Road LLC) is requesting approval of the preliminary/final major plat for an eleven (11) lot subdivision located at State Rd. and Boulder Blvd. The property was recently rezoned from MU-1, Rural Neighborhood Center to R-3, Sub-Urban Density Residential (MAP-24-00018). The proposed subdivision will be comprised of eleven (11) parcels for single family dwellings. Eight (8) of the lots will face Boulder Blvd. and the other three (3) will front onto State Rd. The proposed lots will range in area from 0.25 acre to 0.45 acre. No additional street construction is proposed, and there will be a storm water detention pond located at the southwest corner of the site. Sidewalks and street trees will be installed on Boulder Blvd. and State Road as part of this development.

The Planning Commission recommended approval of the final plat contained in File MAP-25-00002 on February 19, 2025 subject to the following stipulations:

1. Developer shall establish a Homeowners Association. Such association shall be responsible for the maintenance of Block A and any other common areas.
2. Recording of a storm water sewer easement for the detention basin and outfall.
3. That a \$1000 fee in lieu of dedication be paid according to Section 1124.05 D. Such funds will be expended at the City's discretion according to the regulations in Section 1124.05 D.
4. Staff review and approval of final plat and improvement plans prior to recording of the Final Subdivision Plat.

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5. Compliance with Chapter 1145 including the tree preservation and street tree and requirements.

6. Must meet all other Title 2 Land Division requirements.

Mr. Kurtz stated that the estimated value of the homes will be \$600,000 to \$700,000. There will be approximately 70 jobs for each construction.

Mr. Gregory Modic, Petros Development Group, 4223 Brecksville Road, Richfield, Ohio, stated that they are looking at starting construction in April with tree clearing, shaping of the land and utility installations. It is anticipated that they will start the first house by June.

Mrs. Spinner asked if these homes will be built to suit. Mr. Modic stated that they will be constructing a model home to start the marketing process. They will have meetings with potential buyers and build them as they go.

Mrs. Spinner stated that it fits in with the neighboring properties. There was a lot of talk about storm water management. From what has been described, it seems, as in a lot of cases when there is new development, things are going to be even better for the surroundings area. Mr. Modic stated that, in this instance, they oversized the retention basin to exceed the code requirements. There is a pipe on the property, but it was draining some of the prior uses of that property into the drainage system in Boulder Creek. They are capturing that. They have doubled the size of the pond to hold it back.

Mr. Stams thanked Mr. Modic for bringing the development and congratulated Mr. Kurtz for bringing this development to Ward 8. It is a development that enhances the surrounding residences. Mr. Modic stated that they may recall that, at the initial presentation on rezoning, they contemplated doing the zoning code of Mixed Use. In talking with Ms. Colavecchio and Mr. Kurtz, the vision became clear that it was not right for the area. He appreciates the City working with them through the rezoning process to bring this product there.

Mr. Brillhart expressed his appreciation for their investment in Cuyahoga Falls. He appreciates the fact that they get right on it and build it right away, and it is going to be great.

Mr. Balthis thanked them for the investment and the focus on the important topic of storm water. He appreciates them doing the research and oversizing and going beyond what the code will require.

Mr. Balthis asked Mr. Demasi if the new development would create additional public infrastructure that would have to be maintained by the City. Mr. Demasi stated that, in looking at the plan, they will be taking advantage of existing public roads and existing public infrastructure.

Mr. Balthis stated that it is a positive that this is not going to create additional public infrastructure that the City would need to maintain, and that is rare in a situation like this. Mr. Demasi stated that there are no new roads, waterlines, sanitary sewers or storm sewers that are publicly owned. This

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is a windfall here in that 10 to 11 homes are being built on land with existing roads and existing utilities and there is nothing more the City needs to maintain. Mr. Balthis stated that they are able to get more economic activity and make more housing options with no additional strain on the public infrastructure; while increasing storm management and requiring it be maintained by the HOA.

Mr. Tom Sullivan, 447 Tallmadge Road, Cuyahoga Falls, asked the average price for the houses that are being built. Mr. Modic stated that they will cost between \$600,000 and \$700,000.

Mr. DeRemer asked if there is a square footage requirement on the properties. Mr. Modic stated that they did not set a limit. He is anticipating 2,600 to 3,600 square feet.

Mr. DeRemer asked if they can bring their own builder. Mr. Modic stated that they are currently working with two builders, so it would be one of those two builders.

Mr. Siegferth moved to bring out Temp. Ord. B-16 with a favorable recommendation, second by Mr. Brillhart. Motion passed (5-0).

The meeting adjourned at 6:40 p.m.