

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

**July 18, 2022**

**Members:** Susan Spinner, Chair  
Jerry James  
Adam Miller

Mrs. Spinner called the meeting to order at 6:30 p.m. Mr. Miller was absent.

The minutes of the June 6, 2022 Planning and Zoning Committee meeting were approved as written.

**Legislation Discussed:**

Temp. Ord. A-72

**Discussion:**

**Temp. Ord. A-72**

An ordinance authorizing and approving the Preliminary Subdivision Plat for The Glens on Parcel Numbers 0204665, 0204666, 0204667, 0204668, 0204691, 0204817, 02040818, 0204819, and declaring an emergency.

Ms. Spinner stated that there is a typo on Temp. Ord. A-72. A substitute will be presented at the next Council Meeting.

Ms. Diana Colavecchio, Community Development Director, and Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-72 to Council. On July 6, 2022, the Planning Commission approved The Glens Preliminary Subdivision Plat consisting of fee simple lots for attached single family residential dwellings, street rights-of-way, general utility and access easements, utilities, stormwater facilities and open space on Parcel Numbers 0204665, 0204666, 0204667, 0204668, 0204691, 0204817, 02040818, 0204819, located between Front and 2nd Streets north of Chestnut Boulevard, within the City of Cuyahoga Falls, Ohio, as detailed in File 24 PMP-22-00025.

This project is a public-private partnership and includes a development agreement between the City of Cuyahoga Falls and the Summit County Land Reutilization Corporation (Land Bank). There is also a separate agreement between the Land Bank and the Testa Companies. The Land Bank will be the developer and the Testa Companies will be the builder. The current property owners are the City of Cuyahoga Falls and the Land Bank, and the City is in the process of transferring one of the parcels to the Land Bank. A former auto service station has already been demolished (1704 Front St.) and another industrial building will be demolished at 1734 Front St. in preparation for the proposed development. The proposed preliminary plat will create fifty (50) lots to accommodate 50 residential dwelling units. The proposed project will consist of nine (9) two-story townhome buildings where the dwelling units in each building will be attached side-by-side. Each building will contain between 4-7 dwelling units for a total of 50 residential dwelling

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units. The front facades of the dwelling units will face the adjacent streets (Front St., Chestnut Blvd., 2nd St.) and the vehicular access for the dwelling units will be from rear access lanes. Access to the dwelling units will be from three curb cuts on Front St., one on Chestnut Blvd. and one on 2nd St. New sidewalks will be constructed on 2nd St. and Chestnut Blvd. Streetscape improvements including new sidewalk, landscaping, and parking bump outs are planned on Front St.

At the July 6, 2022 meeting, the Planning Commission recommended approval of The Glens Preliminary Subdivision Plat (File # PMP 22-00025) subject to the following stipulations:

1. Street names shall comply with subsection 1122-04.
2. Must meet all other Title 2 Land Division requirements.
3. Must meet all Chapter 1143 Mixed Used Design standards.
4. Project must be reviewed by the Design Historic Review Board.
5. That a \$600 fee in lieu of dedication be paid per dwelling according to Section 1124.05 D.
6. Proposed alley serving the lots 28-32 located at the corner of Front St. & Chestnut to remain private.
7. The proposed lots located at the corner of Front St. and Chestnut Blvd. will be further reviewed by City staff and the developer/builder and modified as needed

Mr. Joel Testa, President, Testa Companies, 2235 Second Street, and Mr. Jim Davis, Program Director, Summit County Land Bank, were present and addressed Council.

Mr. James thanked the Administration, Land Bank and Testa Builders for sticking with this idea. It is a great step for the final revitalization of South Front Street. The plans and buildings look wonderful, and he is excited to get this started.

Mrs. Kathy Arthur, 2187 West Bath Road, asked if this is affordable housing being proposed for middle and low-middle income families.

Mrs. Spinner replied that Mr. Testa will address that question. She asked when the Design Historic Review Board will be hearing this. Mr. Kurtz stated hopefully in late August or early September.

Mr. Testa explained the reasoning for the development being called The Glens. The building that is now the Tiki Bar and used to be Hunts before that was The Glens and was owned by his great uncle. He grew up in there and it is where his father proposed to his mother. The name is paying homage to his family and tying into the Falls High Glen Park. It is not affordable housing. The Watermark project next door is affordable senior housing. This project is considered market rate, which means there are no subsidies. There are three models consisting of two or three-bedroom units with an additional room for a home office, den or additional bedroom and two-car garages. The price point will be approximately \$275,000 for the entry-level units, the mid-level units are \$320,000 and \$347,000 for the largest units. With options like rooftop patios that are available in

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the larger units, they anticipate they will see up to over \$400,000. These units will be available to rent. Those rents would be between \$2,500 and \$3,000 a month depending on the unit. The renters could also buy them down the road.

Mr. Brillhart asked for the addresses of the five houses that they are buying and tearing down.

Mr. Testa stated there are three houses that the City is purchasing from Testa Companies that are about to close this week. At the entrance to their maintenance warehouse at the rear of the Watermark Building on Second Street, there are three houses north of that entrance. The fourth and fifth house are located on either side of the driveway that runs behind those and comes back out at Falls Avenue.

Mr. Brillhart asked what the timeframe is. Mr. Testa stated that he does not know how quickly they are tearing them down.

Ms. Colavecchio stated that she will e-mail Council the addresses to the homes that are being torn down.

Mrs. Spinner thanked Mr. Testa for bringing Council up to date. It is a great collaboration between the City and the Land Bank, and she looks forward to the updated look on that part of Front Street.

Mr. James moved to bring out Temp. Ord. A-72 with a favorable recommendation, second by Mrs. Spinner. Motion passed (2-0).

The meeting adjourned at 6:49 p.m.