

2
3
4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 47 - 2013

8
9 AN ORDINANCE APPROVING THE PRELIMINARY PLAT
10 OF HIDDEN LAKES PHASE 3 SUBDIVISION, AND
11 DECLARING AN EMERGENCY.

12
13 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires
14 that all affirmative decisions made by the Planning Commission be submitted to
15 Council, and

16
17 WHEREAS, all subdivision of land in the city is subject to the conditions set forth
18 in Section 1113.03 of the Codified Ordinances and prior review and approval of the
19 Planning Commission, and

20
21 WHEREAS, on July, 2, 2013 the Planning Commission approved the preliminary
22 plat of the Hidden Lakes – Phase 3 Subdivision (Parcel No. 37-00373) located in the
23 Northampton Planning District and situated west of the intersection of Lake Forest
24 Drive and Hidden Lake Lane,

25
26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
27 Falls, County of Summit, and State of Ohio, that:

28
29 Section 1. This Council approves the preliminary plat of the of the Hidden Lakes
30 Phase 3 Subdivision, in accordance with the Cuyahoga Falls General Development
31 Code regulations as set forth in the Codified Ordinances and as approved by the
32 Planning Commission, subject to the conditions contained in File P-19-13-S, and as
33 further depicted on the subdivision plan attached hereto as Exhibit "A."

34
35 Section 2. Any other ordinances or resolutions or portions of ordinances and
36 resolutions inconsistent herewith are hereby repealed, but any ordinances and
37 resolutions not inconsistent herewith and which have not previously been repealed
38 are hereby ratified and confirmed.

39
40 Section 3. It is found and determined that all formal actions of this Council
41 concerning and relating to the adoption of this ordinance were adopted in an open
42 meeting of this Council, and that all deliberations of this Council and of any of its
43 committees that resulted in such formal action, were in meetings open to the public,
44 in compliance with all legal requirements, to the extent applicable, including Chapter
45 107 of the Codified Ordinances.

46
47 Section 4. This ordinance is hereby declared to be an emergency measure
48 necessary for the preservation of the public peace, health, safety, convenience and
49 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that
50 it is immediately necessary to permit timely and appropriate development of this
51 property, and provided it receives the affirmative vote of two thirds of the members
52 elected or appointed to Council, it shall take effect and be in force immediately upon

53 its passage and approval by the Mayor; otherwise it shall take effect and be in force
54 at the earliest period allowed by law.

55

56

57

Passed: 7-22-13

58

59

60

61

62

63

Approved: 7/23/13

64

65

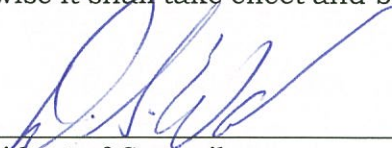
66

67

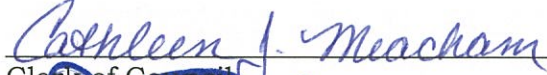
7/8/2013

68


O:\2013ords\P-19-13-S Hidden Lakes Phase 3 Prelim Subdivision.doc



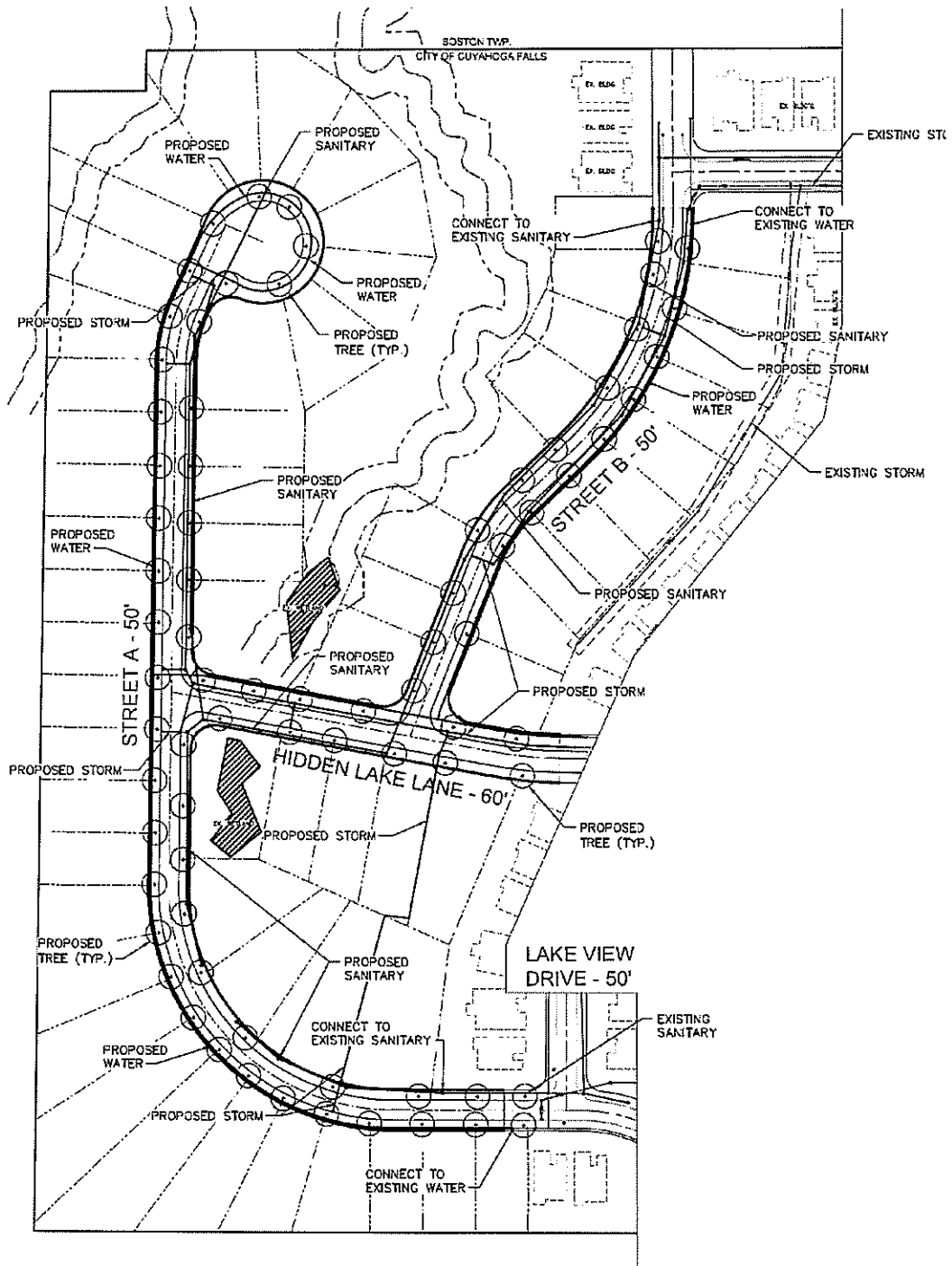
President of Council



Clerk of Council



Mayor



69

70 **Figure 1 Hidden Lakes -- Phase 3 Preliminary Plat**

71

Exhibit A