

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 39 - 2014

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION
APPROVAL, FINDINGS AND CONDITIONS OF THE MAJOR SITE
PLAN FOR AT 1845 BAILEY ROAD LOCATED ON PARCELS 02-
20160, 02-2061 AND 02-20162 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 1, 2014 the Planning Commission recommended approval of the site plan for
the construction of a 8,320 square foot Family Dollar retail establishment at 1845 Bailey Road and
on parcels 02-20160, 02-2061 and 02-20162, 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 for the construction of a 8,320 square foot
Family Dollar retail establishment at 1845 Bailey Road and on parcels 02-20160, 02-2061 and 02-20162 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 P-5-14.

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inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
herewith and which have not previously been repealed are hereby ratified and confirmed.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

4/28/2014

Mary Ellen Fyke

President of Council

Danae J. J. J.

Clerk of Council

Approved:

4-29-14

Mayor

4/14/14

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