

A RESOLUTION GRANTING A CONDITIONAL ZONING CERTIFICATE TO MATTHEW MCGEE OF SUMMIT PENTECOSTAL CHURCH, PROPERTY OWNER, TO PERMIT THE SUMMIT PENTECOSTAL CHURCH TO OCCUPY THE FORMER CARTER LUMBER STORE AT 1221 GRAHAM ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on August 28, 2018, the Planning Commission did recommend to this Council the granting of a conditional zoning certificate as hereinafter set forth;

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

SECTION 1. That Matthew McGee of Summit Pentecostal Church, property owner, is hereby granted a conditional zoning certificate to permit the Summit Pentecostal Church to occupy the former Carter Lumber store at 1221 Graham Road. The property is zoned C-5 Highway Services and places of worship are conditionally permitted in this district.

The applicant is proposing to extend the existing parking lot in order to add 14 spaces which will make a total of 115 spaces available. The applicant is proposing to renovate the interior of the structure to provide a sanctuary, office space and classrooms.

This proposal shall be in accordance with the provisions contained under Sections 1145.01 through 1145.14, 1161.01 through 1161.02, and 1163.01 through 1163.04.

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 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$1,100 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. The Engineering Department's review and approval of Stow's Storm Water Management Regulations.
3. The City Arborist's approval of landscaping plans.
4. The Building and Engineering Departments' approval of construction plans.
5. The removal or repair of other structures on the property within one (1) year.
6. The applicant providing traffic control during peak activity periods (i.e. Sunday mornings) when necessary as determined by the City.
7. The applicant taking measures to encourage right turn exits only.
8. Further evaluation of traffic control measures by the Engineering Department and/or the Safety and Signalization Committee.

9. This approval is non-assignable and may not be transferred without the consent of Council.
10. 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.
11. 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 occupy said premises 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 9/13/18

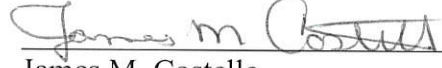
ATTEST 
 Bonnie J. Emahiser
 CLERK OF COUNCIL


 Matt Riehl
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 9/13/18

APPROVED

FILED WITH CLERK 9/18/18


 James M. Costello
 MAYOR

APPROVED AS TO FORM


 Amber K. Zibritosky
 LAW DIRECTOR

EFFECTIVE DATE 9/18/18

ASSENT AND ACCEPTANCE BY APPLICANT

I, Matthew McGee of Summit Pentecostal Church, 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.

SUMMIT PENTECOSTAL CHURCH

9/26/2018
 Date


 By: Matthew McGee