

MINUTES OF PUBLIC HEARING

October 20, 2025

Temp. Ord. B-75

An ordinance approving text amendments to the Cuyahoga Falls Development Code, as more fully described and depicted herein, and declaring an emergency.

On the 20th of October, 2025, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. B-75 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 September 15, 2026 and September 22, 2025. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Rob Kurtz, Planning Director, and Ms. Diana Colavecchio, Community Development Director, presented Temporary Ordinance B-75 to Council. The Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council. After thorough review of the Development Code, it was determined that multiple updates were required in order to successfully implement the objectives of the General Land Use Plan. On September 3, 2025 the Planning Commission recommended the approval of multiple amendments to the Development Code as more fully described in Project File TXT-25-00017.

These proposed code amendments are the result of an extensive internal study of the City's Development Code by Development staff. Other departments consulted during this review included the Mayor's office, Law, Service and Engineering. Some of the general themes for this update include:

Organizational Improvements

- o Improving ease of use for staff, residents and professional applicants, i.e.
- o Correcting references between different sections of the Code
- o Simplifying and clarifying language and associated tables
- o Eliminating redundancy or other errors

Addressing uses not adequately considered in the existing code, i.e.

- o Marijuana dispensaries
- o Vape Shops
- o Accessory daycare in institutional building

**Minutes of Public Hearing
October 20, 2025 – Page 2**

Enhancing Development Standards, i.e.

- o Increased landscape buffer requirements
- o Increasing open space requirements for residential developments

Mr. Kurtz went over a handout previously distributed to Council containing 34 items that required changing to update the City's 20-year-old code. The first of two major items discussed in Exhibit A was Number 9, which would provide safer drive-thru designs with clear exits and access for first responders during emergencies. The second item was Number 12 dealing with the location of vape shops. Under current zoning, vape shops can be located in areas where retail establishments are permitted. With the change, they would only be able to operate in C-1 areas. Existing vape shops would be allowed to continue as "a non-conforming use."

Mr. Nick Keleman and Mrs. Kelly Keleman, 4917 Garnet Circle, Stow, Ohio, spoke in favor of Temporary Ordinance B-75, item Number 9. They have launched an advocacy initiative, Megan's Way Out, to push for safer drive-thru designs that provide clear exits and allow first responders faster access during emergencies.

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, October 20, 2025.

Dated: October 20, 2025

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

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, October 20, 2025, at 6:30 PM relative to the ordinance bearing Temporary Number B-75.

Temp. Ord. B-75

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE CUYAHOGA FALLS DEVELOPMENT CODE, AS MORE FULLY DESCRIBED AND DEPICTED HEREIN, AND DECLARING AN EMERGENCY.

By Order of the Clerk of Council
Dana Capriulo

Akron Legal News September 15, 2025
September 22, 2025