

A RESOLUTION GRANTING SITE PLAN APPROVAL TO MARY MCSHANE, APPLICANT, TO PERMIT THE CONSTRUCTION OF A 9,680 SQ. FT. OFFICE/WAREHOUSE FACILITY ON A THREE-ACRE VACANT SITE LOCATED AT 822 SEASONS ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on July 25, 2017, the Planning Commission did recommend to this Council the granting of site plan approval 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 Mary McShane, applicant, is hereby granted site plan approval to permit the construction of a 9,680 sq. ft. office/warehouse facility on a three-acre vacant site located at 822 Seasons Road. The property is zoned I-2 Industrial and office/warehouse uses are permitted by right in this district.

The proposed building will be located 95 feet from the Seasons Road right-of-way and will contain four separate units, each occupying approximately 2,400 sq. ft. Each unit will contain office and warehouse space. The proposed exterior building material will be a combination of split face block, metal panels, ribbed metal siding and stucco.

One entrance is proposed and it will be aligned with an existing industrial driveway located on the opposite (north) side of Seasons Road.

This proposal shall be in accordance with the provisions contained under Sections 1147.01 through 1147.09, C.O.S., and 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 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$1,300 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 and Engineering Departments' approval of construction plans.
3. To the City Arborist's approval of landscaping plans.
4. To the applicant obtaining public water service from the City of Hudson.
5. To the applicant consolidating the lots prior to occupancy.
6. To encouraging the applicant to landbank parking spaces that are in excess of the minimum required (24).
7. To compliance with the Site Plan and building elevations as approved by the Planning Commission on July 25, 2017, which are incorporated herein by reference and made a part hereof as if fully reappearing herein.
8. This approval is non-assignable and may not be transferred without the consent of Council.

9. 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.
10. The authorization granted by this legislation shall become null and void if it is not signed or if the bond is not posted within 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 committees and subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 3. That 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 proceed with construction as soon as possible, 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 8/10/17

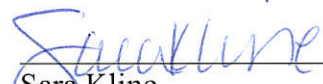
ATTEST 
 Bonnie J. Emahiser
 CLERK OF COUNCIL


 Mike Rasor
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 8/14/17

APPROVED

FILED WITH CLERK 8/14/17


 Sara Kline
 MAYOR

APPROVED AS TO FORM

EFFECTIVE DATE 8/14/17


 Amber K. Zibritosky
 LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, Mary McShane, applicant, 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.

 Date

 Mary McShane

I, Bonnie J. Emahiser, Clerk of Council, do hereby certify that copies of the forgoing were posted in accordance with Section 10.13 C.O.S.

