

1 B-112

Presented by the Administration Upon
Recommendation of the Planning Commission

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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 105 - 2023

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR THE APPROVAL OF A CONDITIONAL ZONING CERTIFICATE AND MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 12,300 SQ. FT. AUTO BODY AND REPAIR BUILDING FOR CALIBER COLLISION, AND DECLARING AN EMERGENCY.

WHEREAS, on October 3, 2023, the Planning Commission recommended approval of the conditional zoning certificate and major site plan for the construction of a 12,300 sq. ft. auto body and repair building for Caliber Collision at 4095 State Road, including the demolition of a vacant former restaurant building on the property; and

WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in Project File CZ-23-00042; and

WHEREAS, such approval is necessary to determine that the conditional use and site plan are satisfactory, serve the public interest, and are 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 conditional zoning certificate and major site plan for the construction of a 12,300 sq. ft. auto body and repair building for Caliber Collision at 4095 State Road, including the demolition of a vacant former restaurant building on the property. The subject property is located in a MU-3 District. The approved site plan is depicted in the ordinance attachment, and the site plan is fully described in Project File CZ-23-00042.

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ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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


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

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Passed: 10-23-2023



President of Council



Clerk of Council

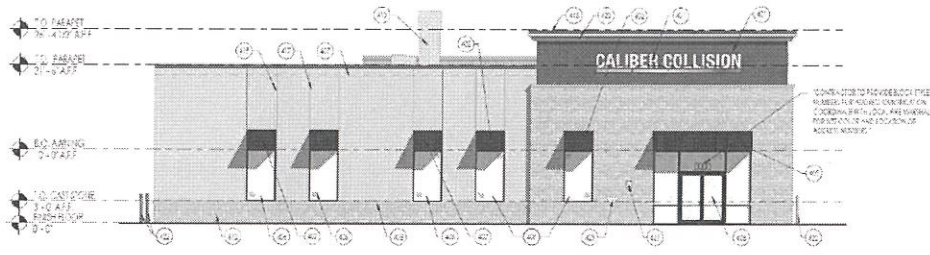
Approved: 10-23-2023



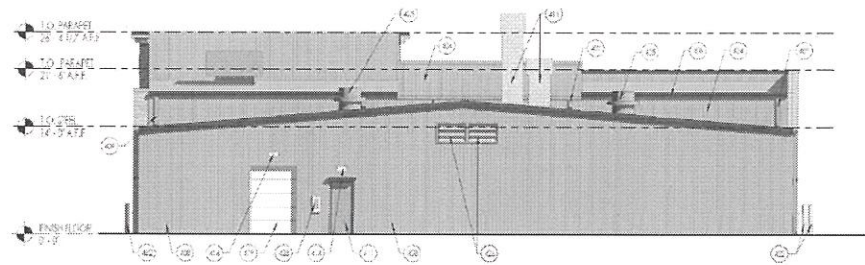
Mayor

10/09/23

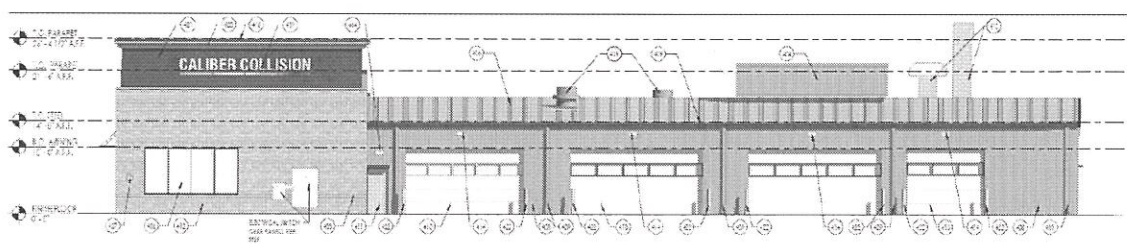
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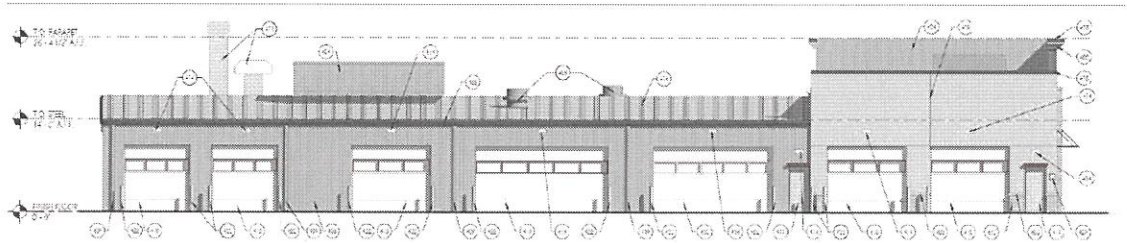
01 WEST ELEVATION
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"



02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"