

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 80 - 2021

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S  
RECOMMENDATION FOR THE CONSTRUCTION OF A 12,593 SQ. FT. OFFICE  
AND WAREHOUSE BUILDING WITH ASSOCIATED PARKING, LANDSCAPING,  
AND STORMWATER MANAGEMENT FACILITIES, FOR OVERHEAD DOOR  
COMPANY LOCATED AT 4266 WYOGA LAKE ROAD AND DECLARING AN  
EMERGENCY.

WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning Commission be submitted to Council; and

WHEREAS, on September 21, 2021, the Planning Commission recommended approval of the major site plan for Overhead Door Company to both demolish a nonconforming single-family residence on an E-1 Employment District lot at 4266 Wyoga Lake Road and to develop an office with warehouse and associated facilities; and

WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in Project File MSP-21-00037; and

WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves the public interest, and is acceptable for recording.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio:

Section 1. That the City Council approves the major site plan for both the demolition of a nonconforming single-family residence on an E-1 Employment District lot at 4266 Wyoga Lake Road and for the construction of a 12,593 sq. ft. office and warehouse building with associated parking, landscaping, and stormwater management facilities for Overhead Door Company. The approved site plan is depicted in the ordinance attachment and as fully described in Project File MSP-21-00037.

Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate development of this property, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: 10-11-2021

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President of Council

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Clerk of Council

Approved: 10-11-2021

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Mayor

9/27/21

