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Presented by the Administration  
Upon Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 28 - 2011

AN ORDINANCE APPROVING THE SITE PLAN FOR CONSTRUCTION OF  
110 MULTI-FAMILY RESIDENTIAL UNITS AT THE MANCHESTER FALLS  
SUBDIVISION ON HOWE AVENUE AND DECLARING AN EMERGENCY.

WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires that all affirmative decisions made by the Planning Commission be submitted to Council, and

WHEREAS, site plan review by the Planning Commission is required for the construction of all new buildings in excess of 8,000 SF in the City of Cuyahoga Falls, Ohio, and

WHEREAS, on February 15, 2011, the Planning Commission approved the major site plan for the construction of 110 multi-family units, at the Manchester Falls Subdivision, within the City of Cuyahoga Falls, Ohio.

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

Section 1. City Council approves the site plan for the construction of 110 multi-family units in the Manchester Falls Subdivision in Cuyahoga Falls, Ohio, in accordance with Cuyahoga Falls General Development Code regulations as set forth in the Codified Ordinances of the City of Cuyahoga Falls and as approved by the Planning Commission as per the plans and final stipulations contained in File P-017-10-SP.

Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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. 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. 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: 3-28-11

*Diana Calavecchio*  
President of Council

Approved: 3/30/11

*Christopher J. Muecham*  
Clerk of Council  
*D. Robert*  
Mayor

