

Cuyahoga Falls City Council
Minutes of the Planning & Zoning Committee

November 16, 2020

Members: Jerry James, Chair
Ms. Nichols-Rhodes
Mr. Miller

Mr. James called the meeting to order at 6:30 p.m. All members were present.

Legislation Discussed:

Temp. Ord. A-80

Discussion:

Temp. Ord. A-80

An ordinance authorizing and approving a conditional zoning certificate to operate an outdoor sales lot on Parcel 35-00079 (4095 State Road), in an MU3 Sub-Urban Center District, and declaring an emergency.

Mr. Adam Paul, Senior Planner, presented Temporary Ordinance A-80 to Council. On November 4, 2020, the Planning Commission recommended a conditional zoning certificate to operate an Outdoor Sales Lot on Parcel 35-00079 (4095 State Road), within the City of Cuyahoga Falls, Ohio.

The applicant CARite, represented by Architectural Alliance, has applied for a Conditional Zoning Certificate for use of 4095 State Rd. as an Outdoor Sales Lot. The subject property is zoned MU-3 Sub-Urban Center. The property is currently owned by Meleste, LTD. According to Table 1131-1: Zoning Districts and Uses, Outdoor Sales Lot is a Conditional Use in any MU-3 district. The applicant wishes to utilize the existing site as an Outdoor Sales Lot for used motor vehicles and renovate the existing building for a used car showroom and service. 4095 State Rd. is the former Burger King site just north of the State and Steels Corners Roads intersection. This use category requires conditional zoning approval in the MU-3 Sub-Urban Center zoning district. The area has several other automotive-oriented businesses, most of which existed prior to adoption of the code. The site improvements and building renovation would include lighting, landscaping, and compliance with specific criteria for an Outdoor Sales Lot in an MU-3 district per the General Development Code.

Mr. Brillhart stated that this is going to be a great addition to the area. He has checked out this company and, since they seem to have a lot of car dealers there, it is going to clean up that area. Mr. James stated that he agrees that it is going to be a welcome business there.

Mr. Gorbach stated that he finds it interesting that this is a car dealer that is going next to a lot of other car dealers. As opposed to the new car wash, when other car washes were complaining about it taking business away from them, there are neighbors calling in support of this business,

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and there have not been any neighbors stating that they do not want a car business there. It is strange how they have a business just a little north with a different set of ideas.

Mr. Stams stated that, in response to Mr. Gorbach's comment, he does not believe there are a lot of residents that live around the Burger King that would probably be concerned about too many car lots there.

Mr. Miller moved to bring out Temp. Ord. A-80 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

The Clerk of Council read public comments submitted by email and attached to these minutes.

The meeting adjourned at 6:40 p.m.