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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 88 - 2021

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9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S  
10 RECOMMENDATION FOR THE APPROVAL OF A CONDITIONAL  
11 ZONING CERTIFICATE AND MAJOR SITE PLAN FOR THE  
12 CONSTRUCTION OF A 4,060 SQ. FT. CAR WASH FACILITY  
13 FOR UNITED CAR WASH AT 2720 SECOND STREET, AND  
14 DECLARING AN EMERGENCY.

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

18  
19 WHEREAS, on October 5, 2021, the Planning Commission recommended approval of the  
20 conditional zoning certificate and major site plan for the construction of a car wash facility at  
21 2720 Second Street for United Car Wash. The project also includes the demolition of a vacant car  
22 wash structure on the property, and

23  
24 WHEREAS, such approval is given subject to all Planning Commission findings and  
25 provisions contained in Project File CZ-21-00038, and

26  
27 WHEREAS, such approval is necessary to determine that the conditional use and site plan  
28 are satisfactory, serve the public interest, and are acceptable for recording.

29  
30 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County  
31 of Summit, and State of Ohio:

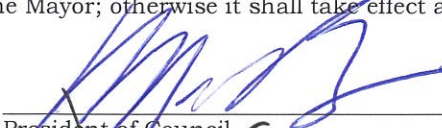
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33 Section 1. The City Council approves the conditional zoning certificate and major site plan  
34 for the construction of a 4,060 sq. ft. car wash facility at 2720 Second Street including the  
35 demolition of a vacant car wash structure on the property. The subject property is located in an  
36 MU-5 District. The approved site plan is depicted in the ordinance attachment and as fully  
37 described in Project File CZ-21-00038.

38  
39 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions  
40 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
41 not inconsistent herewith and which have not previously been repealed are hereby ratified and  
42 confirmed.

43  
44 Section 3. It is found and determined that all formal actions of this Council concerning and  
45 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and  
46 that all deliberations of this Council and of any of its committees that resulted in such formal  
47 action, were in meetings open to the public, in compliance with all legal requirements, to the  
48 extent applicable, including Chapter 107 of the Codified Ordinances.

49  
50 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the  
51 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
52 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely  
53 and appropriate development of this property, and provided it receives the affirmative vote of two  
54 thirds of the members elected or appointed to Council, it shall take effect and be in force  
55 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in  
56 force at the earliest period allowed by law.

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58 Passed: 10-25-2021

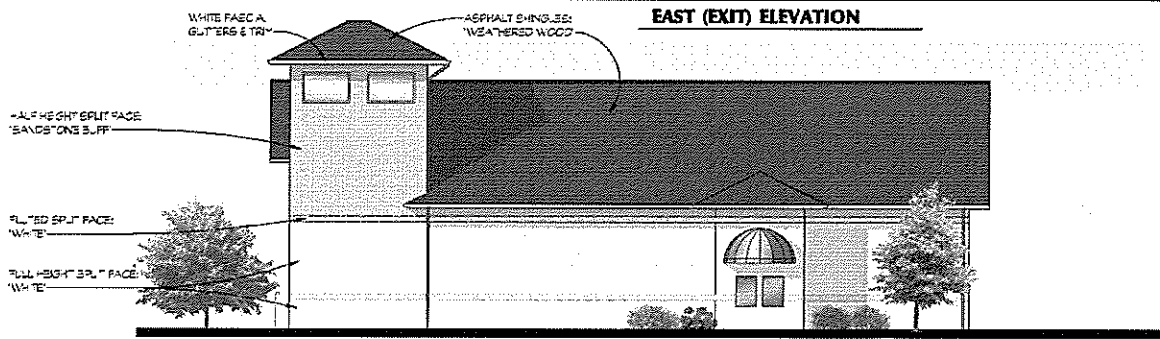
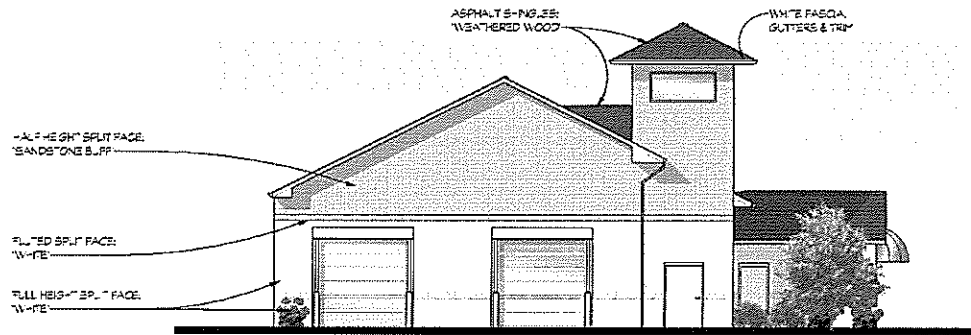
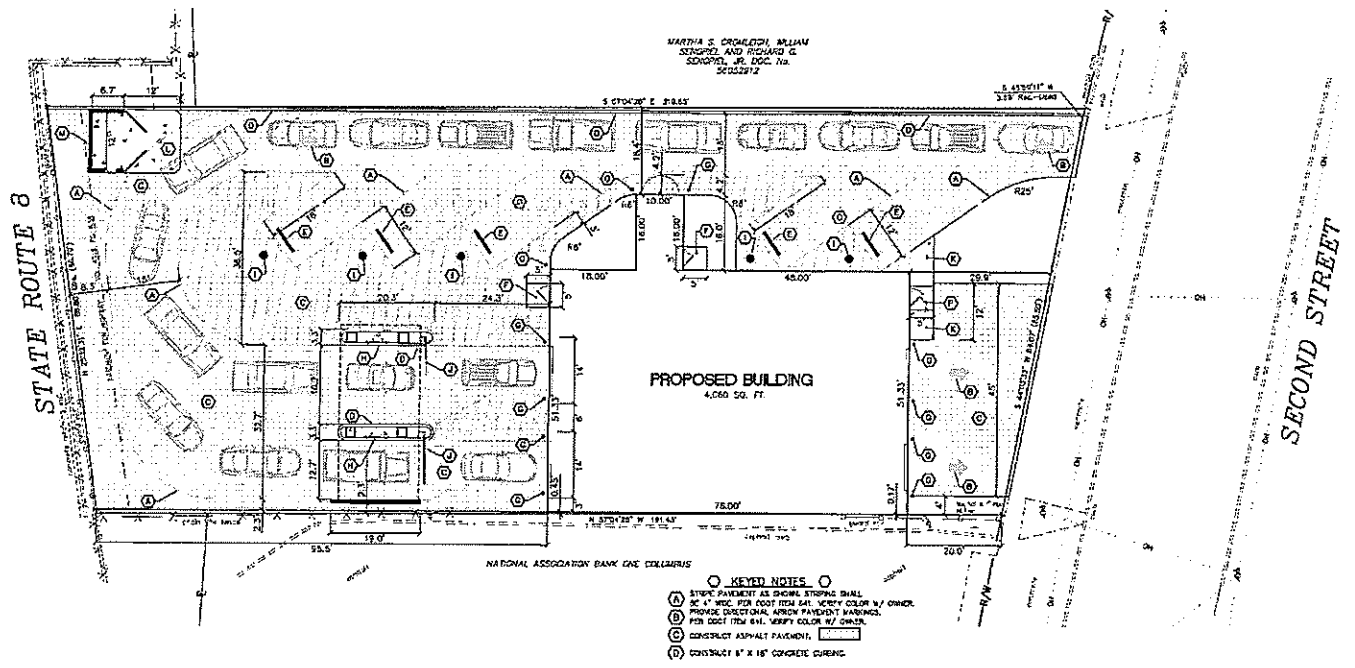
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President of Council

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Clerk of Council

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64 Approved: 10-26-2021

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66   
\_\_\_\_\_  
Mayor

67 10/11/21



**TMA ARCHITECTS** UNITED AUTO WASH - CUYAHOGA FALLS  
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