

A RESOLUTION GRANTING SITE PLAN AND VARIANCE APPROVAL TO TREVOR EXTINE OF GEIS COMPANIES, APPLICANT AND PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A 220,000 SQUARE FOOT INDUSTRIAL BUILDING ON A 15.4-ACRE PARCEL IN THE PROSPER DRIVE INDUSTRIAL PARK LOCATED AT 4651 PROSPER DRIVE, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on October 25, 2016, the Planning Commission did recommend to this Council approval of a site plan as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

SECTION 1. That Trevor Extine of Geis Companies, applicant and property owner, is hereby granted site plan and variance approval to permit the construction of a 220,000 square foot industrial building on a 15.4-acre parcel in the Prosper Drive Industrial Park located at 4651 Prosper Drive. The property is zoned I-2 Industrial and industrial uses are permitted by right in this district.

The proposed structure will be comprised of a warehouse 200,000 square feet in area and office space 20,000 square feet in area and will be occupied by Mickey Thompson Tire. The site plan also shows a potential expansion area of 50,000 square feet. The office portion of the building will be one story in height and constructed using pre-cast concrete panels that are scored and painted and a decorative metal fascia portion is proposed. The remainder of the structure will be 39 feet in height and constructed with painted concrete pre-cast panels.

There will be two exit/entry locations off of Prosper Drive. Storm water management will occur in an existing detention basin south of the site and an additional basin will be constructed on the northern end of the site.

A parking lot that will accommodate 100 cars is proposed to be located south of the office area and there is land for an additional 128 spaces adjacent to this lot. There are also 54 spaces for trailer parking located to the east of the future parking area and adjacent to the receiving docks.

According to Schedule 1181.03, a total of 379 parking spaces would be required to accommodate the proposed building and future expansion area. The applicant is requesting a variance from C.O.S. Section 1181.03 to provide 282 parking spaces (a minimum of 379 parking spaces is required.)

This proposal shall be in accordance with the conditions contained under Sections 1147.01 through 1147.09, C.O.S.

(A) Said variance granted hereunder includes:

1. This approval grants a variance from C.O.S. Section 1181.03 to provide 282 parking spaces (a minimum of 379 parking spaces is required).

(B) Further, such proposal shall be contingent upon the applicant complying with the following terms and conditions:


1. The applicant shall either execute the Assent and Acceptance By Applicant attached hereto or, in lieu thereof, and pursuant to Section 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$2,500 to the City of Stow to guarantee the applicant's faithful performance of all conditions and stipulations contained herein. Said bond shall be in a form approved by the Law Director.
2. To the Building, Engineering and Fire Departments' approval of construction plans.
3. To the City Arborist's approval of landscaping plans.
4. All construction shall be made in compliance with the applicant's site plan submitted to the Planning Commission on October 25, 2016, which is incorporated herein by this reference and made a part hereof as if fully reappearing herein.
5. This approval is non-assignable and may not be transferred without the consent of Council.
6. This approval shall expire within one (1) year of the date of this enactment unless prior thereto a building permit has been issued and actual construction undertaken.
7. The authorization granted by this legislation shall become null and void if it is not signed or if the bond is not posted within thirty (30) days from the effective date of this legislation.

SECTION 2. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of any of its committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 3. This Resolution was adopted pursuant to Section 4.11, Charter, and is hereby declared to be an emergency measure necessary for the immediate preservation of the public health and safety for the reason that the applicant wishes to begin construction before winter, and, pursuant to Section 4.13, Charter, shall take effect upon its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL 11/17/16

ATTEST


Bonnie J. Emahiser
CLERK OF COUNCIL


Mike Rasor
PRESIDENT OF COUNCIL

FILED WITH MAYOR 11/18/16

FILED WITH CLERK 11/18/16

APPROVED 
Sara Kline
MAYOR

APPROVED AS TO FORM

EFFECTIVE DATE 11/18/16

Amber K. Zibritosky
LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, Trevor Extine of Geis Companies, applicant and property owner, have read the foregoing enactment by Stow City Council and do hereby assent and accept all terms and conditions contained herein as being the basis upon which approval was granted and upon which the authorized activity is expressly conditioned.

GEIS COMPANIES

Date

BY: _____
Trevor Extine