

PLANNING COMMISSION MINUTES

Tuesday, April 21, 2026

On Tuesday, April 21, 2026, 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
Jeff Iula
Jake Ricker
Alicia Harris
Susan Spinner

MEMBERS ABSENT: Dan Rice, Chair

COMM. DEV. STAFF: Adam Paul, Asst. Planning Director
Lori Jones, Admin. Specialist
Tony Demasi, City Engineer

Mr. Rob Habel called the meeting to order at 6:07 p.m. He welcomed everyone and the Pledge of Allegiance was recited. He then explained the meeting process.

Ms. Sandy Locascio read the agenda into record.

Mr. Adam Paul stated that the first item on the agenda, MSP-26-00007, has withdrawn from the agenda and it will be placed on a future Agenda.

Mr. Habel opened the first item of business up to the city.

New Business

MSP-26-00009

Project: MSP-26-00009 Report Date: April 13, 2026 Meeting Date: April 21, 2026	Application Type: ☒ Site Plan ☐ Conditional Zoning ☐ Zoning Map Amendment ☐ Text Amendment	☐ Preliminary Subdivision ☐ Final Subdivision ☐ Overlay Plan
Initiated or Requested by: ☐ Staff ☐ Council ☒ Applicant	Decision Type: ☐ Information ☐ Direction ☒ Action	
Project Location	4687 Wyoga Lake Rd.	
Project Acreage	Cuyahoga Falls acreage: 45.24 (site spans Cuyahoga Falls / Stow municipal border – 25 acres in Stow, 70 total)	
Project Zoning District	R-5, Mixed Density Residential	

Applicant	Cuyahoga Valley Christian Academy 4687 Wyoga Lake Rd. Cuyahoga Falls, OH 44224
Property Owner	Same
Applicant's Representative	Sol Harris/Day Architecture, 6677 Frank Ave. NW, North Canton, OH 44718 Julie Ziga, contact
Project Synopsis	Major Site Plan -- Applicant Sol Harris/Day has submitted a Site Development Application on behalf of owners Cuyahoga Valley Christian Academy 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 and on-site circulation improvements.
Code References	1113.11 Major Site Plan, Chapter 1134 Parking Requirements, and 1145 Landscape Design.
Presenter	Adam Paul, Assistant Planning Director

Mr. Paul went over the staff report for the record.

Mr. Habel thanked Mr. Paul and then closed the item to the city and opened it to the applicant.

Ms. Julie Ziga – 6677 Frank Ave – Sol Harris Day Architecture – passed out packets to the commission members with 3D diagrams. She stated that the images are the ones that Mr. Paul spoke of, and then she went over and explained them further. She stated that there will not be any new impervious surfaces added, they are streamlining the drop-off and pick-up of students with this project to create a better system and eliminate the stacking issue that is currently a problem, for an easier exit. She explained the pedestrian access points, and the fact that they are adding 14 new classrooms and 3 new offices as well as restrooms. She stated that a traffic study was conducted, and no issues were found that are not getting addressed, and that they are in compliance with all city codes. She spoke of the proposed courtyard with greenspace, to reduce asphalt, and the decreasing of the parking lot to a total of 399 spaces, when code only requires 366. She then went over their temporary construction site plans and explained the temporary access drives that will be used during construction and removed after construction. She discussed the height of the buildings and the materials being used. She explained the safety features they are installing, the rooftop units and parapets, the lighting and the landscaping plans as well. Once finished, she stated that she was able to answer any questions, if needed.

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

Mr. Fred Niehaus – 130 & 140 Seasons Rd. – stated that he really was here for the other item, but that the traffic is a problem in this area, and people are pulling all the way down his driveway to turn around, so they do not have to back out onto the road when turning around now. He stated that CVCA's issues, since removing the woods between his property and them, is that there is so much more light and noise pollution now, especially on game nights. He spoke of missing the quiet and darkness that he had previously. He then stated that he would return to the meeting when the other item is back on the agenda.

Mr. Mike Gingo – 4380 Norona Dr. – stated that he has lived there for 32 years, and he is at the school's baseball 1st base line. He stated that they are good neighbors. He then questioned if the road beyond the baseball field is going to be used during any of this construction or afterwards. Mr. Paul stated no, it would not be. Mr. Gingo then spoke of the new construction making things be closer to him, and he questioned if the lights can be

made to point away from his home. He then asked if there has been consideration taken to the noise that the rooftop units will be making as well.

Ms. Heidi Huscroft – 363 Scala Dr. – questioned how many more students will be attending the school after the construction, and what affect it will have on the traffic.

Ms. Ziga stated that there will be an additional 220 students.

Mr. Andy Kelly – 4620 Wyoga Lake Rd. – stated that this is a great project, and then questioned the timeline.

Ms. Ziga stated that they intend to start May of 2026 and finish in August of 2027.

Ms. Mary Ellen Hinkle – 411 Scala Dr. – asked if the public could see the pictures that the commission is looking at.

Mr. Paul explained that the photos were provided by Ms. Ziga to the members tonight, and he does not have them on the computer, but that a packet could be provided for them to look at. He then stated that as for the lighting, Code has specific requirements for pole heights and light direction that must be met.

Ms. Hinkle then requested that a review of the current lights at the site be done, and Mr. Paul stated that if she feels this is a problem, then she will need to address it with him directly at the office, outside of the meeting.

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

Mr. Jeff Iula stated that it is a great project and all of his questions have been answered.

Mr. Jake Ricker questioned the new greenspace, if it will take up some of the parking they are removing, and will it be accessible by a walkway. Mr. Paul explained required pedestrian access and how it gets shown on drawings, and then stated that this area was put there more for aesthetics rather than use.

Ms. Locascio stated that the plans are very thorough. She then questioned where the 220 new students will be from. Newly acquired room, or new housing going in. Ms. Ziga stated that it comes from new room for them.

Ms. Colleen Kelly stated that she knows that traffic is always a concern in this area. She then asked Mr. Demasi, the City Engineer, if he could explain the plans for the Wyoga Lake Rd. widening project, and how he thinks it will help this area.

Mr. Tony Demasi – 2310 2nd St. – explained the turn lanes addition plans, he then spoke of the center turn lane to be added, on the full length of the road to stop the slowing of the traffic, and will improve things greatly. He stated that CVCA's internal traffic management will be a much-needed improvement also.

Ms. Alicia Harris thanked everyone for their presentations. She then asked if Ms. Ziga could speak on the school's internal safety plans, and what they will be adding.

Ms. Ziga spoke of the bollards outside, lock-down doors, small amounts of glass, and the focus on exits and allowing for visibility and access to them.

Ms. Susan Spinner stated that most of her questions were asked and answered. She questioned where will the students be during the demo portion of the project.

Ms. Ziga showed the map and explained how they will manage things during construction, and that no students will be permitted on the construction site during construction.

Ms. Spinner then questioned how many new jobs will be created.

Ms. Ziga stated that this \$8.8M project will result in 220 new students for a total of 1450 students, and 30 new employees for a total of 200 employees, when it is completed.

Mr. Habel stated that getting cars and students moving and off of Wyoga Lake Rd. is important and a challenge, and he stated that the school continues to keep doing things to improve this. He then stated that the campus is starting to look like one continuous campus and he commends them for the upgrades. As for the lighting, he asked that they look at the old flood lights, and see if they are pushing light out to the neighbors. He then questioned since they are adding the building onto current hard space, if it results in a net reduction of impervious surfaces, and Ms. Ziga stated that it does. He commended them for doing this, and again asked for them to look at the lighting, and do the screening as Mr. Paul recommends for the noise, to respect the neighbors.

With no further comments or questions, Mr. Habel requested a motion.

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

The Cuyahoga Valley Christian Academy (CVCA) middle school addition and site plan as proposed in Project File MSP-26-00009 generally complies with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards, therefore the Planning Commission recommends approval with the following conditions:

1. Building crown and parapet details to meet all design requirements of 1142.
2. Parking and drive aisles to meet minimum hard surface and design standards of Title 2.
3. Temporary gravel drives, staging areas, and Wyoga Lake Rd ingress/egress to. To 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 landscape plan and requisite bond be provided for review and approval by Planning Staff.
6. ROW and project details to be coordinated with Wyoga Lake Road Widening project, scheduled to begin June 1, 2026, and be complete by end of 2027. SWPPP requires SSWCD approval.
7. Any upgrades to CFES equipment 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.

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

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

The Vote to APPROVE the item: Yes- 6, No- 0. The MOTION is APPROVED with a vote of 6 to 0.

Minutes

March 17, 2026

With no comments or corrections, a **MOTION** was made by Mr. Ricker, and **seconded** by Ms. Harris to **APPROVE the minutes** from **March 17, 2026**. The **Vote: All Yea (6-0)**. **Motion carried.**

Other Business

None.

Adjournment

With no further discussion, Mr. Habel adjourned the meeting at 7:05 pm.

Minutes submitted by: Lori Jones