

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

July 18, 2005

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:25 p.m. All members of Committee were present. The minutes of July 5, 2005 were all approved as submitted.

Pieces of Legislation this evening (second readings):

B-82	An Ordinance authorizing and approving the site plan for development of a new 26,600 SF Self-Storage Mini Warehouse, 6 building complex at 1350 Orlean Avenue in an Industrial Park Zoning District and declaring an emergency.
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Mr. Korycan indicates there were some questions about the landscaping and water management problems in this area. REM provided more detailed information about the project. There are catch basins between the buildings. There is a complete piping system for retention toward the east side of the lot. Jim Debolt, REM Architects, Inc. indicates there will be catch basins between the buildings directing the water to the north. With the use of detention at the north end, it will hold about 1/3 of the water. There will be 24" pipes that will hold the water and store it to slow the water. Downspouts will be directed to the catch basins. Mrs. Hummel thanks REM Architects for working the property due to water issues. Mr. Demasi is confident this will maintain the water issues.

The committee recommends bringing out Temp. Ord. B-82

B-73	An Ordinance approving the rezoning of 1.61 acres of land more or less, from its current Industrial General (I-G) District Classifications to General Commercial (C-G) Zoning Classification for property located at 172 Howe Avenue and declaring an emergency.
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Mr. Guerra indicates this is the redevelopment of a building for Lazy Boy Galleries and the public hearing was last week. It will go from Industrial General to General Commercial. This does conform to the new code currently before Council. This is a basic site plan which if developed will go through the Planning/Zoning Commission.

The committee recommends bringing out Temp. Ord. B-73

B-67	An Ordinance amending the Planning and Zoning Code, Part 11 of the codified ordinances of the City of Cuyahoga Falls, and repealing Part 17 of the codified ordinances and declaring an emergency.
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Mr. Guerra indicates the updated code was presented to Council approximately one week ago. The new zoning map has a few changes because we didn't want to create non-conforming uses. There are some typos that we are cleaning up along with review policies. In Title I, we moved the appendices. Mrs. Hummel has some section numbers and table numbers that don't match. The yield lane on page 2-11, was going to be reviewed yet on page 2-15 it remains in the code. Fred indicates there is still a need for that "term". Under zoning districts, page 3-3, there was some definitions that were shortened. The residential and general definitions were shortened, and Mrs. Hummel liked the previous descriptions. The height specifications in MU-6 from 6-7 stories were changed to 8 stories. Fred indicates we didn't want to create non-conformities so this change was made (example: Sheraton Suites). The downtown area was changed for height. Virgil indicates he took out language to preclude ambiguity in this document. Under 3-57, the dog limit is

increased to 4 adult dogs, why? Mr. Korycan indicates based on different size dogs, we increased the number. After 4 dogs, it is considered a “kennel”. On page 3-62, the height regulations for roof structures and wireless aerials is included. Peter indicates this is part of the old code and we implemented this specifically not to offend amateur radio and flagpoles. On page 3-64, there is an increase on parking spaces to 1.5. Mrs. Hummel asks about planned districts. Any overlay districts are governed by that specific plan: historic, greenspace, etc. On page 4-9, there are attachments about clotheslines and play equipment that are to be in the rear yards. On corner lots, will this be a problem? This can be re-defined. Accessory structures on the same page used to be following garages, but is no longer there any more. Fred indicates we separated the accessory structures, as a different number. Mr. Gorbach indicates there were conditions with the Northampton merger. Will this code affect the agreement? Virgil indicates this will not conflict with the merger documents. Mr. Flinn asks about the acquisition of land for park areas in new neighborhoods. There will be 801 fund that is tracked separately accordingly to Mr. Brodzinski. On page 3-56, the accessory storage on residential lots requires screening, what kind of screening? Mr. Guerra indicates on page 4-54, there is a table about screening. Vehicles must have medium buffering, like 7’ width with fencing or landscaping. Fred would like to define the type of screening and he will clean this up.

The committee recommends to bring out with the corrections noted Temp. Ord. B-67

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 7:06 p.m.