

1 A-66 (Sub 6/25/12)

Presented by the Administration
Upon Recommendation of the Planning Commission

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6 CITY OF CUYAHOGA FALLS, OHIO

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8 ORDINANCE NO. 61 - 2012

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10 AN ORDINANCE APPROVING THE SITE PLAN RELATED
11 TO CONSTRUCTION OF A 45,725 SQUARE FOOT
12 BUILDING AT 70 MARC DRIVE (PARCEL NOS. 35-03133
13 & 35-00153), AND DECLARING AN EMERGENCY.
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16 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires
17 that all affirmative decisions made by the Planning Commission be submitted to
18 Council, and

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

23
24 WHEREAS, on June 19, 2012, the Planning Commission approved the site plan
25 for the construction of a 45,725 square foot building for CFO Realty, LLC and
26 Technicote, Inc. at 70 Marc Drive (Parcel Nos. 35-03133 and 35-00153), within the
27 City of Cuyahoga Falls, Ohio,

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

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32 Section 1. This Council approves the site plan related to construction of a 45,725
33 square foot industrial building for CFO Realty, LLC and Technicote, Inc. at 70 Marc
34 Drive, Cuyahoga Falls, Ohio, in accordance with Cuyahoga Falls General
35 Development Code regulations as set forth in the Codified Ordinances of the City of
36 Cuyahoga Falls and as approved by the Planning Commission as per the plans and
37 final stipulations contained in File P-14-12-SP, and as further depicted on the plan
38 and elevation drawings attached hereto as Exhibits A-1 and A-2.
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40 Section 2. Any other ordinances or resolutions or portions of ordinances and
41 resolutions inconsistent herewith are hereby repealed, but any ordinances and
42 resolutions not inconsistent herewith and which have not previously been repealed
43 are hereby ratified and confirmed.
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45 Section 3. It is found and determined that all formal actions of this Council
46 concerning and relating to the adoption of this ordinance were adopted in an open
47 meeting of this Council, and that all deliberations of this Council and of any of its
48 committees that resulted in such formal action, were in meetings open to the public,

49 in compliance with all legal requirements, to the extent applicable, including Chapter
50 107 of the Codified Ordinances.

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

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62 Passed: 6-25-12

Mark Sherry
President of Council

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Approved: 6/26/12

Cathleen J. Meacham
Clerk of Council

D. Robert
Mayor

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6/18/12

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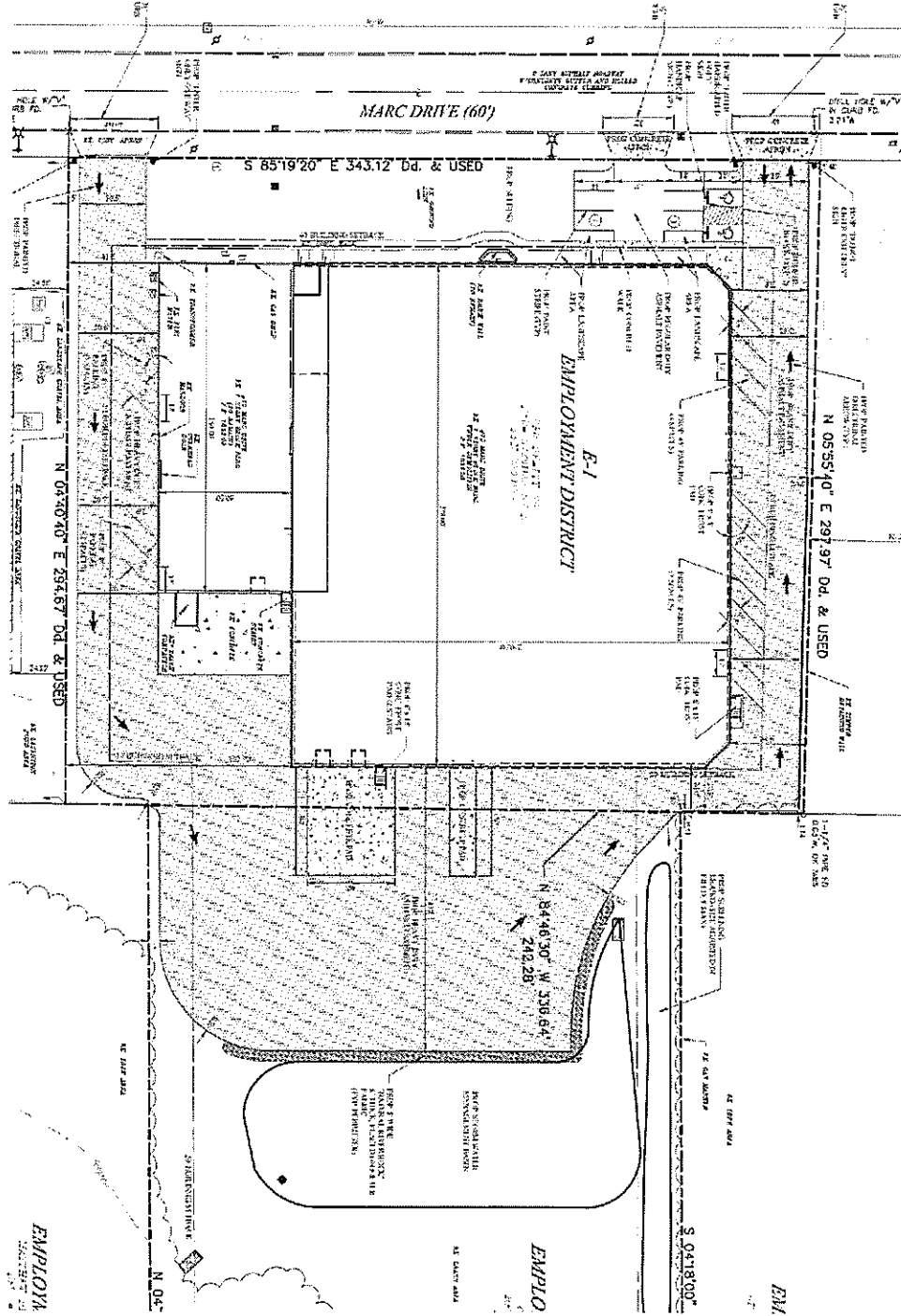


Exhibit A-2

