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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. 103 - 2023

7
8 AN ORDINANCE ACCEPTING THE RECOMMENDATION OF
9 THE PLANNING COMMISSION FOR THE CONSTRUCTION
10 OF A 13,900 SQ. FT. OFFICE/INDUSTRIAL BUILDING AND
11 THREE (3) SELF-STORAGE BUILDINGS LOCATED AT 4204
12 WYOGA LAKE ROAD, AND DECLARING AN EMERGENCY.

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

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17 WHEREAS, on September 6, 2023, the Planning Commission recommended the
18 approval of the major site plan for the construction of a 13,900 sq. ft. office/industrial
19 building and three (3) self-storage buildings for Theodore Stathopoulos located at 4204
20 Wyoga Lake Road. The proposed development will consist of a "flex" office/industrial
21 building with up to eight (8) separate tenant spaces and three (3) self-storage buildings,
22 each 10,800 sq. ft. in area; and

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24 WHEREAS, such approval is given subject to all Planning Commission findings and
25 provisions contained in Project File MSP-23-00028; and

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

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30 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
31 County of Summit, and State of Ohio:


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33 Section 1. That the City Council approves the major site plan for the construction of
34 a 13,900 sq. ft. office/industrial building and three (3) self-storage buildings located at
35 4204 Wyoga Lake Road. The proposed development will consist of a "flex"
36 office/industrial building with up to eight (8) separate tenant spaces and three (3) self-
37 storage buildings, each 10,800 sq. ft. in area. The approved site plan is depicted in
38 Attachment "A" and is fully described in Project File MSP-23-00028.

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40 Section 2. That any other ordinances or resolutions or portions of ordinances and
41 resolutions inconsistent herewith be and the same are hereby repealed, but any
42 ordinances and resolutions not inconsistent herewith and which have not previously
43 been repealed are hereby ratified and confirmed.

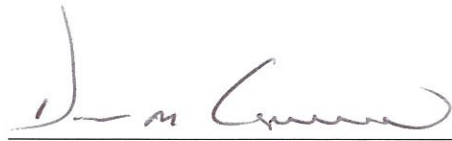
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45 Section 3. That it is found and determined that all formal actions of this Council
46 concerning and relating to the adoption of this ordinance were adopted in an open
47 meeting of this Council, and that all deliberations of this Council and of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

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

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63 Passed: 10-9-2023



President of Council

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Clerk of Council

Approved: 10-9-2023

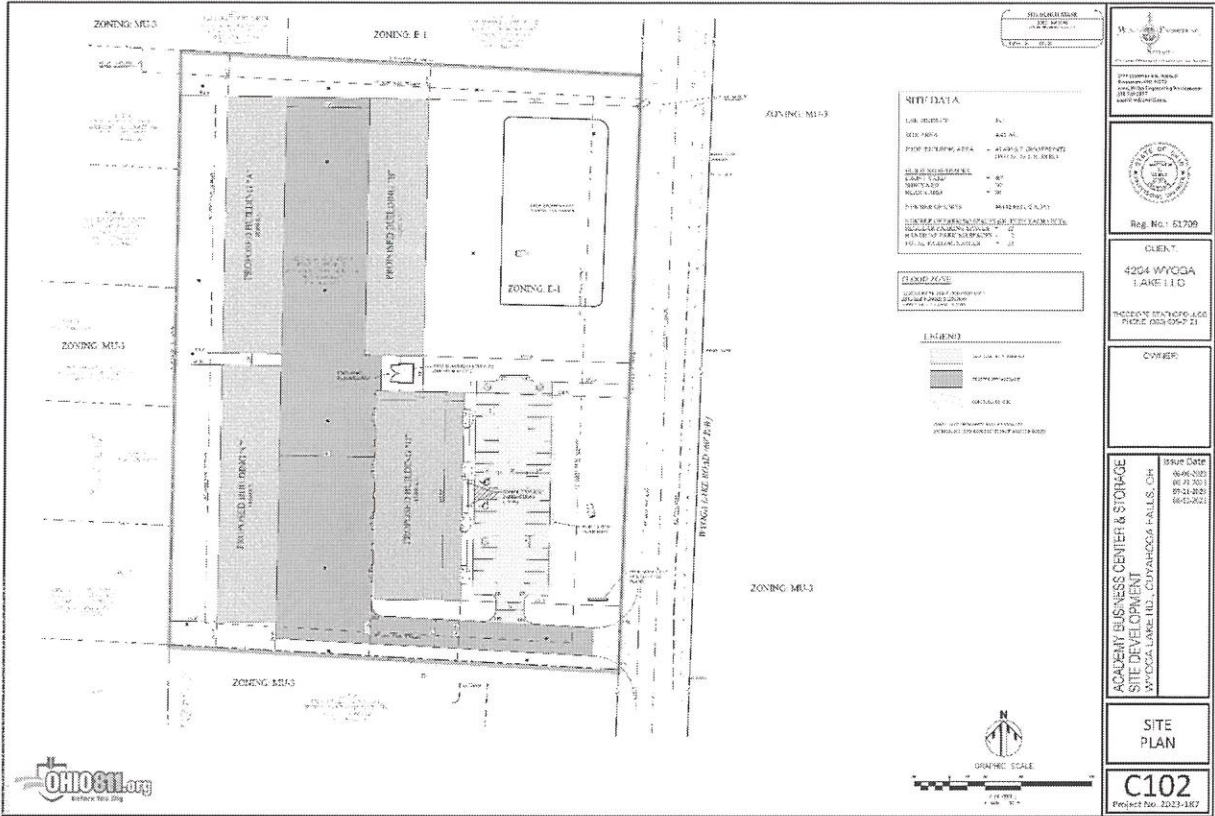


Mayor

9/25/23

\\cf-file04\LDPublic\Council\2023ords\09-25-23\MSP-23-00028-Statho Office &
Storage Bldg.docx

ATTACHMENT "A"



Professional Seal:
 W. J. ...
 Registered Professional Engineer
 No. 12345

Client:
 4204 WYOGGA
 L.A.R.E. LLC

Project Info:
 PROJECT NO. 2023-187
 SHEET NO. 01-1

Site Plan:
C102
 Project No. 2023-187

Issue Date:
 06-01-2023
 07-21-2023
 08-02-2023

