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Presented by the Administration Upon  
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 13 - 2015

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION  
APPROVAL, FINDINGS AND CONDITIONS OF THE ENCLAVE AT  
OLD MILL POND PRELIMINARY SUBDIVISION PLAT, 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 January 20, 2015 the Planning Commission recommended approval of the  
Enclave at Old Mill Pond Preliminary Subdivision Plat on East Bath Road, and

WHEREAS, such approval is given subject to conditions subsequent to be satisfied, and

WHEREAS, such approval is necessary to determine that the allotment 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, that:

Section 1. Council accepts the Planning Commission approval of the Enclave at Old Mill Pond  
Preliminary Subdivision Plat, per plans and stipulations contained in File PMP-14-00049 and  
Planning Commission approval conditions.

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inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
herewith and which have not previously been repealed are hereby ratified and confirmed.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: 2/23/2015

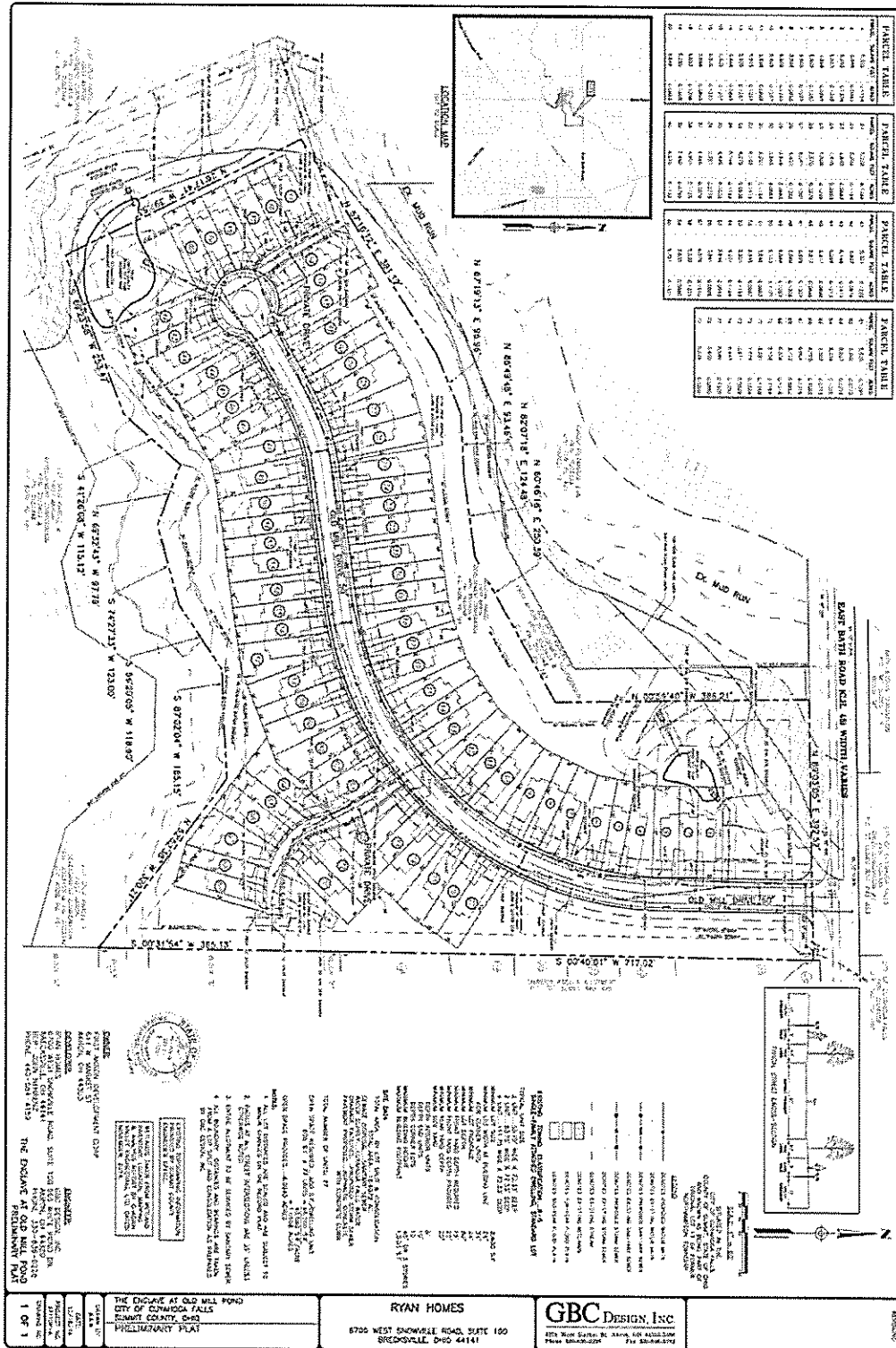
Mary Ellen Pyke  
President of Council

[Signature]  
Clerk of Council

Approved: 2-25-15

[Signature]  
Mayor

2/9/15



Parcel #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1,234	1,234	1,234	1,234
2	1,234	1,234	1,234	1,234
3	1,234	1,234	1,234	1,234
4	1,234	1,234	1,234	1,234
5	1,234	1,234	1,234	1,234
6	1,234	1,234	1,234	1,234
7	1,234	1,234	1,234	1,234
8	1,234	1,234	1,234	1,234
9	1,234	1,234	1,234	1,234
10	1,234	1,234	1,234	1,234
11	1,234	1,234	1,234	1,234
12	1,234	1,234	1,234	1,234
13	1,234	1,234	1,234	1,234
14	1,234	1,234	1,234	1,234
15	1,234	1,234	1,234	1,234
16	1,234	1,234	1,234	1,234
17	1,234	1,234	1,234	1,234
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44	1,234	1,234	1,234	1,234
45	1,234	1,234	1,234	1,234
46	1,234	1,234	1,234	1,234
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49	1,234	1,234	1,234	1,234
50	1,234	1,234	1,234	1,234

**NOTICE TO CONTRACTORS**

THE ENCLAVE AT OLD MILL FORD  
 CITY OF CHESAPEAKE FALLS  
 CLAYTON COUNTY, OHIO  
 PRELIMINARY PLAN

**RYAN HOMES**  
 6700 WEST SNOOKVILLE ROAD, SUITE 100  
 SNOOKVILLE, OHIO 43151

**GBC DESIGN, INC.**  
 875 West Salem St. Akron, OH 44315  
 Phone: 330.936.2222

**GENERAL NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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**LEGEND:**

- 1" = 10' SCALE
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