

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

May 4, 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 April 4, 2026 Planning and Zoning Committee meeting and Public Hearing were approved as written.

Legislation Discussed:

Temp. Ord. A-21 (Sub. Dated 4/24/26)

Temp. Ord. A-34

Discussion:

Temp. Ord. A-21 (Sub. Dated 4/24/26)

An ordinance approving text amendments to the Cuyahoga Falls General Development Code, adopting regulations regarding best management practices for storm water facilities, as more fully described and depicted herein, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-21 (Sub. Dated 4/24/26) to Council. The Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council. It is the finding of the City of Cuyahoga Falls that these proposed amendments will bring the City into compliance with current Ohio EPA guidance and regulations regarding the use of alternative best management practices when designing storm water management systems.

On March 17, 2026 the Planning Commission recommended the adoption of regulations regarding best management practices for storm water facilities as more fully described in Project File TXT-26-00005.

This ordinance will update 124.02 which is located in the Development Code. This ordinance will add language similar to what was used in 929 that Council passed regarding the long-term post-construction maintenance agreements. For consistency, they added it here in 124.02, as well. Secondly, they are allowing property owners to submit plans that use alternative methods post-construction best management practices to management storm water quality then those provided in the code. Approval would be required by both the City and Ohio EPA to go with an alternative method. Lastly, they are setting a minimal size at one-inch diameter and any that is two inches or less shall be protected with an anti clogging device. These were all discussed back in March at the Planning Commission meeting.

Planning & Zoning Committee
May 4, 2026- Page 2

Mr. Demasi added that he wanted to thank the Stormwater Department for working closely with the Engineering Department for these changes. They engage the services of an engineering firm who knows stormwater very well in this area.

Mrs. Spinner stated that this housekeeping ordinance will keep the City in compliance with FEMA and EPA. With our recent storms, it seems very timely.

Mr. Siegferth moved to bring out Temp. Ord. A-21 (Sub. Dated 4/24/26) with a favorable recommendation, second by Ms. Loza. Motion passed (5-0).

Temp. Ord. A-34

An ordinance accepting the recommendation of the Planning Commission for the construction of a 26,000 sq. ft. addition for the Cuyahoga Valley Christian Academy (CVCA) located at 4687 Wyoga Lake Road, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-34 to Council. The applicant, SoL Harris/Day, on behalf of Cuyahoga Valley Christian Academy, is requesting approval of a major site plan for the school campus located at 4687 Wyoga Lake Rd. The project consists of a nearly 26,000-square-foot middle school addition on the south side of the building consisting of 14 new classrooms, restrooms and several offices. Site improvements include re-routing staff/student traffic and a temporary construction staging area. The project cost is estimated to be \$8.8 million, and CVCA projected a future increase of 30 employees.

The Planning Commission recommended approval of the final plat contained in File MSP-26-00009 on April 21, 2026 subject to the following stipulations:

1. Building crown and parapet details to meet roof requirements per 1142.02 be submitted for review and approval by the Planning Staff. Parapets or screening must conceal all mechanical equipment.
2. Parking and drive aisles to meet minimum hard surface and design standards of Title 2.
3. Temporary gravel drives and ingress/egress to Wyoga Lake Rd. for on-site construction and rerouting be fully removed and repaired to City of CF standards at project completion.
4. All site lighting to meet minimum standards for Northampton Planning Area.
5. A detailed final landscape plan and requisite bond be provided for review and approval by Planning Staff. A landscape/site completion bond payable to the City shall be a cash escrow in the amount of at least 50% of the costs of quantities specified in the approved landscaping plan or other instrument acceptable to the City Planning Director, such as a performance bond, in the amount equal to 110% of the cost of installation of the landscaping specified in the approved landscaping plan at the property.

Planning & Zoning Committee

May 4, 2026- Page 3

6. This project will need to be coordinated with the Wyoga Lake Road Widening project, which is scheduled to begin on June 1, 2026, and be complete by end of 2027. The SWPPP will need approved by SSWCD.
7. Any upgrades to CFES equipment will be at customer's expense, and improvements to meet technical requirements per CF Electric Dept.
8. Exterior acrylic logo and other new signage requires Permanent Sign Permit Application with separate review subject to Ch. 1146 Sign Design.

Mrs. Spinner stated that lot of things were discussed at the Planning Commission meeting to their satisfaction. Lighting, buffering, traffic and safety were all addressed. It is going to be a great project. They have put a lot of time and focus on traffic, which seemed to be one of the biggest concerns, both during construction and once it is completed.

Ms. Nichols-Rhodes asked how large the construction staging area is and if they are absolutely sure it is sufficient. Ms. Julie Ziga, Project Architect with SoL Harris/Day Architecture, stated that they have been working closely with Oliveri Construction, who is the construction manager at risk for the project, to figure out the size of the construction staging, so they are very confident that it is sized sufficiently.

The meeting adjourned at 6:42 p.m.