

PLANNING COMMISSION MINUTES
Tuesday, July 7, 2026

On Tuesday, July 7, 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
Colleen Kelly
Jake Ricker
Alicia Harris
Susan Spinner

MEMBERS ABSENT: Dan Rice, Chair
Sandy Locascio, Secretary
Jeff Iula

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 6:00 p.m. He welcomed everyone and explained the meeting process. The Pledge of Allegiance was then recited.

Ms. Colleen Kelly read the agenda into record.

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

New Business

MSP-26-00007

Project: MSP-26-00007	Report Date: 06-30-26	Meeting Date: 07-07-26
Application Type	☒ Major Site Plan ☐ Conditional Zoning ☐ Map Amendment	☐ Text Amendment ☐ Preliminary Plat ☐ Final Plat ☒ Overlay Plan ☐ Special Project ☒ Other
Decision Type	☐ Information ☐ Direction ☒ Action	Initiated or Requested By ☒ Applicant ☐ Staff ☐ Council
Applicant:	Planning Division	
Application Summary:	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.	
File Presenter:	Rob Kurtz, AICP, Planning Director	

Mr. Kurtz went over the staff report for the record, and he stated that Tony Demasi is present to provide status on the Wyoga Lake Road improvement project.

Mr. Tony Demasi – 2310 Second St. – City Engineer – stated that he worked with ODOT, and that they had done a bid, and that they are ready to start the project and that it should be completed by the end of next year, from Steels to Seasons. He explained that the road will be widened, there will be a center turn lane, a new light, and there will be an extension to the multi-purpose path also.

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

Mr. Mike Cloud – President of North Coast Design Build- spoke of the wetland delineation and being permitted to move forward with the project from the Army Corpse of Engineers. He stated that they conducted a downstream analysis, and that this will help with the drainage in the area, and stop the shedding of water from the site. He spoke of wanting to be long-term owners, upgrading the materials to meet a higher market, and doing a build-to-rent style which is like a condo for renters. He discussed the amenities, which are the clubhouse, pool, and exercise facility. He stated there would be 3 entrances, and that the traffic study stated there was no need for anything beyond the widening that was happening by the city. He stated that this project will create city payroll and property tax revenue and bring in young professionals and dual income couples. He stated that it will be privately owned, and not taken care of by the city. He explained the drainage, buffers, and wanting to be good neighbors. He told how they put the apartments in the center and the lower density style units on the perimeter to give it a nicer look. He stated that it is based on a \$90k income level. He then stated that he could answer any questions.

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

Mr. Fred Niehaus – 130 & 140 Seasons Rd. – questioned what kind of trees will be planted, and if the homes will have high porches, and be able to see his homes.

Mr. Cloud stated the 2-story units are all in the center, and he stated that the trees will be arborvitaes.

Mr. Niehaus spoke of a house that was torn down and a trench that was dug. He asked stated his concern about the pond and mosquitos, and if there are improvements planned for the current pond, stating that he does not want stagnant water.

Mr. Cloud stated that they cannot grade the current pond, as they are not permitted, but he then showed on the map where the storm water drains to now, and how they will remove it, and stated that they will be eliminating the flooding situations, and reduce water flowing in your direction.

Mr. Niehaus then questioned why, as a developer, they did not try to buy the existing homes.

Mr. Cloud stated that they do not try to displace people, they want to work with people, and he feels that the residents will be pleased with what happens there.

Mr. Niehaus stated that he has no problem with the project, they then discussed the sanitary sewer, and when it is to come down.

Mr. Demasi stated that it is a Summit County Project, and a bid has been awarded, and it should be happening soon, then Mr. Cloud showed where the sewer will go for the new homes.

Mr. Niehaus asked about fiber, and Mr. Cloud stated that they generally make a deal with a provider, but no deal has been made yet, but he will provide him with the information when one is made.

Mr. Niehaus then spoke of how his house could tie into the sewer, and Mr. Demasi stated that Summit County would be the ones to reach out to him about this.

Mr. Niehaus then questioned if he would be permitted to use the amenities, even if he has to pay a fee, at the new site. Mr. Cloud stated that he would need to check into that and see what insurance says and let him know.

Mr. Andy Kelly – 4620 Wyoga Lake Rd. – stated that this is a great project, and questioned what the market rate for the units would be and what school system the students would be in, and what is the timeline.

Mr. Don Pavlik – 820 Bentley Pl. – also a representative of the applicant – stated that the students would go to Hudson schools, and Mr. Cloud stated that they hope to be approved by July, grad in the fall, do utilities in the winter, and start units in the spring. He stated that they will not be doing any phases. He estimates 6-9 months, and then putting units on the market while construction happens on others.

Mr. Todd Rawsberg – 6677 Frank Ave. NW – Rep for Sol Harris Day, here for CVCA – stated that they have the campus to the south of the development and he wanted them to be aware that the stadium is north of this project. He spoke of the many games that take place there, the amount of noise the games generate, and that there will be lights. He stated that he wanted to be sure they were well aware of this. He then stated that the school is adding a new east-west field, and showed the location, and he wanted to be on record making sure that the development understands this, and making sure they are aware that there will be noise and lights.

Mr. Niehaus showed where CVCA is and explained how it is loud at his home.

Mr. Rawsberg stated they plan to update the lights and have new LED ones on the facility, and then he spoke about wanting to be good neighbors.

Mr. Dave Dullan – 4890 Wyoga Lake Rd. – stated he lives on the south side, which never had flooding until all the work started, and now they do. He stated that the land slopes toward Wyoga and how the ditches have not been cleaned for 30 years. He questioned where the water will go while they are doing construction.

Mr. Cloud explained the water mitigation plans, how it is now, what the plans are to improve it, and then explained the system they will use to remove the water and stated there will not be any more sheet draining from the site. It will all be directed into the storm system. He then stated that he can answer any questions.

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

Ms. Colleen Kelly stated that this plat was created in 1954 and sat empty, probably due to the water issues and not wanting to invest into the water management system. She then questioned where the management company is from.

Mr. Cloud stated that Link Management is out of Columbus, and he stated that they will have 4 full time people on site, lawn care, snow removal, trash, and that the property will be well maintained.

Mr. Jake Ricker stated that he likes the project, and asked if the wetlands on the side will ultimately be cleaned up by this, after their diversion of water happens, and Mr. Cloud stated yes, it will help it to not be over run.

Mr. Pavlik stated that they have owned the lots since 2005, and have had offers to build a lot more units by other developers on this site.

Mr. Ricker questioned the parking being 16% over and where the guests will park.

Mr. Cloud spoke of building a lot of apartments and parking always being an issue. He talked about the garages that will be here, and the spaces for everyone, assigned and not assigned, so there will be plenty for everyone.

Ms. Alicia Harris stated that she appreciates the preservation of the land. She then questioned the timeline and asked about the build to rent process.

Mr. Cloud stated that this is an affordable means, since people are not buying the 1950's fixer-uppers and owning homes now. It allows people to rent at an affordable rate and gives them access to a gym and pool without the need for a membership. He stated that in the 90's these would have been condos, now they are just rentals. He stated that they are not putting a ton of them together, they are trying to make them attractive.

Ms. Harris stated that she is happy they will not have street parking, or CVCA would start using it during games, and then she questioned if there will be signs about this.

Mr. Cloud stated that with no sidewalks, it will discourage the parking, and he hopes to not have to place any signs about not parking. He then stated that he has created connectivity, and the drives are wide, so the area is very walkable for the residents, plus there will be photocell lights also.

Mr. Pavlik stated that since these are private streets there should not be any short-cutting, and Mr. Cloud stated that they may consider speed bumps, if needed.

Ms. Susan Spinner stated that she agreed with all of her fellow commission members' comments and feels it is a beautiful concept. She then questioned if they will have patios.

Mr. Cloud explained where the patios would be, and Mr. Kurtz pointed these out on the drawings, and stated how they almost all back up to woods.

Ms. Spinner then thanked him for adding patios to each of the units. She then questioned what is the timing, in conjunction with the CVCA project.

Mr. Cloud stated there is no issue with that, and Mr. Rawsberg stated that by August of 2027, the Middle School should be done, so there will be very little overlap.

Ms. Spinner asked if Mr. Demasi could explain the traffic study and what 0% growth means.

Mr. Demasi stated that he reviewed GPD's work also, and this will not require any offsite improvements because the growth rate, which is vehicle travel, since people are working from home more and doing online meetings and such, usually increases by ½% per year, but the study showed that there is 0% growth rate for this area, and he agreed with this number, after looking at the study.

Ms. Spinner thanked him for the explanation.

Mr. Cloud stated that it is unusual for a development of this size to have 3 entrances, but that this too will make a difference. Mr. Pavlik stated that the Fire Department was also happy about this.

Ms. Spinner stated that this is an extensive storm water plan, and she appreciates them helping to make the area better.

Mr. Habel stated that he appreciates Mr. Cloud's clear and concise explanations for everyone. He spoke of having 59 lots that could have previously been built on, that now you cannot. He talked about how using the wetlands to collect the water is best for everyone and a good strategy. He stated that most of his questions were answered. He then explained how the vote must go, with only 4 voting members present, in order for the item to pass. He stated that he appreciated the developer's communication with the neighbors, and he thanked everyone for their attendance.

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

Mr. Ricker made the following **MOTION**:

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

Based on the findings in this report, the Planning Commission has determined that **MSP-26-00007** is consistent with the applicable criteria for a Major Site Plan, and is recommending **APPROVAL** subject to the following:

A \$1,200 fee in lieu of dedication be paid per dwelling unit according to 1124.04

1. 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.
2. Final street vacation/lot consolidation plat to be reviewed and approved by the Engineering and Development Departments.
3. Storm water management plans shall comply with the standards in Chapter 1124 of the Development Code and Chapter 929 of the codified ordinances.

4. Applicant shall enter into a Long-Term Maintenance Agreement for maintenance of the storm water facilities.
5. Compliance with the Fire Department recommendation regarding fire hydrant spacing of no more than 300 feet.
6. Trash removal shall be the responsibility of the property owner. City shall not provide trash removal.
7. Installation of dumpster enclosures according to applicable design standards to be reviewed and approved by the Planning Division
8. All improvements including utilities located on the property shall remain private and the responsibility of the owner in perpetuity.

The **motion was seconded** by Ms. Harris. With no further discussion, Mr. Habel requested a **Vote. The Vote to APPROVE the item: Yes- 4, No- 0. The MOTION is APPROVED with a vote of 4 to 0.**

Minutes

April 21, 2026

With no comments or corrections, a **MOTION** was made by Ms. Harris, and **seconded** by Mr. Ricker to **APPROVE the minutes from April 21, 2026.** The **Vote: All Yea (4-0).** **Motion carried.**

Other Business

None.

Adjournment

With no further discussion, Mr. Habel adjourned the meeting at 7:08 pm.

Minutes submitted by: Lori Jones