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Presented by the Administration Upon
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 26 - 2015

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION APPROVAL, FINDINGS AND CONDITIONS OF THE MAJOR SITE PLAN FOR CASCADE AUTO GROUP'S NEW AUDI TERMINAL AT 4191 STATE ROAD (PARCEL 35-00711), 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 April 7, 2015 the Planning Commission recommended approval of the site plan for the construction of a 10,230 square foot Audi Terminal (Showroom) at 4191 State Road (Parcel 35-00711), 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. The City Council approves the site plan that includes the construction of a 10,324 square foot Audi Terminal (Showroom) at 4191 State Road (Parcel 35-00711) in Cuyahoga Falls, Ohio, in accordance with Cuyahoga Falls General Development Code regulations as stipulated 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 Project File MSP-15-00006.

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 Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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: 4/27/2015

Mary Ellen Pyke
President of Council

Paul Quinn
Clerk of Council

Approved: 4/28/2015

[Signature]
Mayor

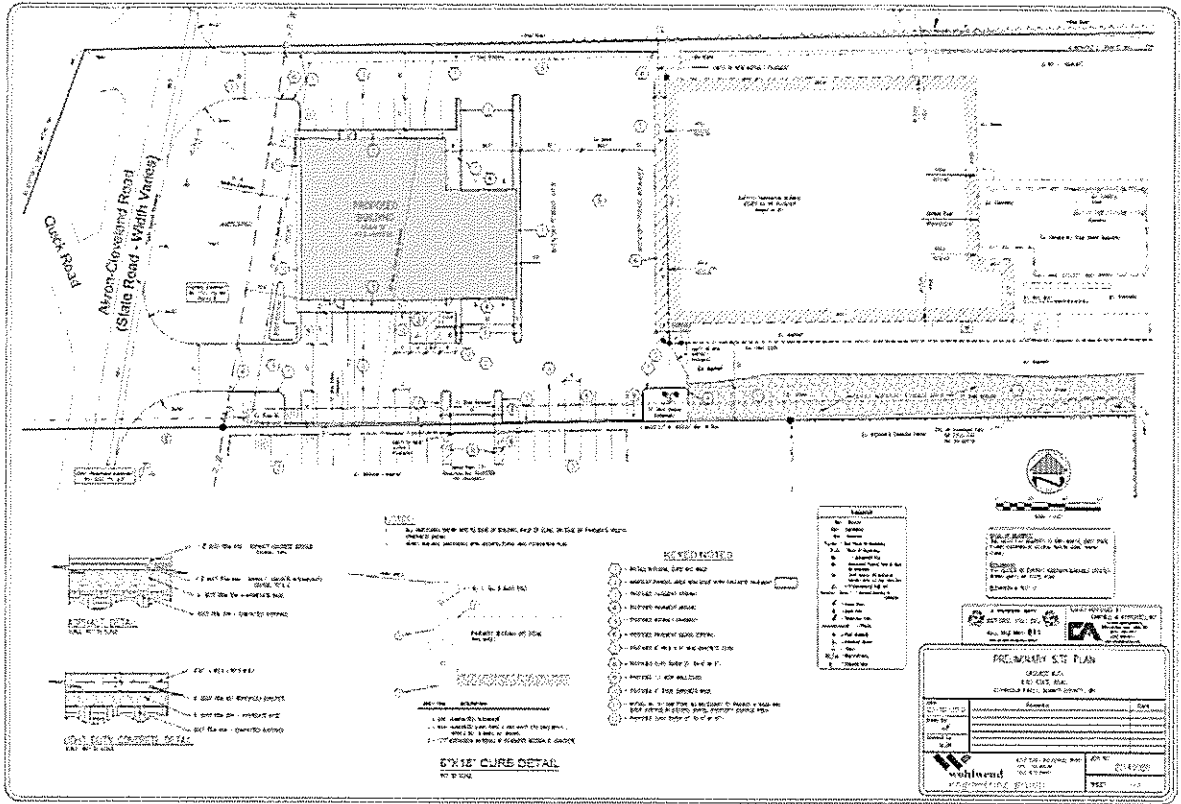


Figure 1 -- Site Plan

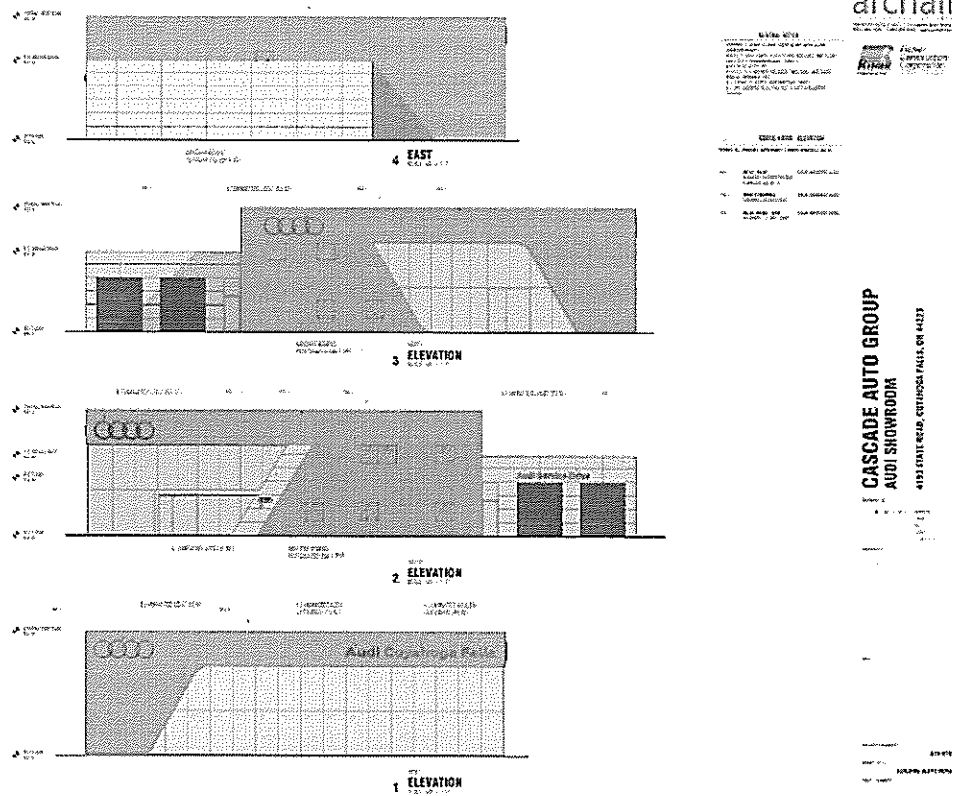


Figure 2 -- Audi Terminal -- Elevations

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