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Presented by the Administration Upon
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 9 - 2025

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S
RECOMMENDATION FOR THE APPROVAL OF A CONDITIONAL
ZONING CERTIFICATE FOR AN OUTDOOR SALES LOT AT 41
STEELS CORNERS ROAD FOR FALLS INVESTMENT
PROPERTIES LLC (VALLEY MOTORS), AND DECLARING AN
EMERGENCY.

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

WHEREAS, on January 22, 2025 the Planning Commission recommended approval of the
conditional zoning certificate for an outdoor sales lot for Falls Investment Properties LLC (Valley
Motors) located at 41 Steels Corners Road; and

WHEREAS, such approval is given subject to all Planning Commission findings and provisions
contained in Project File CZ-25-00001; and

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

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

Section 1. That the City Council approves the conditional zoning certificate for an outdoor
sales lot for Falls Investment Properties LLC (Valley Motors) located at 41 Steels Corners Road,
Cuyahoga Falls, Ohio. The subject property is located in an MU-3 District. The approved site
plan is depicted in Attachment "A," and the site plan is more fully described in Project File
CZ-25-00001.

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inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
not inconsistent herewith and which have not previously been repealed are hereby ratified and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

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

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

Passed: 2-10-2025



President of Council



Clerk of Council

Approved: 2-10-2025



Mayor

1/27/25

Attachment A

