

A RESOLUTION GRANTING SITE PLAN AND VARIANCE APPROVAL TO PUNEET SINGH OF NOSTERRA, LLC, APPLICANT, TO PERMIT THE CONSTRUCTION OF AN INDUSTRIAL BUILDING ON A FOUR-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF MCCAULEY AND ALLEN ROADS, IN THE CITY OF STOW.

WHEREAS, on May 8, 2018, the Planning Commission did prudently consider and did recommend to this Council the granting of Site Plan and variance approvals, 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 Puneet Singh of Nosterra, LLC, applicant, is hereby granted Site Plan and variance approvals to permit the construction of an industrial building on a four-acre parcel located at the northeast corner of McCauley and Allen Roads. The property is zoned I-2 Industrial and industrial uses are permitted by right subject to site plan approval. There is an existing dwelling and garage on the property that will be demolished as part of the project.

The proposed building is approximately 20,000 square feet in area and a future expansion of 20,000 square feet in area is also planned for the site. The exterior of the building will primarily consist of steel siding with a masonry finish along the bottom of the front elevation. The height of the structure is 28 feet. Loading and delivery activities will occur on the west side of the building.

The main entrance off of McCauley Road will be located on the western end of the site approximately 360 feet from the Allen Road intersection and a secondary curb cut will be located at the eastern end of the site. A total of 15 parking spaces are proposed for the site and an additional 36 spaces are shown as future (land bank) for a total of 51 parking spaces. Using a blended parking requirement of one space per 400 square feet and one space per 800 square feet a total of 75 parking spaces would be required for the 40,000 square foot structure.

This proposal shall be in accordance with the conditions contained herein 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 1181.04 to permit a reduction in the number of parking spaces provided.

(B) Further 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 Section 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$1,500 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.

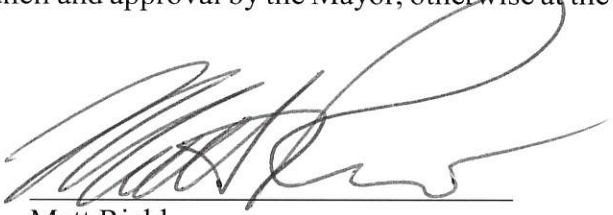
3. To compliance with the Site Plan and building elevations as approved by the Planning Commission on May 8, 2018 which are incorporated herein by this reference and made a part hereof as if fully reappearing herein.
4. This approval is non-assignable and may not be transferred without the consent of Council.
5. 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.
6. 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 Ordinance 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.

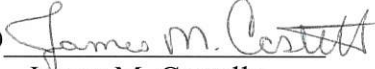
SECTION 3. That this Resolution was adopted pursuant to Section 4.11, Charter, and shall take effect thirty (30) days after its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL 5/24/18

ATTEST 
 Bonnie J. Emahiser
 CLERK OF COUNCIL


 Matt Riehl
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 5/25/18

APPROVED 
 James M. Costello
 MAYOR

FILED WITH CLERK 5/25/18

APPROVED AS TO FORM

EFFECTIVE DATE 6/24/18

 Amber K. Zibritosky
 LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, Puneet Singh of Nosterra, LLC, 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.

NOSTERRA, LLC

 Date

 By: Puneet Singh