

A RESOLUTION GRANTING CONDITIONAL ZONING CERTIFICATE AND SITE PLAN APPROVAL TO RICK MCKEE OF THE REDEMPTION CHAPEL, PROPERTY OWNER, FOR THE CONSTRUCTION OF AN ADDITION TO THE EXISTING REDEMPTION CHAPEL LOCATED AT 3900 KENT ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on May 13, 2018, the Planning Commission did recommend to this Council the granting of a Conditional Zoning Certificate and 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 Rick McKee of the Redemption Chapel, property owner, is hereby granted Conditional Zoning Certificate and Site Plan approval for the construction of an addition to the existing Redemption Chapel located at 3900 Kent Road. The church was originally approved in 2012 (P.C. 2012-024 and Resolution No. 2012-151).

The applicant is proposing to construct an addition onto the south end of the building that will be approximately 18,000 square feet in area which will be utilized for the main worship center. The proposed addition will extend approximately 160 feet within the existing rear parking lot, and then the parking lot is proposed to be enlarged which will create a total of 389 parking spaces on the site.

The applicant is also proposing to widen the existing entrance drive at Kent Road to create three lanes: right-in/left-in; left-out/straight; and a right-out lane. The existing storm water detention basin will be removed and a larger one will be constructed south of the new parking lot.

The exterior of the structure will match the existing materials including pre-finished metal panels and split-face block.

This proposal shall be in accordance with the provisions contained under Sections 1163.01 through 1163.04, C.O.S. Such approval 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 \$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 and Engineering Departments' approval of construction and storm water management plans.
3. To the City Arborist's approval of a landscaping plan including the objectives of adding landscaping (evergreens) along the west property line and providing additional interior landscaped areas within the parking lot possibly utilizing the end of the aisles currently shown on the site plan as striped.
4. To the Fire Department's approval including providing at least one additional on-site fire hydrant.

5. To the Planning Department's approval of a lighting plan including the objective of shielding lighting sources from adjacent residential properties.
6. To the parking lot lighting being shut off at 10:00 p.m.
7. To the applicant providing traffic control during peak activity periods (i.e. Sunday mornings) when necessary as determined by the City.
8. To modification of the landscape island in the front parking lot to reduce potential congestion.
9. To compliance with the Site Plan as approved by the Planning Commission on March 13, 2018, which is incorporated herein by reference and made a part hereof as if fully reappearing herein.
10. This approval is non-assignable and may not be transferred without the consent of Council.
11. 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.
12. 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. 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 applicant wishes to begin 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 _____

ATTEST _____

Bonnie J. Emahiser
CLERK OF COUNCIL

Matt Riehl
PRESIDENT OF COUNCIL

FILED WITH MAYOR _____

APPROVED

FILED WITH CLERK _____

Sara Kline
MAYOR

APPROVED AS TO FORM

EFFECTIVE DATE _____

Amber K. Zibritosky
LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, Rick McKee of the Redemption Chapel, 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.

REDEMPTION CHAPEL

By: _____
Rick McKee