

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2026

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF
THE PLANNING COMMISSION FOR A MAJOR SITE PLAN
FOR THE CONSTRUCTION OF A 29,280 SQ. FT. ADDITION
TO THE SPIROL SHIMS FACILITY LOCATED AT 321
REMINGTON ROAD, 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 September 1, 2026, the Planning Commission recommended for the
approval of the major site plan for the construction of a 29,280 square feet addition to
the Spirol Shims facility located at 321 Remington Road, as well as additional loading
areas and a storm water detention basin; and

WHEREAS, such approval is given subject to all Planning Commission findings and
provisions contained in Project File MSP-26-00029; 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. City Council approves the major site plan for the construction of a 29,280
square feet addition to the Spirol Shims facility located at 321 Remington Road. The
project will also include additional loading areas and a storm water detention basin. The
approved site plan is depicted in Exhibit A and is fully described in Project File MSP-26-
00029.

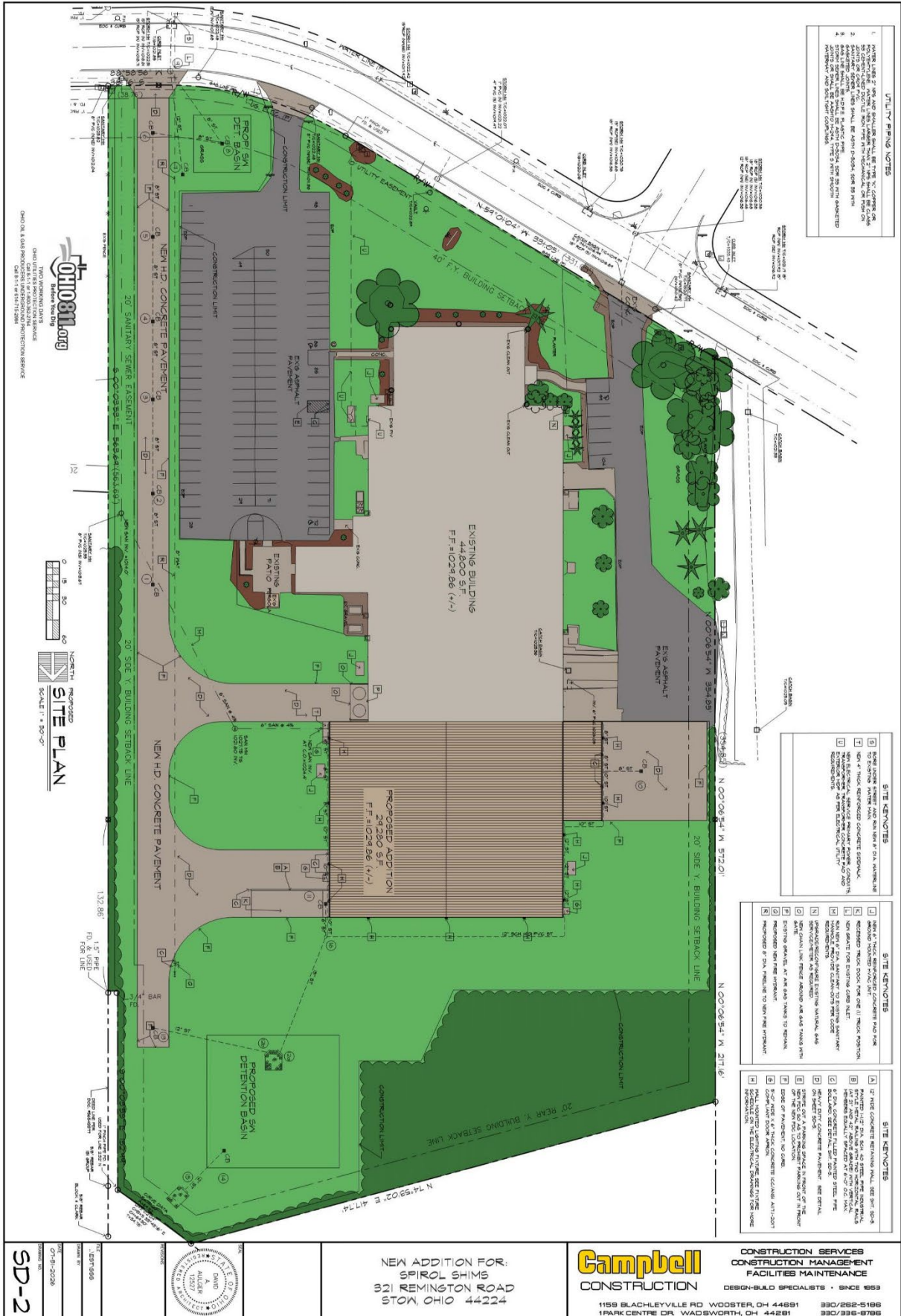
Section 2. Any other ordinances or resolutions or portions of ordinances and
resolutions inconsistent herewith be and the same are hereby repealed, but any
ordinances and resolutions not inconsistent herewith and which have not previously been
repealed are hereby ratified and confirmed.

Section 3. 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. 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.

60	Passed:	_____	_____
61			President of Council
62			
63			
64			_____
65			Clerk of Council
66			
67			
68	Approved:	_____	_____
69			Mayor
70	9/14/26		

Temporary Ordinance A-62



[illegible][illegible][illegible]

Architectural drawing of the South Elevation of the building. The drawing shows a long, low structure with a flat roof and a series of windows. The elevation is divided into sections labeled A through K. Key features include: a concrete block base, a brick upper section, and a flat roof. The drawing includes a scale bar (1 inch = 10 feet) and a north arrow. The text "SOUTH ELEVATION" is prominently displayed in the center. The drawing is a technical architectural rendering of a building's exterior.

BUILDING EXTERIOR COLOURS

BROWN BRICKWORK - WHITE WALL PANEL - DOWNPOUT - BROWN
WOOD SLAT ROOF - LIGHT GREEN SHED - WHITE GABLET
BURNER BALUSTRADE TRIMS AND RAILINGS - BURNISH COOL HANDICAP
CONCRETE BLOCK - PAINTED TO MATCH EXISTING
ALUMINUM WINDOW FRAMES - BLACK ANODIZED ALUMINUM
PDOWN SLATS NITE - LIGHT GRAY NITE
O'REILLY DOORS - WHITE PULCHON NITE
MAIN DOOR PLANTERS - PAINTED TO MATCH PAINTED CONCRETE BLOCK