

NEW LEGISLATION

January 13, 2025

Temp. No.	Introduced	Committee	Description
B-1	1/13/25	Fin	An ordinance authorizing the Mayor, as Director of Public Safety, to enter into a contract or contracts, without competitive bidding, with Flock Group, Inc. for the use and maintenance of Flock Cameras for use by the city's safety forces, and declaring an emergency.
B-2	1/13/25	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with Osborn Engineering for professional engineering services for the resurfacing of Bailey Road from Front Street to Graham Road and declaring an emergency.
B-3	1/13/25	PI	An ordinance authorizing the director of public service to enter into a contract or contracts, according to law, with GAI Consultants for professional engineering services for the resurfacing of Munroe Falls Avenue, from Bailey Road to the last corporation limits and declaring an emergency.
B-4	1/13/25	PA	An ordinance amending the Traffic Control File, and declaring an emergency.
B-5	1/13/25	PA	An ordinance authorizing the Mayor to enter into a contract or contracts with the Ohio Attorney General Collection Enforcement section for purposes of providing delinquent collection services for the Cuyahoga Falls Mayor's Court, and declaring an emergency.

B-6	1/13/25	CD	An ordinance amending Chapter 561.01 Nuisances and declaring an emergency.
B-7	1/13/25	CD	An ordinance implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Merriman Valley Schumacher Community Reinvestment Area in the City of Cuyahoga Falls and declaring an emergency.

CALENDAR
January 13, 2025

The following legislation will be up for passage at the Council Meeting on January 13, 2025.

Temp. No.	Introduced	Committee	Description
------------------	-------------------	------------------	--------------------

There is no legislation up for passage on 1-13-25

PENDING LEGISLATION

January 13, 2025

Temp. No.	Introduced	Committee	Description
A-106	10/28/24	CD	An ordinance authorizing the Mayor to enter into a license agreement with the Brook Heights Community Association, LLC, for the purpose of constructing and maintaining monument signs in a portion of the city right-of-way and declaring an emergency.

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2025

6
7 AN ORDINANCE AUTHORIZING THE MAYOR, AS DIRECTOR OF
8 PUBLIC SAFETY, TO ENTER INTO A CONTRACT OR CONTRACTS,
9 WITHOUT COMPETITIVE BIDDING, WITH FLOCK GROUP, INC.
10 FOR THE USE AND MAINTENANCE OF FLOCK CAMERAS FOR
11 USE BY THE CITY'S SAFETY FORCES, AND DECLARING AN
12 EMERGENCY.

13
14 WHEREAS, to promote the general safety and welfare of its citizens, the City contracted with
15 Flock Group Inc. in 2023 as the provider of cameras for use by the City's safety forces; and

16
17 WHEREAS, the cameras will continue to be placed at critical intersections to assist the City's
18 safety forces in enforcement and investigation.

19
20 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
21 Summit and State of Ohio, that:

22
23 Section 1. The Mayor, as Director of Public Safety, is hereby authorized to enter into a contract
24 or contracts, without competitive bidding, with Flock Group, Inc. for the use and maintenance of
25 Flock Cameras, to increase public safety.

26
27 Section 2. The Director of Finance is hereby authorized to make payment for same from the
28 General Fund, Police Department, line item Other Operations.

29
30 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
31 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
32 ordinances and resolutions not inconsistent herewith and which have not previously been repealed
33 are hereby ratified and confirmed.

34
35 Section 4. It is found and determined that all formal actions of this Council concerning and
36 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that
37 all deliberations of this Council and of any of its committees that resulted in such formal action,
38 were in meetings open to the public, in compliance with all legal requirements, to the extent
39 applicable, including Chapter 107 of the Codified Ordinances.

40
41 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
42 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
43 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the
44 members elected or appointed to Council, it shall take effect and be in force immediately upon its
45 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
46 period allowed by law.

47
48
49 Passed: _____

President of Council

50
51
52
53
54 _____
Clerk of Council

55
56
57 Approved: _____

Mayor

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2025

7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
9 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
10 ACCORDING TO LAW, WITH OSBORN ENGINEERING, FOR
11 PROFESSIONAL ENGINEERING SERVICES FOR THE
12 RESURFACING OF BAILEY ROAD FROM FRONT STREET TO
13 GRAHAM ROAD, AND DECLARING AN EMERGENCY.
14

15 WHEREAS, the City followed the procedures set forth in Ohio Revised Code Sections 153.65 to
16 153.73 in selecting a professional design services firm to assist with the resurfacing of Bailey Road,
17 from Front Street to Graham Road; and
18

19 WHEREAS, after review of all the proposals submitted to the City, Osborn Engineering was
20 selected as the most qualified for the project.
21

22 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
23 Summit and State of Ohio, that:
24

25 Section 1. The Director of Public Service is hereby authorized to enter into a contract or
26 contracts, according to law, with Osborn Engineering for professional engineering services for the
27 resurfacing of Bailey Road, from Front Street to Graham Road.
28

29 Section 2. The Director of Finance is hereby authorized to make payment for the same from
30 the Capital Projects Fund, line item, Capital Outlay.
31

32 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions
33 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
34 herewith and which have not previously been repealed are hereby ratified and confirmed.
35

36 Section 4. It is found and determined that all formal actions of this Council concerning and
37 relating to the adoption of this resolution were adopted in an open meeting of this Council and that
38 all deliberations of this Council and of any of its committees that resulted in such formal action
39 were in meetings open to the public, in compliance with all legal requirements, to the extent
40 applicable, including Chapter 107 of the Codified Ordinances.
41

42 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
43 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
44 Falls and the inhabitants thereof, and provided it received the affirmative vote of two-thirds of the
45 members elected or appointed to Council, it shall take effect and be in force immediately upon its
46 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
47 period allowed by law.
48

49
50 Passed: _____

President of Council

51
52
53
54 _____
55 Clerk of Council
56

57
58 Approved: _____

Mayor

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5 ORDINANCE NO. - 2025

6
7
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
9 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
10 ACCORDING TO LAW, WITH GAI CONSULTANTS, FOR
11 PROFESSIONAL ENGINEERING SERVICES FOR THE
12 RESURFACING OF MUNROE FALLS AVENUE, FROM BAILEY
13 ROAD TO THE LAST CORPORATION LIMITS, AND DECLARING
14 AN EMERGENCY.
15

16 WHEREAS, the City followed the procedures set forth in Ohio Revised Code Sections 153.65 to
17 153.73 in selecting a professional design services firm to assist with the resurfacing of Munroe Falls
18 Avenue, from Bailey Road to the last corporation limits; and
19

20 WHEREAS, after review of all the proposals submitted to the City, GAI Consultants was selected
21 as the most qualified for the project.
22

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

26 Section 1. The Director of Public Service is hereby authorized to enter into a contract or
27 contracts according to law, with GAI Consultants for professional engineering services for the
28 resurfacing of Munroe Falls Avenue, from Bailey Road to the last corporation limits..
29

30 Section 2. The Director of Finance is hereby authorized to make payment for the same from
31 the Capital Projects Fund, line item, Capital Outlay.
32

33 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions
34 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
35 herewith and which have not previously been repealed are hereby ratified and confirmed.
36

37 Section 4. It is found and determined that all formal actions of this Council concerning and
38 relating to the adoption of this resolution were adopted in an open meeting of this Council and that
39 all deliberations of this Council and of any of its committees that resulted in such formal action
40 were in meetings open to the public, in compliance with all legal requirements, to the extent
41 applicable, including Chapter 107 of the Codified Ordinances.
42

43 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
45 Falls and the inhabitants thereof, and provided it received the affirmative vote of two-thirds of the
46 members elected or appointed to Council, it shall take effect and be in force immediately upon its
47 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
48 period allowed by law.
49

50
51 Passed: _____

President of Council

52
53
54
55 _____
56 Clerk of Council

57
58
59 Approved: _____

Mayor

2
3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2025

7
8 AN ORDINANCE AMENDING THE TRAFFIC CONTROL FILE, AND
9 DECLARING AN EMERGENCY.

10
11 WHEREAS, site-specific traffic control regulations of the City are established and maintained
12 in the "Traffic Control File," a document established and maintained by the Chief of Police
13 pursuant to Chapter 305 of the Codified Ordinances; and

14
15 WHEREAS, Section 305.02 of said Chapter requires that amendments to the Traffic Control
16 File be made only through legislation passed by City Council.

17
18 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
19 of Summit, and State of Ohio, that:

20
21 Section 1. Upon the recommendation of the Traffic Committee, the Traffic Control File is
22 hereby amended as follows:

23
24 Amending the Traffic Control File to include the following items from The Glens
25 subdivision:

- 26
27 • Stop signs on Scion Lane at Front Street
28 • Stop sign on Paolo Lane at Chestnut Boulevard
29 • Stop sign on Paolo Lane at 2nd Street
30 • Stop sign on Stock Court (private alley) at Front Street
31 • Install no parking signs on both sides of Scion Lane and Paolo Lane
32 • Install 25 MPH speed limit signs on Scion Lane and Paola Lane
33

34 Amending the Traffic Control File by making Main Street a 2-way traffic from Sill to
35 Prospect and current angled parking striping to be restriped to accommodate this change.
36

37 Section 2. The Chief of Police is hereby authorized to note in the Traffic Control File the proper
38 legends.
39

40 Section 3. The Mayor or his designee is hereby authorized to cause the installation or
41 removal of the proper signage reflecting the above amendments.
42

43 Section 4. Any other ordinances and resolutions or portions of ordinances and resolutions
44 inconsistent herewith are hereby repealed but any ordinances and resolutions or portions of
45 ordinances and resolutions not inconsistent herewith and which have not been previously
46 repealed are hereby ratified and confirmed.
47

48 Section 5. It is found and determined that all formal actions of this Council concerning and
49 relating to the adoption of this ordinance were adopted in an open meeting of this Council and
50 that all deliberations of this Council and of any of its committees that resulted in such formal
51 action were in meetings open to the public, in compliance with all legal requirements, to the
52 extent applicable, including Chapter 107 of the Codified Ordinances.
53
54

55 Section 6. This ordinance is hereby declared to be an emergency measure necessary for the
56 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
57 Falls and the inhabitants thereof 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 immediately upon
59 its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
60 period allowed by law.

61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

1/13/25

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2025

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
8 CONTRACT OR CONTRACTS WITH THE OHIO ATTORNEY
9 GENERAL COLLECTION ENFORCEMENT SECTION FOR
10 PURPOSES OF PROVIDING DELINQUENT COLLECTION
11 SERVICES FOR THE CUYAHOGA FALLS MAYOR’S COURT, AND
12 DECLARING AN EMERGENCY.
13

14 WHEREAS, the City finds it necessary to retain the collection services of the Ohio Attorney
15 General Collection Enforcement Section for assistance in the collection of past due unpaid fines
16 and court costs for the Cuyahoga Falls Mayor’s Court.
17

18 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
19 of Summit and State of Ohio, that:
20

21 Section 1. The Mayor is hereby authorized to enter into a contract or contracts, according to
22 law, without competitive bidding, with the Ohio Attorney General Collection Enforcement Section
23 to provide legal and collection services without the necessity of public bids to assist in the
24 collection of past due unpaid fines and court costs for the Cuyahoga Falls Mayor’s Court.
25

26 Section 2. Any other ordinances and resolutions or portions of ordinances and resolutions
27 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
28 ordinances and resolutions not inconsistent herewith and which have not previously been
29 repealed are hereby ratified and confirmed.
30

31 Section 3. It is found and determined that all formal actions of this Council concerning and
32 relating to the adoption of this ordinance were adopted in an open meeting of this Council and
33 that all deliberations of this Council and of any of its committees that resulted in such formal
34 action were in meetings open to the public, in compliance with all legal requirements including,
35 to the extent applicable, Chapter 107 of the Codified Ordinances.
36

37 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the
38 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
39 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of
40 the members elected or appointed to Council, it shall take effect and be in force immediately
41 upon its passage and approval by the Mayor, otherwise, it shall take effect and be in force at the
42 earliest period allowed by law.
43

44
45 Passed: _____

President of Council

46
47
48
49
50 _____

Clerk of Council

51
52
53 Approved: _____

Mayor

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2025

6
7 AN ORDINANCE AMENDING CHAPTER 561.01 NUISANCES AND
8 DECLARING AN EMERGENCY.
9

10 WHEREAS, the City of Cuyahoga Falls wishes to update what is considered a nuisance.

11
12 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
13 of Summit and State of Ohio, that:

14
15 Section 1. Section 561.01 of the Codified Ordinances of the City of Cuyahoga Falls is hereby
16 amended to read in full as follows (new text in **Bold Underline**, Deleted Text in ~~Strikethrough~~):

17
18 561.01 NUISANCES.

19 The following items on private property are declared to be nuisances.

20
21 (a) Any weeds which are spreading or maturing seeds, or about to do so, **namely** ragweed,
22 goldenrod, poison ivy, poison oak, **burdock, thistles, leafy spurge, field bindweed, tree**
23 **of heaven, sumac, bamboo** or any other noxious or poisonous weeds or vines;

24
25 (b) Any grass in excess of eight inches in height;

26
27 (c) Any roots of trees which obstruct any portion of a sewer located on City property or within
28 City easements **or damage a sidewalk to the point it requires repair;**

29
30 (d) Any shrubs or bushes located within twenty feet of the intersection of two or more streets
31 and abutting either the sidewalk or the normal sidewalk location if the shrubs or bushes
32 exceed two feet in height above the surface of either the sidewalk or the normal sidewalk
33 location;

34
35 (e) Any tree, plant, bush or shrub the branches or trunk of which obstruct or impede traffic
36 on any street or public place. Branches overhanging within nine (9) feet of the surface of any
37 sidewalk or within thirteen and one-half (13 ½) feet of the surface of any street shall be
38 deemed prima-facie to obstruct or impede traffic thereon;

39
40 (f) Any tree or branch of any tree which is in danger of falling due to decay or rot or any other
41 reason, or any tree which contains any disease or insects which can spread to other trees,
42 ~~provided, however, that paragraphs (a) and (b) above shall not apply in those areas located~~
43 ~~in R-1 Zoning Districts.~~

44
45 Section 2. Any other ordinances and resolutions or portions of ordinances and resolutions
46 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
47 ordinances and resolutions not inconsistent herewith and which have not previously been
48 repealed are hereby ratified and confirmed.

49
50 Section 3. It is found and determined that all formal actions of this Council concerning and
51 relating to the adoption of this ordinance were adopted in an open meeting of this Council and
52 that all deliberations of this Council and of any of its committees that resulted in such formal
53 action were in meetings open to the public, in compliance with all legal requirements including,
54 to the extent applicable, Chapter 107 of the Codified Ordinances.
55

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

62
63

64 Passed: _____

President of Council

65
66

67
68

Clerk of Council

69
70

71
72

Approved: _____

Mayor

73
74

1/13/25

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2025

6
7
8 AN ORDINANCE IMPLEMENTING SECTIONS 3735.65
9 THROUGH 3735.70 OF THE OHIO REVISED CODE,
10 ESTABLISHING AND DESCRIBING THE BOUNDARIES OF
11 THE MERRIMAN VALLEY SCHUMACHER COMMUNITY
12 REINVESTMENT AREA IN THE CITY OF CUYAHOGA
13 FALLS AND DECLARING AN EMERGENCY.

14
15
16 WHEREAS, the Council of the City of Cuyahoga Falls (“City Council”) desires to pursue all
17 reasonable and legitimate incentive measures to assist and encourage development in specific
18 areas of the City of Cuyahoga Falls that have not enjoyed reinvestment from renovation or new
19 construction;

20
21 WHEREAS, the City Council desires to establish the Merriman Valley Schumacher
22 Community Reinvestment Area to include the properties depicted on the map attached hereto as
23 **Exhibit A**, and incorporated by reference herein;

24
25 WHEREAS, a survey of housing as required by the Ohio Revised Code 3735.66 has been
26 prepared and is attached hereto as **Exhibit B**, and incorporated by reference herein;

27
28 WHEREAS, the maintenance of existing and construction of new structures in such area
29 would serve to encourage economic stability, maintain real property values, and generate new
30 employment opportunities; and

31
32 WHEREAS, the renovation of existing structures or the construction of new structures zoned
33 Mixed Use and Mixed Use Flex in this Community Reinvestment Area constitutes a public
34 purpose for which real property exemptions may be granted.

35
36 NOW, THEREFORE, BE IT ORDAINED by the City of Cuyahoga Falls, County of Summit, Ohio,
37 that:

38
39 Section 1. The area designated as the Merriman Valley Schumacher Community Reinvestment
40 Area constitutes an area in which housing facilities or structures of historical significance are
41 located, and in which new construction or repair of existing facilities has not been encouraged.

42
43 Section 2. Pursuant to ORC Section 3735.66, the area designated as the Merriman Valley
44 Schumacher Community Reinvestment Area, is further described in the legal description
45 attached hereto as **Exhibit C**, and incorporated by reference herein.

46
47 Section 3. All properties zoned Mixed Use and Mixed Use Flex identified in **Exhibit A** as being
48 within the designated Community Reinvestment Area are eligible for this incentive. Proposals
49 shall constitute a public/private partnership intended to promote and expand conforming uses
50 in the designated area.

51
52 Section 4. Within the Community Reinvestment Area, the percentage of the tax exemption on
53 the increase in the assessed valuation resulting from improvements to commercial and industrial
54 real property and the term of those exemptions shall be negotiated on a case-by-case basis in
55 advance of construction or renovation occurring according to the rules outlined in ORC Sections

56 3765.67 through 3735.671. Further, only commercial or industrial improvements upon which
57 the cost of construction or renovation of the structure increases the overall appraised value by
58 at least \$250,000, as determined by the Summit County Fiscal Officer, shall be eligible for
59 exemption. The results of the negotiation as approved by this Council will be set in writing in a
60 Community Reinvestment Area Agreement as outlined in ORC Section 3735.671.

61
62 If renovation qualifies for an exemption, during the period of the exemption the exempted
63 percentage of the dollar amount of the increase in market value of the structure shall be exempt
64 from real property taxation. If new construction qualifies for an exemption, during the period of
65 the exemption the exempted percentage of the structure shall not be considered to be an
66 improvement on the land on which it is located for the purpose of real property taxation.

67
68 Section 5. To administer and implement the provisions of this ordinance, all companies
69 subject to a Community Reinvestment Area Agreement shall submit an annual status report to
70 the Housing Officer on or before March 31st of each year, as outlined in ORC Section 3735.672.

71
72 Section 6. A Tax Incentive Review Council was previously established pursuant to ORC
73 Section 5709.85 as part of Ordinance 95-2004. The Housing Officer shall submit an annual
74 report of all Commercial Community Reinvestment Area Agreements within the City of Cuyahoga
75 Falls for an annual review to the Tax Incentive Review Council, who shall review the compliance
76 of all agreements involving the granting of exemptions for commercial or industrial real property
77 improvements under Section 3735.671 of the ORC and make written recommendations to the
78 City Council as to continuing, modifying or terminating said agreement(s) based upon the
79 performance of the agreement.

80
81 Section 7. City Council reserves the right to re-evaluate the designation of the Merriman
82 Valley Schumacher Community Reinvestment Area, at which time City Council may direct the
83 Housing Officer not to accept any new applications for exemptions as described in Section
84 3735.67 of the ORC.

85
86 Section 8. This ordinance shall take effect and be in force from and after the earliest period
87 allowed by law and upon confirmation by the Director of the Ohio Department of Development
88 of the findings in this ordinance.

89
90 Section 9. The Mayor of the City of Cuyahoga Falls is hereby authorized to petition the
91 Director of the Ohio Department of Development to confirm the findings contained within this
92 Ordinance.

93
94 Section 10. Council further authorizes the Mayor, Director of Finance, Director of
95 Community Development, Director of Law and any other city officials, individually and/or
96 collectively as may be appropriate, to prepare and execute such other documents and do other
97 things as are necessary for and incidental to carrying out the requirements of this legislation.

98
99 Section 11. Any ordinances or resolutions or portions of ordinances and resolutions
100 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
101 not inconsistent herewith and which have not previously been repealed are hereby ratified and
102 confirmed.

103
104 Section 12. It is found and determined that all formal actions of this City Council concerning
105 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,
106 and that all deliberations of this Council and of any of its committees that resulted in such formal
107 action, were in meetings open to the public, in compliance with all legal requirements, to the
108 extent applicable, including Chapter 107 of the Codified Ordinances.

109

110 Section 13. This ordinance is hereby declared to be an emergency measure necessary for the
111 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
112 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
113 the members elected or appointed to Council, it shall take effect and be in force immediately
114 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
115 earliest period allowed by law.
116
117

118 Passed: _____
119 _____
120 President of Council

121
122 _____
123 Clerk of Council

124
125
126 Approved: _____
127 _____
128 Mayor

129 1/13/25
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156

Exhibit A – Merriman Valley Schumacher CRA Map

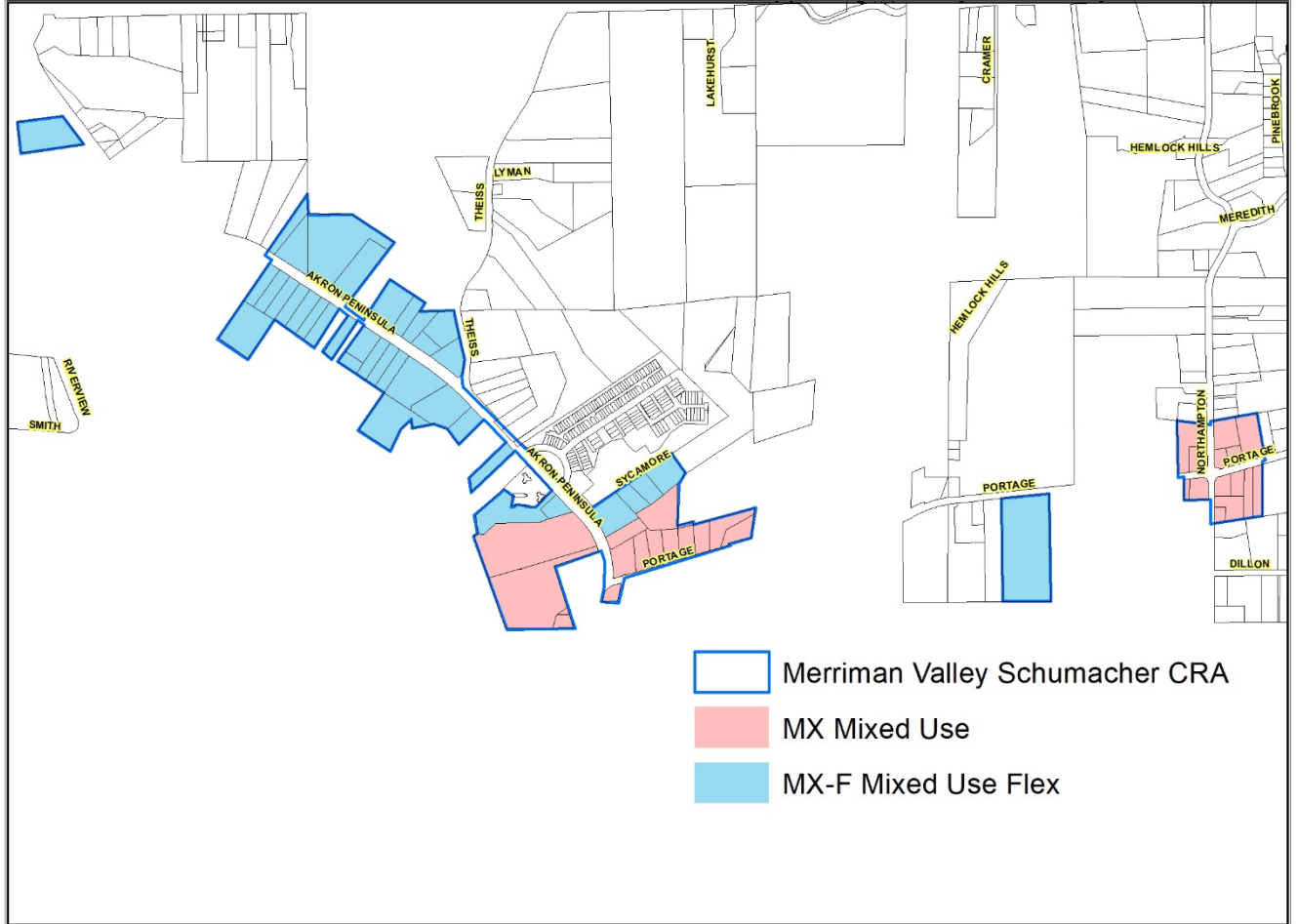


Exhibit B – Housing Survey

Merriman Valley Schumacher Area (MVS) CRA – Housing Survey

Housing Survey completed 7/22/24 - Planning Division

AREA DESCRIPTION

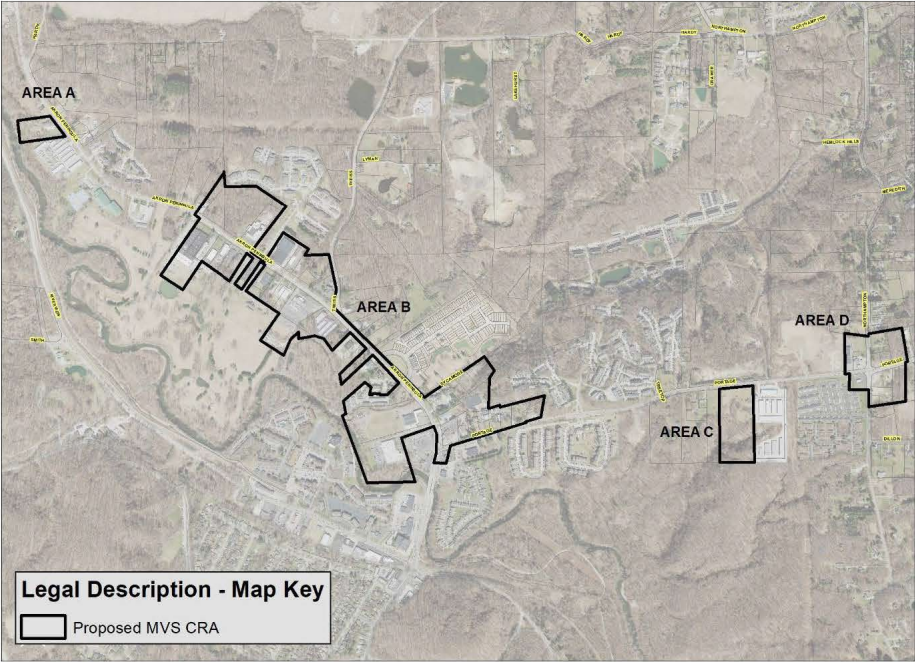
The Merriman Valley Schumacher Area (MVS) was recently established. This is a transition area located between the State Road/Portage Trail Planning Area and the Northampton Planning Area. This is a unique area where the corporate boundaries of Cuyahoga Falls and Akron intertwine, and serves as the gateway to the Cuyahoga Valley National Park. This unique area was studied as part of the Merriman Valley Schumacher Master Area Plan which was completed in partnership with the City of Akron.

New zoning districts have been established based on the goals contained in the Merriman Valley Schumacher Master Area Plan. The proposed MVS Community Reinvestment Area is comprised of MX-F and MX districts. The primary land use in this area is commercial including office, retail and industrial uses.

In the proposed MVS Community Reinvestment Area, there are ten (10) single family dwellings that were constructed between 1910 and 1964, which is well before the existing zoning districts were established. They are considered legal nonconforming uses since they are not permitted in the existing zoning districts. Below is a summary of the existing dwellings in the proposed Community Reinvestment Area.

Existing Housing Conditions										
Parcel #	#	Street	Type of Structure	Year Built	Property Condition	Exterior Structure	Siding	Windows	Electric	Overall
3500988	1819	Akron-Peninsula	CAPE COD	1946	Good	Good	Good	Good	City	Good
3500624	1636	Akron-Peninsula	CAPE COD	1923	Poor	Fair	Fair	Fair	City	Fair
3500800	1704	Akron-Peninsula	CAPE COD	1947	Fair	Poor	Poor	Poor	City	Fair
3501195	1867	Northampton	BUNGALOW	1910	Fair	Poor	Poor	Fair	City	Fair
3500810	1008	Sycamore Ln	RANCH	1937	Fair	Fair	Fair	Fair	City	Fair
3503826	1032	Sycamore Ln	RANCH	1959	Fair	Good	Good	Good	City	Good
3500675	1002	Sycamore Ln	RANCH	1959	Poor	Fair	Fair	Fair	City	Fair
3500852	1167	W. Portage Tr	A FRAME	1964	Fair	Fair	Fair	Fair	City	Fair
3503548	1111	W. Portage Tr	CAPE COD	1946	Fair	Fair	Fair	Fair	City	Fair
3503505	1177	W. Portage Tr	RANCH	1957	Fair	Good	Good	Good	City	Good

Exhibit C – Legal Description



AREA A

Beginning at the southeast corner of PPN 3500209 and continuing westerly along the southern property line of subject property approximately 631.5 feet to the southwest corner of subject property, then continuing along the western line of subject property to the northwest corner of subject property, then continuing easterly along the northern property line of subject property approximately 464.3 feet to the intersection with the centerline of Akron-Peninsula Road, then continuing southeasterly along the centerline of Akron-Peninsula Road approximately 316.8 feet to the point of beginning.

AREA B

Beginning at the southeast corner of PPN 3503547 and extending northeasterly along the eastern property line of subject property and continuing along the eastern property line of PPN 3503548 approximately 274 feet to the northeast corner of PPN 3503548;

thence southwesterly along the northern property lines of PPN of 3503548 and PPN 3501460 to the southeast corner of PPN 3501458;

thence northwesterly along the eastern property line of PPN 3501458 to the northeast corner of subject property;

thence southwesterly along the northern property line of PPN 3501458 to its intersection with the eastern property line of PPN 3502306;

thence northerly along the eastern property line of PPN 3502306 approximately 372 feet to the northeast corner of subject property;

thence northeasterly along the southern property line of PPN 3500675 approximately 109 feet to the southeast corner of subject parcel;

thence northerly along the eastern property line of PPN 3500675 approximately 223 feet to the northeast corner of subject property;

thence southwesterly along the northern property lines of PPN 3500675; 3500810; 35033826; and 3503541 approximately 984.1 feet to the centerline of Akron-Peninsula Road;

thence northwesterly along the centerline of Akron-Peninsula Road approximately 1536.1 feet to the intersection with the centerline of Theiss Road;

thence northwesterly along the centerline of Theiss Road approximately 681.2 feet to its intersection with the northeast corner of PPN 3500988;

thence westerly along the northern property lines of PPN 3500988 and 3501279 approximately 351.7 to its intersection with the eastern property line of PPN 3501281;

thence northeasterly along the eastern property line of PPN 3501281 approximately 89.1 feet to the northeast corner of subject property;

thence northwesterly along the northern property lines of PPN 35011281 and 3500070 approximately 391.3 feet to the northwest corner of PPN 3500070;

thence southwesterly along the western property line of PPN 3500070 417.4 feet to its intersection with the centerline of Akron-Peninsula Road;

thence northwesterly along the centerline of Akron-Peninsula Road approximately 186.7 feet to the southeast corner of PPN 3502258;

thence northeasterly along the eastern property lines of 3502258 and 3502259 approximately 678.2 feet to the northeast corner of PPN 3502259;

thence westerly along the northern property line of PPN 3502259 approximately 846.7 feet to the northwest corner of 3502259;

thence northerly along the eastern property line of PPN 3502328 approximately 176.6 feet to the southeast corner of 3502130;

thence southwesterly along the eastern property of PPN 3502130 approximately 667 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 67.1 feet to its intersection with the northwest corner of PPN 3500532;

thence southwesterly along the western property lines of PPN 3500532 and 3500533 approximately 836.3 feet to the southwest corner of PPN 3500533;

thence southeasterly along the southern property line of PPN 3500533 approximately 318.7 feet to the southeast corner of subject property;

thence northeasterly along the eastern property line of PPN 3500533 approximately 412 feet to the northeast corner of subject property;

thence southeasterly along the southern property lines of PPN 3501130, 3500226, 3501470, and 3500023 approximately 431 feet to the southeast corner of PPN 3500023;

thence northeasterly along the eastern property line of PPN 3500023 to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 105.2 feet to the northwest corner of PPN 3500022;

thence southwesterly along the western property of PPN 3500022 approximately 407.9 feet to the southwest corner of subject property;

thence southeasterly along the southern property line of PPN 3500022 approximately 88.9 feet to the southeast corner of subject property;

thence northeasterly along the eastern property line of PPN 3500022 approximately 407.9 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 63.9 feet to the intersection of the northwest corner of PPN 3507227;

thence southwesterly along the western property lines of PPN 3507227 and 3507226 approximately 398.9 feet to the southwest corner of PPN 3507226;

thence southeasterly along the southern property lines of PPN 3507226, 3502512, 3502343 and 3502342 approximately 486.4 feet to the southeast corner of PPN 3502342;

thence southwesterly along the western property line of PPN 3506634 approximately 394.9 feet to the southwest corner of PPN 356364 and continuing southeasterly along the southern property line of subject property approximately 325 feet to its intersection with the western property of PPN 7000233;

thence northeasterly along the eastern property line of PPN 3506634 and continuing along the southern property lines of PPN 3502604 and 3500700 approximately 896.1 feet to the southeast corner of PPN 3500770 and continuing along the eastern line of subject property approximately 332.9 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 292.1 feet to the intersection at the northwest corner of PPN 3500800;

thence southeasterly along the western line of PPN 3500800 and continuing along the southern and eastern lines of subject property to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 485.6 feet to the northwest corner of PPN 3504118;

thence southwesterly along the western line of PPN 3504118 and then continuing along western and southern boundary lines of PPN 3504118, 3503496 and 3505880 approximately 3,644.7 feet to its intersection with the centerline of Akron-Peninsula Road;

thence southeasterly along the centerline of Akron-Peninsula Road approximately 466.3 feet to the southwest corner of PPN 3502264;

thence easterly along the southern property line of PPN 3502264 approximately 139.7 feet to the southeast corner of subject lot and then continuing northerly along the eastern property line of subject property approximately 183.1 feet to its intersection with the centerline of West Portage Trail;

thence northeasterly along the centerline of West Portage Trail approximately 1,228.5 to the point of beginning.

AREA C

Beginning at the intersection of the northeast corner of PPN 3507250 and the centerline of West Portage Trail and extending in southerly direction approximately 989.1 feet to the southeast corner of subject parcel;

thence west along the southern boundary of subject parcel approximately 427.1 feet to the southwest corner of subject parcel;

thence northerly along the western boundary of subject parcel approximately 943.6 feet to the centerline of West Portage Trail;

thence easterly along the centerline of West Portage Trail approximately 433.2 to the point of beginning.

AREA D

Beginning at the southeast corner of PPN 3501254 and extending northwesterly approximately 392 feet to the northeast corner of subject property;

thence westerly along the northern boundaries of PPN 3501254 and PPN 3501195 to the centerline of Northampton Road;

thence northwesterly along the northern boundary of PPN 3500438 to the northwest corner of subject property;

thence southerly approximately 490 feet to the centerline of West Portage Trail;

thence easterly along the corporation boundary approximately 56 feet to a point;

thence southerly along the western boundary of PPN 3502261 approximately 210 feet to the southwestern corner of subject parcel;

thence easterly along the southern boundaries of PPN 3502261 and PPN 3502260 approximately 247.5 feet the centerline of Northampton Road;

thence southerly along the centerline of Northampton Road approximately 210.9 feet to its intersection with the southwestern corner of PPN 3502413;

thence easterly along the southern boundaries of PPN 3502413, 3502412, 3500690 and 3500692 approximately 465.4 feet to the southeastern corner of PPN 3500692;

thence northerly along the eastern boundary of PPN 3500692 approximately 501 feet to the centerline of West Portage Trail;

thence northeasterly along the centerline of West Portage Trail to the point of beginning.