

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

November 2, 2020

Members: Jerry James, Chair
Mary Nichols-Rhodes
Adam Miller

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

The minutes of the September 21, 2020 Planning & Zoning Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-75

Temp. Ord. A-76

Discussion:

Temp. Ord. A-75

An ordinance accepting the Planning Commission recommendation for the construction of an 11,952 square foot private gymnasium on Parcel 02-12833 on Bailey Road, and declaring an emergency.

Mr. Fred Guerra, Planning Director, presented Temporary Ordinance A-75 to Council. On October 20, 2020, the Planning Commission recommended approval of the site plan for an 11,952 square foot private gymnasium on Parcel 02-12833 on Bailey Road. The site plan includes a new building, improved parking lot and landscape screening.

The proposed gymnasium site plan in Project File MSP-20-00040 complies with the Cuyahoga Falls General Development Code Section 1113.11 Major Site Plan Standards. Therefore, the Planning Commission recommends approval with the following specific code compliant stipulations:

1. The façade and roof shall be similar in color and type to the Harbor Castings building. High quality 4"x4"x16" CMU shall be used. The metal wall material on the east side of the building shall also be of higher quality material than the other walls.
2. The rear parking lot shall be screened from the adjacent residents with heavy 100% opacity as defined in CFGDC Table 1145-26: Landscape Design -- Screening Intensity.
3. The front of the building shall include medium intensity foundation landscaping as defined in CFGDC Table 1145-26: Landscape Design -- Screening Intensity.
4. All exterior (parking lot and wall) lighting must meet full cut-off and height regulations from the stricter Mixed-Use Center Design Section 1143.08 Lighting Design section.

Planning & Zoning Committee
November 2, 2020 – Page 2

5. All mechanical equipment and refuse disposal shall meet Table 1145-25 Landscape Design – Uses Requiring Other Landscape Screening.

6. The stormwater management plan must meet Section 1124.03 Flood Plain and Stormwater regulations (as revised in 2019).

7. A new sidewalk shall be constructed adjacent to Bailey Road. Per Table 1122-11 – Pedestrian Faculty Standards, an 8-foot-wide sidewalk is required. 8. Must meet all other regulations in Chapter 1144 General District Design and other CFGDC site design standards.

Ms. Diana Colavecchio stated that she would like to make Council aware that the applicant on this project as approved by the Planning Commission has inquired about a tax CRA.

Mr. James stated that it was enthusiastically recommended. The gentleman running it played basketball at Cuyahoga Falls High School, David Lane. He is knowledgeable in the game of basketball. He also personally trained LeBron James' sons. He is very reputable. The lighting in the back where the parking lot is, it is going to be going straight down, so it will not be in the people on Beech Street's backyard. The only concern he had was there was a gentleman on Beech Street, Mr. Johnson, that voiced his concern about possibly increased traffic on Beech Street coming in the back way through Harbor Castings to this parking lot. Mr. Guerra stated that he also spoke with Mr. Johnson. This parking lot does not go to Beech Street. The parking lot at Harbor Castings is not connected to this parking lot, so all ingress and egress is from Bailey Road.

Mr. Gary Rouse with GNC Design stated that they are the site engineers and acting as the agency for this project. David and Chuck Lane are extremely excited about the project. They have met all the zoning requirements and are excited to get full site plans done and turned in for permit approval.

Mr. Miller stated that he grew up with David, Matt and their father, Chuck, and they are a great basketball family. They have some strong connections. He is looking forward to seeing what they do with the property. There will be some great programming for the residents.

Mr. James stated that he does not think it will be invasive or lead to any traffic jams. It is going to be a basketball training camp. They must make appointments to do the training. The hours are going to be very reasonable where it is not going to be making a problem around that Bailey Road curve. It is going to be a good addition to Ward 7.

Mr. Gorbach asked if they have a total investment estimate at this time. Mr. Guerra stated that they did not submit an investment estimate. It is not typically needed for a site plan. Mr. Rouse stated that they are just doing the site plans, so he has no idea at this time. Mr. Gorbach stated that he imagines they will have that information with the CRA application.

Planning & Zoning Committee
November 2, 2020 – Page 3

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-75 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

Temp. Ord. A-76

An ordinance authorizing the Director of Public Service to enter into an option and ground lease agreement with TowerCo 2013 LLC for the lease of property for the future construction of wireless communication facilities and equipment, and declaring an emergency.

Ms. Janet Ciotola, Law Director, presented Temporary Ordinance A-76 to Council. The Director of Public Service will be authorized to enter into an Option and Ground Lease Agreement with TowerCo 2013 LLC for the lease of City property located on Parcel Number 02-02815 for the future construction of wireless communication facilities and equipment. Prior to construction, TowerCo 2013 LLC must obtain Planning Commission and Council approval.

Ms. Nichols-Rhodes stated that she would like to thank Ms. Ciotola. She has put so many hours into this legislation making sure that they are compliant with the legal and safety aspect of it and all aspects that relate to being the best for the City's residents.

Mr. Stams asked where the new cell tower will be and if it will be a new location. Ms. Ciotola stated that because of the existing infrastructure, it is going to be a new location. It is generally in the same location, but about three or four hundred feet inward toward the park.

Mr. Jason Woodward, representing TowerCo 2013 LLC, stated that it will be about 300 feet south from the existing water tank, so it will be directly behind the water tank, probably 10 to 15 feet off the backside of the utility building facing north.

Mr. Miller moved to bring out Temp. Ord. A-76 with a favorable recommendation, second by Ms. Nichols-Rhodes. Motion passed (3-0).

The meeting adjourned at 6:49 p.m.