

# Cuyahoga Falls City Council

## Minutes of the Planning and Zoning Committee Meeting

### December 19, 2005

Chair: Terry Mader; Vice Chair: George Potts; Member: Kathy Hummel

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:20 p.m. All members of Committee were present. The minutes of November 7, 2005 were all approved as submitted.

#### Pieces of Legislation this evening (second readings):

B-171	An Ordinance authorizing and approving the site plan for development of a LaZBoy Furniture Gallery at 172 Howe Avenue in a C-1 Commercial District and declaring an emergency.
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Mr. Guerra indicates this is across from the Bob Evans restaurant and is zoned C-1. The owner is Linda Jarvis and the applicant's name is Junior Properties, with Rick Osborne Jr. as their agent. This is a Major Site Plan application for the construction of a 17,656 SF LazyBoy Furniture Gallery at 172 Howe Avenue, at the south side of Howe Avenue, east of SR8 and north of the existing Circuit City store. They are to provide the city with executed cross-easements granted by owners of the Circuit City property for ingress and egress at Main Street. One of the conditions is to locate the building ten (10) feet from the southern property line. Mr. Guerra indicates it is a variance, yet we are trying to plan for the future in case of a widening of Howe Road and this does not have to go for a "special variance". Without them having to go the Board of Zoning Appeals, we are having them conform to this stipulation.

Rick Osbourne, 9050 Jackson Street, Mentor, OH: indicates this is the state of the art building and we have one in Mentor. We will close the other Lazy Boy on the other side of Chapel Hill Mall once this is complete. They want their presence in a high traffic area. The property faces Howe but the best entrance will be going through Circuit City for their entrance.

*The committee recommends bringing out Temp. Ord. B-171*

B-180	An Ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with ACME Twelve LLC and ACME Fresh Market #12 and the County of Summit, and declaring an emergency.
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Sue Truby indicates she distributed up to date information on CRA's. We have seen over 18 Million dollars in new investments. ACME is in the center of this district and Mr. David Hicks, Treasurer of ACME, met with Dr. Holland and he supports this project. Elizabeth Rogers indicates the building needs to be renovated and expanded by 20,000 feet to meet their needs. ACME will renovate and expand their operations including 2 million dollars in new equipment. Their commitment and 50% abatement is fair for this type of agreement and for their commitment to our community. The new taxes for year 1-10 is \$285,000 for our schools.

David Hicks, 1524 North Medina Line Road, Medina: This is approximately 50% increase in size. We want to redevelop and provide value to the community. 4.4 million in improvements is a huge commitment from ACME. The exterior will be completely re-done with clay brick. It will be an ACME Freshmarket with an entryway that is friendly and a warm introduction to the store. This was originally built in 1983 and hasn't gone under many changes. This is a significant capital project and one, if not the largest, that ACME has ever done. The approval of the CRA is essential for the project to go forward.

Mr. Gorbach asks if the B-1 legislation and this piece are similar? B-1 is the site plan and ACME had some issues in finalizing their purchase of the property. The ODOT obstacle took longer than Mr. Hicks thought it would. The property is secured now and we can move forward. Mrs. Hummel confirms that we are only addressing the CRA and not the site plan this evening. Mayor Robart reflects on ACME's community commitment as a corporate partner.

The committee recommends bringing out Temp. Ord. B-180

**Held Legislation:**

B-1	An Ordinance authorizing and approving the site plan for a 19,177 Sq. Ft. addition to the existing Acme #12 at 2630 Bailey Road in a Highway Service Commercial District and declaring an emergency.
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**Miscellaneous Business:**

**The Planning/Zoning Committee adjourned at 7:05 p.m.**