

PLANNING COMMISSION MINUTES
Tuesday, May 20, 2025

On Tuesday, May 20, 2025, a meeting of the Cuyahoga Falls Planning Commission was held at the Natatorium, 2345 Fourth St., Cuyahoga Falls, Ohio, at 6:00 p.m. in accordance with Chapter 107 of the Codified Ordinances of the City of Cuyahoga Falls.

MEMBERS PRESENT: Rob Habel, Vice Chair
Sandy Locascio, Secretary
Colleen Kelly
Jake Ricker
Susan Spinner
Jeff Iula

MEMBERS ABSENT: Dan Rice, Chair
Alicia Harris

COMM. DEV. STAFF: Rob Kurtz, Planning Director
Lori Jones, Admin. Specialist

Mr. Rob Habel called the meeting to order at 6:02 p.m., and the Pledge of Allegiance was recited. He then thanked everyone for coming, and explained the meeting process.

Ms. Sandy Locascio read the agenda into record.

Mr. Habel opened the item to the City.

New Business

MSP-25-00010

Project: MSP-25-00010	Silver Birch Assisted Living Facility – Bath Road					
Location	392 Bath Rd (Parcels 3502462; 3502461; 3503188; 3505904)					
Site Size	7.4 acres					
Zoning	R-5 / MU-4					
Applicant (s)	Darrin Jolas & Richard Choi Vermilion Development 121 W. Wacker Dr. #400 Chicago, IL 60601					
Property Owner (s)	Anne Wesig; Barbara Williamson					
Application Summary	Request for approval of a 120-unit assisted living facility on a 7.4-acre site located between 392-412 E. Bath Road					
Application Type	<input checked="" type="checkbox"/>	Major Site Plan	<input type="checkbox"/>	Text Amendment	<input type="checkbox"/>	Overlay Plan
	<input type="checkbox"/>	Conditional Zoning	<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Special Project
	<input type="checkbox"/>	Map Amendment	<input type="checkbox"/>	Final Plat	<input type="checkbox"/>	Other

Decision Type	<input type="checkbox"/>	Information	Initiated or Requested By	<input checked="" type="checkbox"/>	Applicant
	<input type="checkbox"/>	Direction		<input type="checkbox"/>	Staff
	<input checked="" type="checkbox"/>	Action		<input type="checkbox"/>	Council
File Presenter	Rob Kurtz, AICP, Planning Director				
	Report Date: 05-13-25			Meeting Date: 05-20-25	

Mr. Rob Kurtz read the staff report into record

Mr. Habel thanked Mr. Kurtz and then closed the item to the City and then opened it to the Applicant.

Mr. Richard Choi – 121 W Wacker Dr – Vermilion Development – stated that Mr. Kurtz covered most of what he wanted to cover. He introduced himself and his company and stated that they develop public and private projects in four states, and they are just starting their first project, Mansfield, in Ohio, but will have multiple assisted living facilities in Ohio, with Cuyahoga Falls included.

Mr. Habel closed the item to the applicant and opened it to the public.

Mr. James King – 402 W. Heritage Dr. – stated that he does not oppose this project, but he is concerned about the entrance and exit being aligned with those of the Reserves, and questioned if there will be a traffic study done. He spoke of people already having a hard time getting in and out at the Reserves, and he questioned if the residents of this location will have cars.

Mr. Choi stated that most will not have a car.

Mr. King then asked if there might be a caution light added, as he feels that Bath Rd. is busy and already an issue.

Mr. Habel questioned if a study is planned and if there would be signage added.

Mr. Kurtz stated that the applicant provided peak hour traffic expectations and the City did not feel that an analysis was needed based on the numbers provided. He then stated that when new entrances are added, it is preferred to have them be aligned with existing streets.

Mr. King stated that he is just concerned about the traffic.

Mr. Choi stated that there will be very few cars, and that the facility will also provide a van to give the residents rides to and from stores and other locations. He stated that peak traffic is less than 30 cars, most of which will be employees.

With no further comments or questions from the public, Mr. Habel closed the item to the public and opened it the Planning Commission.

Ms. Susan Spinner questioned if the extra leg of land will be developed, and what will be done on the two open areas that they have.

Mr. Choi stated that the east side was to be the detention pond and it got moved to the west side, and then the building was changed in design also, which opened up some of the land. The land will be mostly left open and landscaping will be added. As for the leg of

land, they intend to do something on it. Originally it was to be an entryway, but they decided against it because Bath Rd. was better.

Mr. Spinner questioned if they will be sure not to let this land be neglected, and Mr. Choi stated that it will be maintained.

Mr. Jake Ricker stated that he was concerned if there will be a buffer on the piece of land facing Graham Rd.

Mr. Choi stated that there will be something done there with the landscaping and it will be kept up. He stated that it could become a park or a walking area for the residents, they just are not sure yet.

Mr. Ricker questioned if the City would be responsible for the demolition of any of the houses on the properties, and Mr. Kurtz stated that it is the developer's responsibility to demo the homes.

Mr. Jeff Iula stated that he has just been in a nursing home for 63 days, and he hopes that this one is as nice as the one he was in. He spoke of there being 4 within a one-mile radius and questioned if this was too many.

Mr. Choi stated that his role is to build, not to market study, but he is certain that a market study was conducted, and it was determined this was a viable location.

Ms. Locascio stated that she had made a note about questioning if a light was allowable at the entrance, and Mr. Kurtz stated that it is not warranted.

Mr. Locascio questioned if the Graham Rd. portion will be a paved exit, and Mr. Choi stated that it would not.

Ms. Colleen Kelly questioned the 45 jobs that are mentioned and what type of jobs they would be.

Mr. Choi spoke of the various types of positions that would be available at the location, the shifts, the number of people and the various staffing that would possibly be needed to run the location.

Mr. Habel questioned if the side piece that goes toward Graham Rd. was needed for density, could it be sold to someone in the future.

Mr. Kurtz stated that they needed to meet the 12 units per acre, so this land is needed to meet this, and they will not be able to sell it.

Mr. Habel stated that he commends the applicant for their complete drawings that were turned in this early, and he appreciates their completeness.

With no further comments or questions from the Commission members, Mr. Habel requested that a motion be made.

Ms. Kelly made the following **MOTION**:

The Planning Commission is recommending APPROVAL of the Major Site Plan as detailed in Project File MSP-25-00010 subject to the following:

1. All exterior (parking lot and wall) lighting must meet the lighting requirements in 1143.08.
2. The stormwater management plan must meet Section 1124.03 Flood Plain and Stormwater regulations.
3. A refundable cash payment of 50% of the cost of quantities specified in the landscape plan or a performance bond payable to the City of at least 110% of the cost of quantities specified, is required prior to permitting.

The **MOTION** was **seconded** by Mr. Ricker.

With no further discussion, Mr. Rice requested a **Vote**:

The Vote to APPROVE the item: Yes- 5, No- 0. The MOTION is APPROVED with a vote of 5 to 0.

Minutes

March 18, 2025

With no comments or corrections, a **MOTION** was made by Mr. Ricker, and **seconded** by Ms. Kelly to **APPROVE the minutes** from **March 18, 2025**. The **Vote: All Yea (5-0)**. **Motion carried.**

Other Business

None

Adjournment

With no further discussion, a **MOTION** was made by Ms. Locascio to adjourn the meeting, and it was **seconded** by Mr. Habel. With a **Vote of 5-0** the meeting adjourned at 6:38 pm.

Minutes submitted by: Lori Jones