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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 57 - 2016

8  
9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION  
10 APPROVAL, FINDINGS AND CONDITIONS OF THE SITE PLAN  
11 FOR THE CONSTRUCTION OF A NEW 9,975 SQUARE FOOT  
12 OFFICE BUILDING AT 242 WEST PORTAGE TRAIL EXTENSION  
13 ON PARCEL 35-05608, AND DECLARING AN EMERGENCY.

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15 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by  
16 the Planning Commission be submitted to Council; and

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18 WHEREAS, on September 7, 2016 the Planning Commission recommended approval of  
19 the site plan for the construction of a 9,975 square foot office building at 242 West Portage  
20 Trail Extension on Parcel 35-05608 for Portage Bluff LLC; and

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

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24 WHEREAS, such approval is necessary to determine that the site plan is satisfactory,  
25 serves the public interest, and is acceptable for recording.

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

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30 Section 1. The City Council approves the site plan for the construction of a 9,975  
31 square foot office building at 242 West Portage Trail Extension on Parcel 35-05608 for  
32 Portage Bluff LLC in accordance with Cuyahoga Falls General Development Code  
33 regulations as stipulated in the Codified Ordinances of the City of Cuyahoga Falls and as  
34 approved by the Planning Commission as per the plans and final stipulations contained in  
35 Project File MSP-16-00031.

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38 resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions  
39 not inconsistent herewith and which have not previously been repealed are hereby ratified  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

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

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

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

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Passed: 9-21-16

Mary Ellen Pyke  
President of Council

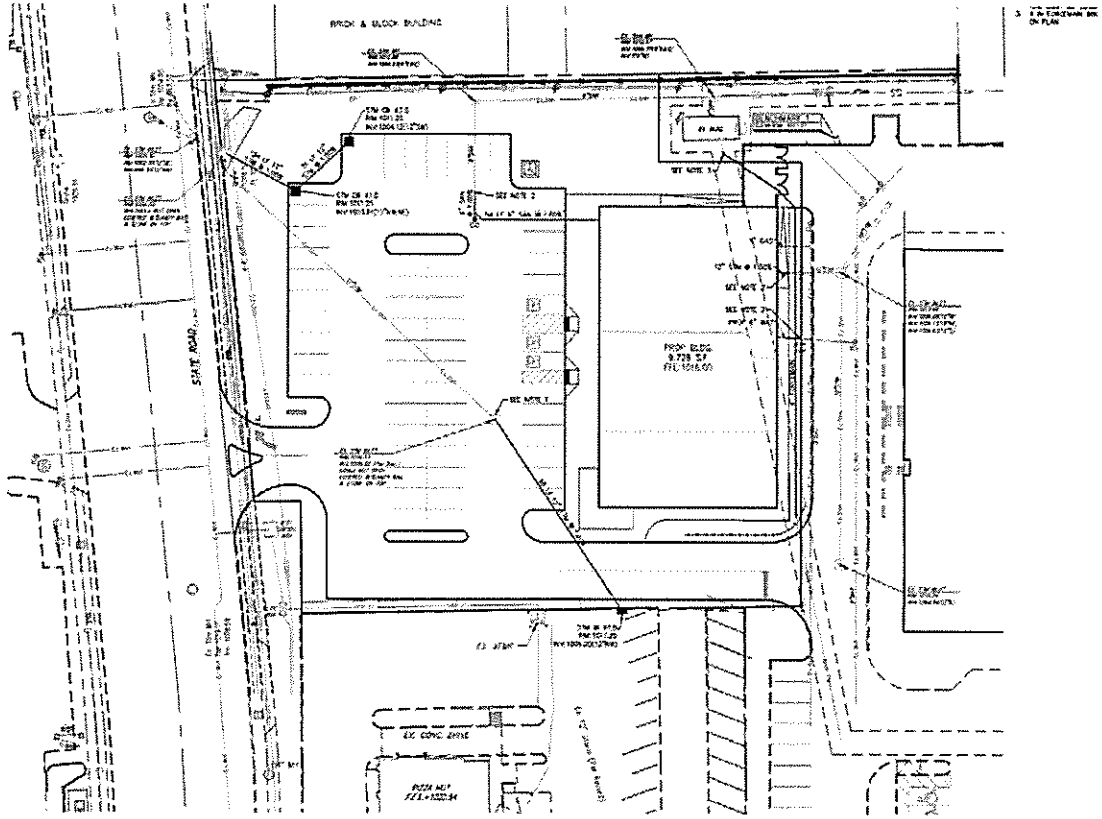
Dan on Council  
Clerk of Council

Approved: 9-27-2016

[Signature]  
Mayor

9/12/16

O:\2016ords\MSP-16-00031 242 W Portage Trail Ext Site Plan.doc



PORTAGE TRAIL OFFICE  
700 WEST 100TH STREET, SUITE 100  
PORTAGE, MI 49782  
AUGUST 14, 2011

