

PLANNING COMMISSION MINUTES
Tuesday, October 7, 2025

On Tuesday, October 7, 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: Dan Rice, Chair
Sandy Locascio, Secretary
Colleen Kelly
Jake Ricker
Jeff Iula
Susan Spinner

MEMBERS ABSENT: Rob Habel, Vice Chair
Alicia Harris

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

Mr. Dan Rice called the meeting to order at 6:06 p.m., and the Pledge of Allegiance was recited. He then thanked everyone for coming, and went over the meeting process.

Ms. Sandy Locascio read the agenda into record.

Mr. Rice opened the item to the City.

New Business

FMP-25-00021

Project: FMP-25-00021	Report Date 09-30-25	Meeting Date: 10-07-25																		
Application Type	<table><tr><td><input type="checkbox"/></td><td>Major Site Plan</td><td><input type="checkbox"/></td><td>Text Amendment</td><td><input type="checkbox"/></td><td>Overlay Plan</td></tr><tr><td><input type="checkbox"/></td><td>Conditional Zoning</td><td><input type="checkbox"/></td><td>Preliminary Plat</td><td><input type="checkbox"/></td><td>Special Project</td></tr><tr><td><input type="checkbox"/></td><td>Map Amendment</td><td><input checked="" type="checkbox"/></td><td>Final Plat</td><td><input type="checkbox"/></td><td>Other</td></tr></table>	<input 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 checked="" type="checkbox"/>	Final Plat	<input type="checkbox"/>	Other	
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Applicant:	Planning Division																			
Application Summary:	The City of Cuyahoga Falls is requesting approval to vacate a 30' wide right-of-way off of North Steels Circle in order to allow the developer, Wyoga Land Partners, LLC, to create a passive recreation area to be utilized by the residents of the Towns at Steels Corners subdivision.																			
File Presenter:	Rob Kurtz, AICP, Planning Director																			

Mr. Kurtz thanked everyone for their attendance, and then read the staff report into record. He then explained the process that this item will go through for approval.

Mr. Rice thanked the Mr. Kurtz, and explained that the City is also that applicant on this file. He then questioned if the developer was present to speak on it, and Mr. Kurtz stated that they are not, but he stated that the HOA has been presented with these changes and have accepted them.

Mr. Rice opened the item to the Public for comments or questions. With none, he closed the item to the public and opened it to the Planning Commission members.

Ms. Susan Spinner said that she questioned what the purpose of this property was to begin with, but that this was answered for her during the staff report. She then stated that this will be a good use of the property now.

Mr. Jeff Iula questioned if the area has extra parking for visitors, and if this could have been used for that, and Mr. Kurtz stated that there is not extra visitor parking, but this area is not big enough to use if for that either.

Mr. Jake Ricker stated that he had no questions on the actual item, but while he knows it is a conceptual drawing that was presented, he questioned if they will put lights in that area.

Mr. Kurtz stated that the drawing are purely conceptual, and he is not sure if there will be lights or not, but that would all be up to the HOA to determine.

Ms. Colleen Kelly questioned why the developer was not able to obtain the easements that they originally had hoped to get. Mr. Kurtz stated that he was not sure, but that the two property owners were needed to approve it, and that did not happen.

Ms. Locascio stated that it is too bad this driveway area did not work out to get to those businesses, and then she questioned if the residents in the neighborhood will still be able to walk easily through this new area to the businesses. Mr. Kurtz stated that he did not see why they would not be able to.

Mr. Rice stated that his questions were answered, but he did want to know if this will now be owned by the developer, and Mr. Kurtz stated that it would be owned by the HOA.

Mr. Rice reminded everyone that the conceptual drawing is only a concept, and that the Board does not get to regulate what they put there, but he stated that he does like the future plans for the walkability the City has in the front of this neighborhood, and he feels that the City vacating this land and giving it to the HOA will be a good use of the land.

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

Ms. Kelly made a **MOTION** to **APPROVE** file **FMP-25-00021**:

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

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

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

Minutes

September 3, 2025

With only the correction of showing Mr. Iula as absent, no other comments or corrections were necessary, a **MOTION** was made by Mr. Ricker, and **seconded** by Mr. Iula to **APPROVE the minutes** from **September 3, 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. Ricker. With a **Vote of 5-0** the meeting adjourned at 6:34 pm.

Minutes submitted by: Lori Jones