A-84 Presented by the Administration

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 72 - 2026

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S RECOMMENDATION FOR A CONDITIONAL ZONING CERTIFICATE FOR THE CONSTRUCTION OF A CLEAN EXPRESS CAR WASH FACILITY LOCATED AT 581 HOWE AVENUE, 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 October 20, 2026, the Planning Commission recommended approval of the conditional zoning certificate for the construction of a 3,782 square foot Clean Express car wash facility located at 581 Howe Avenue; and

WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in Project File CZ-26-00034.

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

Section 1. City Council approves the conditional zoning certificate for the construction of a Clean Express car wash facility located at 581 Howe Avenue. The project will also include additional landscaped areas. The approved site plan is depicted in Attachment A, herein and as fully described in Project File CZ-26-00034, which are incorporated into this ordinance.

Section 2. Any other ordinances or resolutions or portions of ordinances or resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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, and for the reason that it is necessary to permit timely 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: 11-9-2026

President of Council

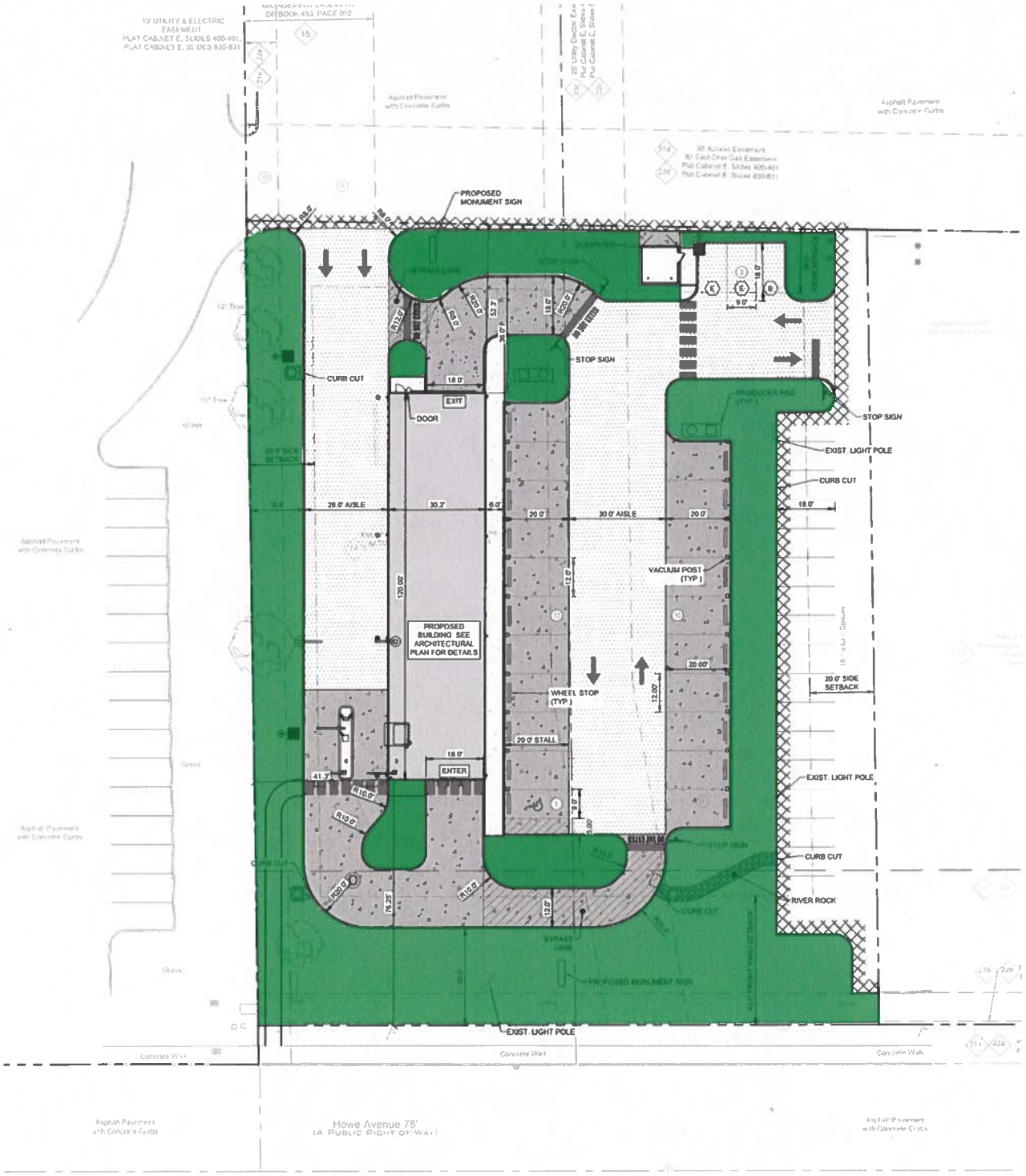
Clerk of Council

Approved: 11-10-2026

Mayor

10/26/26

ATTACHMENT A





Exit Elevation



Entry Elevation



Side Elevation



Side Elevation

Clean Express Auto Wash