Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee

October 5, 2026

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

Mrs. Spinner called the meeting to order at 6:47 p.m. All members were present.

Legislation Discussed:
Temp. Ord. A-71

Discussion:

Temp. Ord. A-71
An ordinance authorizing and approving the Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-71 to Council. Mr. 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 2.3 to 5.1 acres.

This 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 (52% of site)
- Trail connection to the CVNP
- Large buffer from existing residential uses.

This Final Plat is consistent with the Preliminary Plat for this development approved by City Council on 4/13/26 which is the primary criteria for reviewing a final plat.

The Planning Commission recommended approval of the final plat contained in File FMP-26-00032 on September 15, 2026 subject to the following stipulations:

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 and protection and provision.

3. Conservation easement shall be posted with signs that are clearly visible within the lots.

4. Address posts shall be provided for each lot which is visible at the right-of-way.

5. Final location (and minimum number) of fire hydrants to be determined after consultation with the Fire Department.

6. Compliance with the requirements for septic systems per the Summit County Health Department

7. Storm water management plans shall comply with the standards in Chapter 1124 of the Development Code and Chapter 929 of the codified ordinances.

8. Applicant shall enter into a Long Term Maintenance Agreement for maintenance of the storm water facilities.

9. Applicant shall enter into a Subdivision Agreement with the City for installation of public improvements.

Mr. Kurtz explained that the final plat completed a multistep development process for a residential conservation overlay. The Planning Commission approved the concept plan on October 21, 2025; the final development plan and preliminary plat on March 17, 2026; and the final plat on September 15, 2026, subject to conditions. The City Council approved the final development plan and preliminary plat on April 13, 2026.

The overlay was appropriate because the site adjoins the CVMP and includes wooded areas, steep slopes, wetlands, and streams. The approved plan provides a public street from Bel Air Lane, 11 single-family lots ranging from 2.3 to 5.1 acres, a natural trail connection to the CVMP, and substantial buffers from neighboring homes. Fifty-two percent of the site will remain preserved open space, and the plan is consistent with the preliminary plat and surrounding land use.

Before zoning certificates are issued, property owners must sign conservation agreements with the City, and conservation easements will identify the preserved areas. Because the homes will be set approximately 200 to 300 feet or more from the road, the Fire Department required address posts at the driveways.

Mr. Strayer said the project had been reviewed for about a year, with changes limited mainly to engineering and drawings. The proposal was reduced from 18 lots to 12 and ultimately 11 to limit development. He said the homes would be built to suit and that surveyors would mark conservation areas every 100 feet before construction.

Mr. Stams praised the project's low-density design and compatibility with Ward 8. Mr. Kurtz noted that the lot sizes matched or exceeded those on Bel Air Lane. Mr. Strayer also reported positive communication with neighboring residents.

Mr. Strayer's company, based in Barberton, primarily builds homes and had completed one other subdivision. Although it had not previously developed a conservation overlay project, he met with Mr. Kurtz approximately 10 to 12 times to review the code and refine the design. He described the process as productive and the final plan as successful.

Mr. Siegferth moved to bring out Temp. Ord. A-71 with a favorable recommendation, second by Ms. Loza. Motion passed (5-0).

The meeting adjourned at 6:58 p.m.