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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 43 - 2013

AN ORDINANCE APPROVING A CONDITIONAL ZONING
CERTIFICATE FOR THE OPERATION OF AN
OUTDOOR BULK STORAGE FACILITY AT 4575 STATE
ROAD IN AN E-1 EMPLOYMENT DISTRICT, 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, the Planning Commission has jurisdiction to grant a conditional zoning certificate relative to certain uses in certain districts, subject to the approval of this Council, pursuant to Section 1113.08 of the Codified Ordinances, and

WHEREAS, on June 18, 2013, the Planning Commission approved the issuance of a conditional zoning certificate for the operation of an outdoor bulk storage facility at 4575 State Road (Parcel No. 35-01025), in an E-1 Employment District 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. This Council approves the issuance of a conditional zoning certificate for the operation of an outdoor bulk storage facility at 4575 State Road State Road (Parcel No. 35-01025) within the City of Cuyahoga Falls, Ohio, situated an E-1 Employment District, in accordance with the district and zoning regulations contained in the Codified Ordinances of the City of Cuyahoga Falls and subject to the conditions approved by the Planning Commission as set forth in File P-13-13-CZ, and as further depicted on the Proposed Site Plan attached hereto as Exhibit "A."

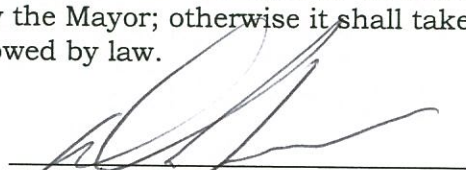
Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

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

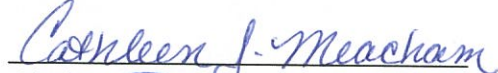
50 public, in compliance with all legal requirements, to the extent applicable,
51 including Chapter 107 of the Codified Ordinances.

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

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63 Passed: 7-8-13




President of Council



Clerk of Council

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69 Approved: 7/9/13

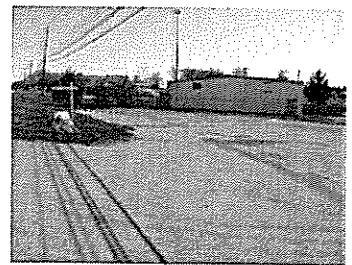
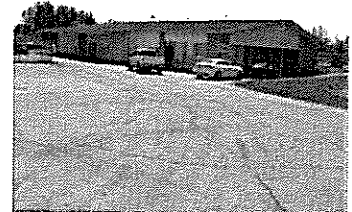
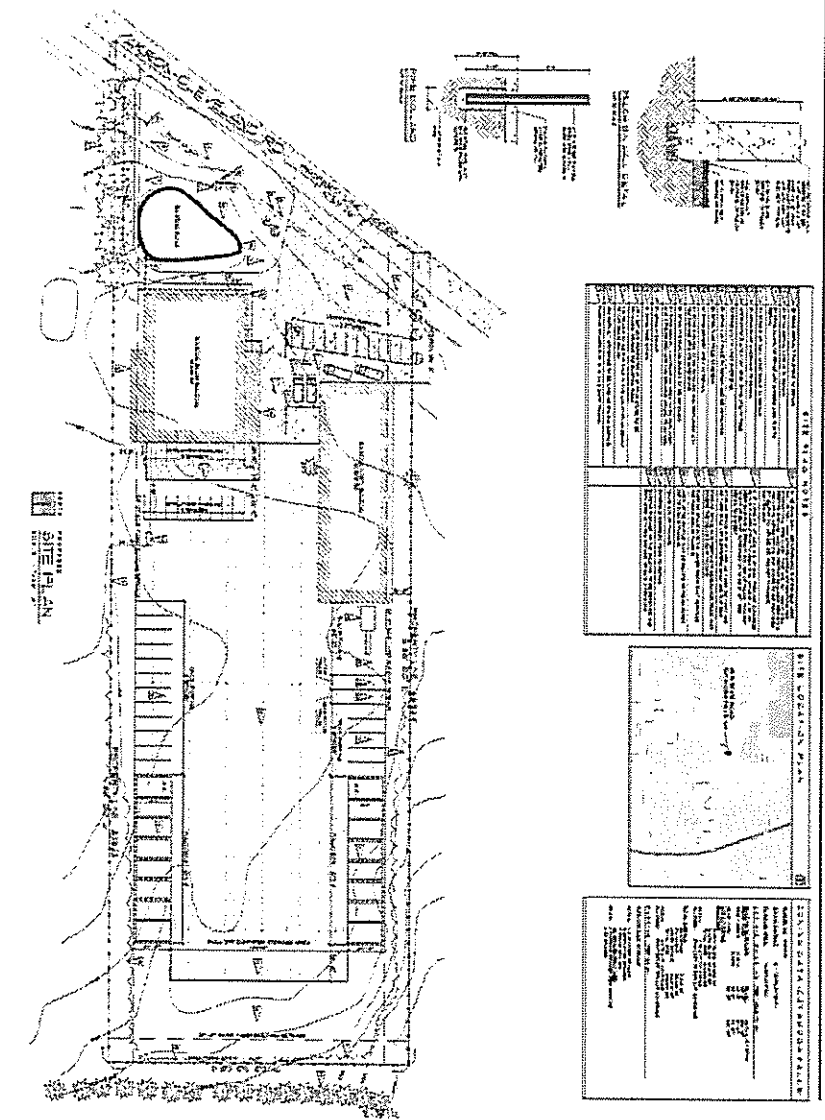


Mayor

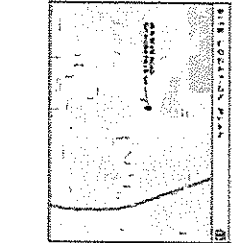
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71 6/24/13

72 O:\2013ords\P-13-13-CZ MulchMadness Conditional Use Permit.doc

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EXISTING CONDITIONS	
1. EXISTING BUILDING	TO BE DEMOLISHED
2. EXISTING DRIVEWAY	TO BE REPAIRED
3. EXISTING PAVEMENT	TO BE REPAIRED
4. EXISTING UTILITIES	TO BE MAINTAINED
5. EXISTING TREES	TO BE PRESERVED
6. EXISTING FENCES	TO BE MAINTAINED
7. EXISTING SIGNAGE	TO BE REMOVED
8. EXISTING LANDSCAPING	TO BE MAINTAINED
9. EXISTING DRIVEWAY	TO BE REPAIRED
10. EXISTING PAVEMENT	TO BE REPAIRED
11. EXISTING UTILITIES	TO BE MAINTAINED
12. EXISTING TREES	TO BE PRESERVED
13. EXISTING FENCES	TO BE MAINTAINED
14. EXISTING SIGNAGE	TO BE REMOVED
15. EXISTING LANDSCAPING	TO BE MAINTAINED



GENERAL NOTES	
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) HAZARDOUS MATERIAL HANDBOOK.	
2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.	
3. ALL TREES TO BE PRESERVED SHALL BE PROTECTED BY BARRIERS AND MULCH.	
4. ALL FENCES SHALL BE MAINTAINED AND REPAIRED AS NEEDED.	
5. ALL SIGNAGE SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.	
6. ALL LANDSCAPING SHALL BE MAINTAINED AND REPAIRED AS NEEDED.	
7. ALL DRIVEWAYS SHALL BE REPAIRED AND MAINTAINED.	
8. ALL PAVEMENT SHALL BE REPAIRED AND MAINTAINED.	
9. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.	
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14. ALL DRIVEWAYS SHALL BE REPAIRED AND MAINTAINED.	
15. ALL PAVEMENT SHALL BE REPAIRED AND MAINTAINED.	



PROJECT:
SITE & BLDG RENOVATION FOR
 MCKEN MARKING
 670 STATE ROAD CUYAHOGA FALLS OHIO
 DRAWING:
PROPOSED SITE PLAN



David Poligra - Architects, Inc.
 ARCHITECTURE • CONSULTING
 222 State St. • Cuyahoga Falls • Ohio 44221
 ATTORNEY CITY STATE
 651113

