

A RESOLUTION ADOPTING THE 2017 UPDATE OF THE CITY OF STOW COMPREHENSIVE PLAN PERTAINING TO FUTURE COMMUNITY PLANNING AND DEVELOPMENT AS PREPARED BY THE STOW PLANNING COMMISSION, THE CITY OF STOW PLANNING DEPARTMENT AND C. T. CONSULTANTS, INC., UNDER DATE OF SEPTEMBER 12, 2017, IN ORDER TO PROVIDE GUIDANCE FOR FUTURE COMMUNITY DEVELOPMENT THAT WILL PROMOTE THE BEST POSSIBLE ARRANGEMENT OF PRIVATE LAND USE AND PUBLIC SERVICES AND FACILITIES FOR THE RESIDENTS OF STOW IN ORDER TO AVOID THE DETRIMENTAL RESULT OF ‘PIECEMEAL’ CHANGE AND TO SYSTEMATICALLY CARRY OUT PUBLIC IMPROVEMENTS IN THE CONTEXT OF LONG RANGE DEVELOPMENT OBJECTIVES, NOT NECESSARILY BINDING THE PLANNING COMMISSION OR CITY COUNCIL, HOWEVER, TO ALL OF SUCH RECOMMENDATIONS WHICH ARE DEPENDENT UPON PRESENT AND FUTURE DEVELOPMENT CONSIDERATION AND SPECIFIC CASES AS THEY SHALL BE LOGICALLY AND SYSTEMATICALLY REVIEWED BY PLANNING COMMISSION AND CITY COUNCIL IN EACH INSTANCE.

WHEREAS, the Stow Planning Commission, the City Planning Department and C. T. Consultants, Inc. have prepared a document entitled City of the Stow 2017 Comprehensive Plan Update which provides guidelines for future community development and which this Council declares to be acceptable as a general document or plan; and

WHEREAS, this Council stresses that such is only a guideline or proposed plan and that specific cases of land use and development shall be reviewed for consideration by the Planning Commission and City Council in such a manner that it may not conform in each specific case with such general plan; and

WHEREAS, such report has been declared to be meritorious by the Planning Commission and City Council and, therefore, should be adopted as a broad and general document, reserving, however, unto appropriate City officials the ability to vary therefrom in specific cases as circumstances may merit in the future;

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

SECTION 1. That the document entitled City of the Stow 2017 Comprehensive Plan Update ices”, prepared by the Stow Planning Commission, the City Planning Department and C. T. Consultants, Inc., under date of September 12, 2017, be, and the same is, hereby adopted as prescribing a general guideline and broad plan of community development that will promote the best possible arrangement of private land use and public services and facilities for the residents of Stow, together with a foundation to determine land use policy decisions in order to avoid the detrimental effect of “piecemeal” change and to logically review land use issues and to systematically carry out public improvements in the context of long range development objectives. Such plan, by this reference, is adopted in this enactment and made a part hereof as if fully reappearing herein. The City of Stow 2017 Comprehensive Plan Update wholly supersedes and replaces the 2001 Update of the Stow Comprehensive Plan adopted pursuant to Ordinance 2001-91.

SECTION 2. That this Council further declares that the adoption of such plan is subject to the determination of Planning Commission and City Council in specific cases as to whether or not a particular land use is appropriate both now and in the future, and is not intended to be a conclusive or

final policy governing land use within the corporation limits, but only stands as a meritorious and broad ideal objective which may serve as a guideline in the future as the case may be.

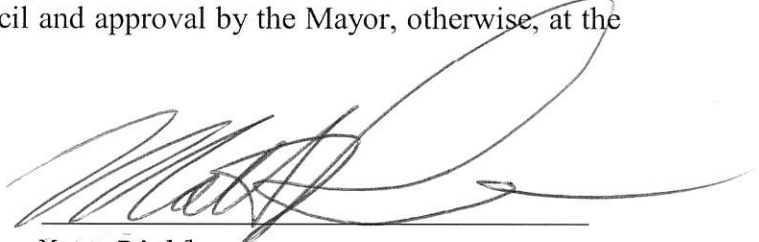
SECTION 3. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of any committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 4. This Resolution was adopted pursuant to Section 4.11, Charter, and shall take effect thirty (30) days after its adoption by Council and approval by the Mayor, otherwise, at the earliest period allowed by law.

ADOPTED BY COUNCIL 1/11/18

ATTEST

  
Bonnie J. Emahiser  
CLERK OF COUNCIL

  
Matt Riehl  
PRESIDENT OF COUNCIL

FILED WITH MAYOR 1/12/18

APPROVED   
Sara Kline  
MAYOR

FILED WITH CLERK 1/12/18

APPROVED AS TO FORM

EFFECTIVE DATE 2/11/18

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Amber K. Zibritosky  
LAW DIRECTOR