

1 B-103

Presented by the Administration
Upon Recommendation of the Planning Commission

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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 93 - 2017

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9 AN ORDINANCE AUTHORIZING AND APPROVING A
10 SUBDIVISION PLAT AMENDMENT FOR LOTS 70-78 IN THE
11 PRESERVE AT SALT CREEK FINAL SUBDIVISION PLAT-PHASE
12 2, 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, the Planning Commission is required to review and provide a
19 recommendation for all Subdivision Plats/Improvement Plans in the City of Cuyahoga Falls,
20 Ohio; and
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22 WHEREAS, on November 21, 2017, the Planning Commission approved a subdivision
23 plat amendment for Lots 70-78 in the Preserve at Salt Creek Final Subdivision Plat-Phase 2.
24 The amendment reduces front yard setbacks from 25 feet to 20 feet.
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26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
27 County of Summit, and State of Ohio, that:
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29 Section 1. The City Council approves a subdivision plat amendment for Lots 70-78 in
30 the Preserve at Salt Creek Final Subdivision Plat-Phase 2. The amendment reduces front
31 yard setbacks from 25 feet to 20 feet. The amendment is in accordance with all Cuyahoga
32 Falls General Development Code regulations and as stipulated in the Codified Ordinances of
33 the City of Cuyahoga Falls as approved by the Planning Commission as per all plans and
34 stipulations contained in Project File FMP-17-00027.
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36 Section 2. Any other ordinances or resolutions or portions of ordinances and
37 resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions
38 not inconsistent herewith and which have not previously been repealed are hereby ratified
39 and confirmed.
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41 Section 3. It is found and determined that all formal actions of this Council concerning
42 and relating to the adoption of this ordinance were adopted in an open meeting of this
43 Council, and that all deliberations of this Council and of any of its committees that resulted
44 in such formal action, were in meetings open to the public, in compliance with all legal
45 requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.
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47 Section 4. This ordinance is hereby declared to be an emergency measure necessary
48 for the preservation of the public peace, health, safety, convenience and welfare of the City

49 of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately
50 necessary to permit timely and appropriate development of this property, and provided it
51 receives the affirmative vote of two thirds of the members elected or appointed to Council, it
52 shall take effect and be in force immediately upon its passage and approval by the Mayor;
53 otherwise it shall take effect and be in force at the earliest period allowed by law,

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55 Passed: 12-11-17

May Ellen Pyke
President of Council

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Tom Gorman
Clerk of Council

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62 Approved: 12-12-2017

[Signature]
Mayor

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65 11/27/17

