

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

April 6, 2026

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

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

The minutes of the October 20, 2025 Planning and Zoning Committee meeting and Public Hearing were approved as written.

Legislation Discussed:

Temp. Ord. A-20

Discussion:

Temp. Ord. A-20

An ordinance authorizing and approving the Final Development Plan for Conservation a Residential Overlay and Preliminary Subdivision Plat for Park Ridge Preserve on Parcel Number 3502964, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-20 to Council. Scott Strayer of Helen Scott Custom Builders is requesting approval of the Final Development Plan to create a residential conservation overlay district and Preliminary Plat approval on a 38 acre parcel (#35-02964) located on Bellaire Lane. The final development plan proposes eleven (11) single family residential dwelling lots located along a new public street off of Bellaire Lane. The lots will range in size from 2.4 to 4.7 acres. Considering the project site's location adjacent to the Cuyahoga Valley National Park, it was perfectly suited to utilize the Residential Conservation Overlay. The proposed development primarily uses the portions of the site already cleared for the radio towers and preserves a significant portion of the land that is steeply sloped and heavily wooded.

Some of the review factors considered by the Planning Commission included:

- Consistent with the General Development Plan recommendation of low density housing
- Consistent with the existing zoning, site characteristics, & surrounding land use pattern
- Significant amount of preserved land (53% of site) • Trail connection to the CVNP
- Large buffer from existing residential uses.

The Planning Commission recommended approval of the final plat contained in File FMOP-26-00003 on March 17, 2026 subject to the following stipulations:

Planning & Zoning Committee
April 6, 2026- Page 2

1. Prior to the issuance of a zoning certificate for any dwelling: a. A \$1,200 fee in lieu of dedication be paid per dwelling per 1124.04 b. Fully executed conservation agreement for the subject lot is provided to the City.
2. Must meet all other Chapter 1145 Landscape Design requirements including street trees and tree preservation, protection, and provision. The number of street trees must be increased to meet the minimum standards in 1145.05.
3. Declaration of Covenants, Conditions, Restrictions and Reservation of Easements shall be provided with Final Plat documents.
4. Final plat shall show the setbacks on all of the lots.
5. Final plat and Improvement Plans shall specify electric service provider.
6. Conservation easement shall be posted with signs that are clearly visible within the lots.
7. Address posts shall be provided for each lot which is visible at the right-of-way.
8. For the final plat, eliminate the center landscaped island in the cul-de-sac.
9. Additional fire hydrant required in the area of cul-de-sac, location to be determined after consultation with the Fire Department.
10. Compliance with the requirements for septic systems per the Summit County Health Department.
11. Use of ductile iron for water main.
12. Storm water management plans shall comply with the standards in Chapter 1124 of the Development Code and Chapter 929 of the codified ordinances.
13. Final Plat shall contain appropriate language regarding ownership and maintenance responsibilities of all easements. Applicant shall enter into a Long Term Maintenance Agreement for maintenance of the storm water facilities.
14. Adequate signage be posted at the boundary of the HOA property and the Cuyahoga Valley National Park indicating that one is exiting the Park and entering onto private property.

Mr. Scott Strayer, President of Helen Scott Custom Builders, addressed Council and gave a brief overview of the project.

Mrs. Spinner asked if these homes will be built to suit. Mr. Strayer stated that they are not going to build any spec homes or models. The lots are available for clients to contact them to build homes and they will custom design and build every home differently on the lots. Mrs. Spinner asked how many homes will be built in a year. Mr. Strayer stated that there will be three to four homes per year at most. Mrs. Spinner asked when construction would start on the first house. Mr. Strayer

Planning & Zoning Committee
April 6, 2026- Page 3

stated that they will start construction site work later this summer or fall to take advantage of good weather. They might hit paving and start construction of homes this time next year. Mrs. Spinner asked if there has been any interest. Mr. Strayer stated that just from hearing it from neighbors and seeing it on Planning Commission a couple people have reached out about it.

Mr. Siegfert stated that it was his understanding that part of that trail goes off the property, but before it hits the CVNP walking trail, there is an area of wilderness. He asked who is going to be responsible for that upkeep so that the residents can access the trails from the properties. Mr. Strayer stated that they have discussed what to make the surface of the trail from their road to the property line. That is as far as they are going to take it and it would terminate it at the entrance of the park. They still have not met with Cuyahoga Valley National Park to see if they are going to connect

Mr. Balthis stated that he loves the conservation easements and the buffer to the national park and surrounding properties. He asked if the Street Department or Engineer has looked at what could potentially be a blind spot where the road connects to Bellaire Lane off the intersection. He is curious as to why it is not more of a 90-degree angle. Mr. Strayer stated that they have a small amount of road frontage. It is only a couple hundred feet and only intersects right at this bend. From there, it is a pretty straight shot looking down Bellaire Lane to Quick Road. The amount of road fronts there is very minimal.

Mr. Siegfert moved to bring out Temp. Ord. A-20 with a favorable recommendation, second by Ms. Loza. Motion passed (5-0).

The meeting adjourned at 6:43 p.m.