

Cuyahoga Falls City Council

Minutes of the Planning and Zoning Committee Meeting

March 7, 2005

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

Mr. Mader called the Planning & Zoning Committee Meeting to order at 6:21 p.m. The minutes of the February 7, 2005 were approved as submitted. All members of Committee were present.

Pieces of Legislation this evening (second readings):

B-31	An Ordinance authorizing and approving the site plan for the development of a new 50,376 SF Office/Warehouse Building at 3422 State Road in a commerce Industrial Park (CIP) District and declaring an emergency.
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Fred Guerra indicates that George Karvounides is requesting site plan approval to construct a 50,376 office/warehouse structure. The initial phase will be 19,931 SF. The new construction will be similar to the present structure on the site, which is 10 acres.

At the 2/15/05 Planning Commission meeting, the Commission members voted to recommend approval of the site plan for 3422 State Road subject to the following findings:

1. The landscaping plan must be revised to reflect Chapter 1713 requirements and findings:
 - a. Street Tree must be planted according to Table 1713C
 - b. Parking lot – landscape islands must be added to new parking lot area. Three islands shall be added to parking lot and must be located at end of interior parking rows and must make up no less the 5% of off-street parking area.
 - c. Additional landscaping must be planted around detention basin.
2. Applicant must work with Planning Department to meet intent of Title IV of the new land use code.
3. New Lighting must be hooded or shielded and poles must not be higher than 15’.
4. Applicant to provide a 5 ft. general-purpose easement along the entire frontage of State Road.
5. Applicant must pay a \$500 site inspection fee to the City of Cuyahoga Falls Engineering Department.
6. Applicant shall, prior to the issuance of a building permit, post with the Department of Industrial and Community Development a landscape cash bond in the amount of \$5000. Upon the completion of the improvements required by this approval, the cash bond shall be returned to the applicant. However, in the event the applicant fails to complete the required improvements in the time allotted by law, the cash bond shall be forfeited to the City and the City may use said bond to complete the required improvements.

Fred Guerra indicates this building is similar to the present one on State Road. They will not have to come back to Council when the next phase is up because this is covering the entire project, not just Phase I.

The committee recommended bringing out Temp. Ord. B-31

B-32	An Ordinance authorizing the vacation plat for a portion of Third Street between Oakwood Drive and 247 Stow Street and consolidating Block “H” Lots 1 – 25 and declaring an emergency.
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Fred states the City is requesting vacation of portions of Third Street and consolidation of lots 1 to 25 as a consequence of the construction of the new Natatorium. Third Street does not exist

between Oakwood Drive and 247 Stow Street and 25 individual lots are not needed. The Planning Commission members voted to recommend approval of the Plat of Vacation and Lot Consolidation of 3rd Street between Oakwood Drive and 247 Stow Avenue.

The committee recommended bringing out Temp. Ord. B-32

B-33	An Ordinance authorizing and approving the conditional zoning certificate for a portion of the building located at 1832 Akron Peninsula Road, as more fully described and depicted herein and declaring an emergency.
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Fred indicates that Party Animals, an entertainment company and as existing business is seeking a conditional zoning certificate to operate an indoor party center form an existing building on Akron-Peninsula Road. The company also provides family entertainment at private sites, such as grand openings, fairs, festivals and corporate events. At the 2/15/05 Planning Commission meeting, the Commission members voted to recommend approval of the conditional zoning request for 1832 Akron Peninsula Road subject to the following findings:

1. The project is executed in substantial conformity with plans, profiles, elevation and landscaping plans contained in File P-05-05-CZ.
2. Project execution must comply with all directives of the City Building and Engineering Departments.
3. Remove accumulation of materials and construction debris from rear of building.
4. Display or utilization of inflatables in the front yard will be prohibited.
5. All remodeling must meet State of Ohio and city Building Department codes and regulations for the proposed use and occupancy.
6. Applicant shall, prior to the issuance of a building permit, post with the Department of Industrial and Community Development a landscape cash bond in the amount of \$500. Upon the completion of the landscape improvements required by this approval, the cash bond shall b returned to the applicant. However, in the event the applicant fails to complete the required improvements in the time allotted by law, the cash bond shall be forfeited to the City and the City may use said bond to complete the required improvements.

Mrs. Hummel asks if there is sufficient parking? According to Fred, there is sufficient parking and meet the codes for use.

The committee recommended bringing out Temp. Ord. B-33

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:

None.

Planning and Zoning Committee Meeting adjourned at 6:30 p.m.