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Presented by the Administration Upon  
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 16 - 2025

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR  
PARCELS LOCATED ON WYOGA LAKE ROAD NORTH OF FALLS  
COMMERCE PARKWAY FROM MU-1 RURAL NEIGHBORHOOD  
CENTER TO E-1 EMPLOYMENT DISTRICT, 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 considered a map amendment  
from MU-1, Rural Neighborhood Center to E-1 Employment District for parcels 37-00010;  
37-00054; and 37-00018; and recommended approval. The zoning map amendment totals  
approximately 3.86 acres. The map amendment will allow the applicant, O'Harrow  
Construction, on behalf of Alro Steel, to complete an expansion to the Alro Steel manufacturing  
facility located at 4787 State Road.

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

WHEREAS, such approval is necessary to determine that the site plan is 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:

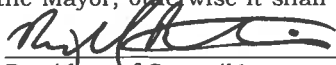
Section 1. That the zoning classification for parcels located on Wyoga Lake Road north of  
Falls Commerce Parkway (parcels 37-00010; 37-00054; and 37-00018) is hereby changed from  
MU-1, Rural Neighborhood Center to E-1 Employment District. The zoning map  
amendment totals approximately 3.86 acres. The map amendment will allow the applicant,  
O'Harrow Construction, on behalf of Alro Steel, to complete an expansion to the Alro Steel  
manufacturing facility located at 4787 State Road. The subject parcels are depicted on  
Attachment "A".

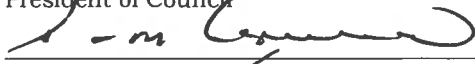
Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions  
inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
not inconsistent herewith and which have not previously been repealed are hereby ratified and  
confirmed.

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: 3-24-2025

  
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President of Council

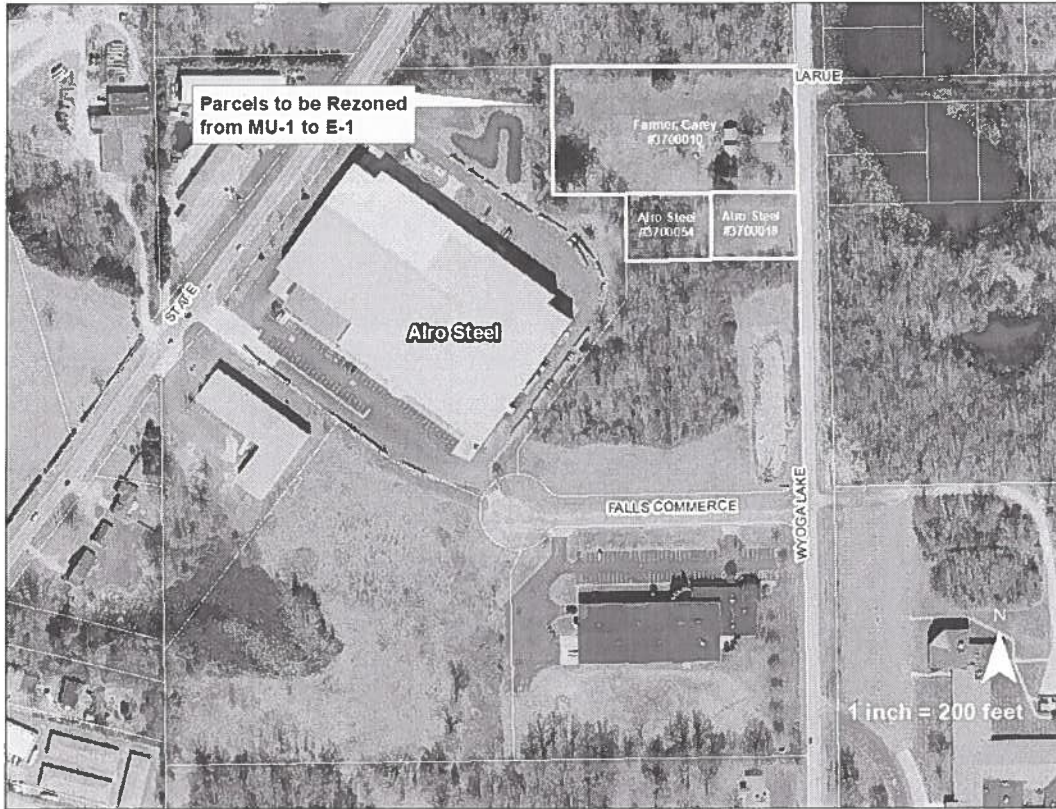
  
\_\_\_\_\_  
Clerk of Council

Approved: 3-24-2025

  
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Mayor

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ATTACHMENT "A"



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