

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

July 20, 2026

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

Mrs. Spinner called the meeting to order at 7:00 p.m. Mr. Stams was absent.

The minutes of the May 4, 2026 Planning and Zoning Committee meeting and Public Hearing were approved as written.

Legislation Discussed:

Temp. Ord. A-43

Temp. Ord. A-44

Discussion:

Temp. Ord. A-43

An ordinance accepting the Planning Commission's recommendation for the vacation of Merlin Lane, Larue Drive, a portion of Montclair Drive, and the consolidation of sixty-one (61) lots in the Seasons Road Subdivision No. 1, located at Seasons Road and Wyoga Lake Road, and declaring an emergency.

Mr. Robert Kurtz, Planning Director, presented Temporary Ordinance A-43 to Council. On July 7, 2026 the Planning Commission recommended approval of the vacation of Merlin Lane, Larue Drive, a portion of Montclair Drive, and the consolidation of sixty-one (61) lots in the Seasons Road Subdivision No. 1 located at Seasons Road and Wyoga Lake Road. Approval is given subject to all Planning Commission findings and provisions contained in Project File MSP-26-00007. Approval is necessary in order to construct a multi-family development on the property known as "Seasons Reserve".

Mr. Siegferth moved to bring out Temp. Ord. A-43 with a favorable recommendation, second by Ms. Loza. Motion passed (4-0).

Temp. Ord. A-44

An ordinance accepting the recommendation of the Planning Commission for the construction of "Seasons Reserve," a 224-unit multi-family development for Northcoast Design Build located at the southeast corner of Seasons Road and Wyoga Lake Road, and declaring an emergency.

Mr. Robert Kurtz, Planning Director, presented Temporary Ordinance A-44 to Council. Mr. Mike Cloud, of Northcoast Design Build, is requesting approval of a Major Site Plan and street vacation/consolidation plat of existing rights-of-way in the Seasons Road Subdivision No. 1 plat in order to build the "Seasons Reserve", a 224-unit multi-family development located on a 49-acre site at the southeast corner of Wyoga Lake Road and Seasons Road. Property is zoned R-5

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Mixed Density Residential. Approximately 48.2% of site will remain as open space that will consist of an existing pond, wooded areas and storm water detention basins. Project will be accessed from two locations on Seasons Road and one location on Wyoga Lake Road near the southeast corner of the property. There will be 32 triplex buildings with attached two-car garages (2-bedroom) and 16 8-unit buildings (1- and 2-bedroom) with detached garages or open parking. Proposed amenities include a clubhouse, pool; gym and dog park.

The Planning Commission recommended approval of the vacation plat and site plan contained in File MSP- 26-00007 on July 7, 2026 subject to the following stipulations:

1. A \$1,200 fee in lieu of dedication be paid per dwelling unit according to 1124.04.
2. A landscaping surety bond of at least 110% or cash escrow deposit of at least 50% of the landscape costs shall be provided according to subsection 1113.12 D 6.
3. Final street vacation/lot consolidation plat to be reviewed and approved by the Engineering and Development Departments.
4. Storm water management plans shall comply with the standards in Chapter 1124 of the Development Code and Chapter 929 of the codified ordinances.
5. Applicant shall enter into a Long Term Maintenance Agreement for maintenance of the storm water facilities.
6. Compliance with the Fire Department recommendation regarding fire hydrant spacing of no more than 300 feet.
7. Trash removal shall be the responsibility of the property owner. City shall not provide trash removal.
8. Installation of dumpster enclosures according to applicable design standards to be reviewed and approved by the Planning Division.
9. All improvements including utilities located on the property shall remain private and the responsibility of the owner in perpetuity.

Mr. Kurtz stated that the property owner, Mr. Don Pavlick and representative from the developer, Mr. Mike Cloud were present and available for questions. These are two separate ordinances but related to the same project. Temporary Ordinance A-43 is the vacation of streets. This was a subdivision that was platted back in 1954. There were several streets that were paper streets. There were houses that were built along Seasons Road and the rest of the development was never accomplished. In order to accomplish this project, all those lots have to be consolidated and those streets to be vacated before and then consolidated into 122 very large lots.

The project is 224-unit multifamily development located on the corner of Seasons Road and Wyoga Lake Road. Mr. Mike Cloud of North Coast Design Build is the applicant. The significant

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feature of the project is the amount of open space. It's a 49-acre site and almost half, 48 percent, will remain as open, either wooded or there's an existing lake and additional stormwater basins that will be constructed. The project will be accessed from two locations on Seasons Road and then one location on Wyoga Lake Road, at the southwestern corner of the property near CVCA. There will be 32 triplex buildings that each have attached two-car garages and then 16 8-unit buildings that will have 1-2 bedroom units and either detached garages or open parking depending on the tenants' choices. The proposed amenities on the site will be a fairly significant clubhouse and a pool, a gym and a dog park.

Mrs. Spinner stated that at the Planning Commission, they talked about the proximity to CVCA and their upcoming project and that they may, time-wise, overlap a little bit, but that they should not interfere with each other or the traffic. Traffic studies have indicated that there would be no need to change. Mr. Kurtz stated that for this route project, this scope required a traffic study which they completed. Mr. Tony Demasi, City Engineer, and his consultant reviewed that and concurred with them that no offsite additional road improvements would be necessary.

Mrs. Spinner stated that the neighbors of adjacent properties were present at the Planning Commission meeting and are in favor of the project and there didn't seem to be any hindrances to them or their property, and that parking was also discussed and that there would be plenty of parking.

Ms. Nichols-Rhodes asked if there is an anticipation there will be a certain number of children here and are the Woodridge Schools able to accommodate them. Mr. Kurtz stated that this is located in the Hudson School District.

Mr. Balthis asked if all of the streets internal to the development will be private streets and then so plowing and all of those responsibilities will be that of the property owner. Mr. Kurtz stated that was correct.

Mr. Cloud stated that CVCA's construction entrance is further south down Wyoga Lake Road. The entrance by them is going to be the student entrance. They plan on being there well before the students get there and leave so there would not be any kind of traffic congestion at that point.

Mr. Siegferth moved to bring out Temp. Ord. A-44 with a favorable recommendation, second by Ms. Loza. Motion passed (4-0).

The meeting adjourned at 7:07 p.m.