

RESOLUTION NO. 2018-148

A RESOLUTION GRANTING CONDITIONAL ZONING CERTIFICATE APPROVAL TO MARTIN A. LEVIN, TRUSTEE, VICE PRESIDENT OF MRT PROPERTIES, INC., APPLICANT AND PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A SELF-STORAGE BUILDING AT THE ALLEN ROAD BUSINESS CENTER LOCATED ON THE CORNER OF ALLEN AND HAMPSHIRE ROADS, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on November 6, 2018 the Planning Commission did prudently consider and did recommend to this Council the granting of Conditional Zoning Certificate 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 Martin A. Levin, Trustee, Vice President of MRT Properties, Inc., applicant and property owner, is hereby granted Conditional Zoning Certificate approval to permit the construction of a self-storage building at the Allen Road Business Center located on the corner of Allen and Hampshire Roads. The property is zoned I-2 Industrial and self-storage uses are conditionally permitted in this district.

The Allen Road Business Center is comprised of three office/warehouse (flex office) buildings totaling 52,780 sq. ft. and three self-storage buildings totaling 41,100 sq. ft. in area. This includes a recently constructed self-storage building 13,000 sq. ft. in area.

The applicant is proposing to construct a 13,500 sq. ft. self-storage building which will be located 70 feet from Hampshire Road. The site plan also shows a potential for a future office/warehouse building east of the self-storage building.

The exterior will be finished with a split-face masonry block with horizontal masonry accent bands. The proposed building will be accessed from the existing curb cut on Allen Road. A detention basin is proposed to be located south of the proposed buildings near Hampshire Road.

This proposal shall be in accordance with the provisions contained under Sections 1147.01 through 1147.09 and Sections 1163.01 through 1163.04 C.O.S.

Such proposal 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 \$1,300 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 lots being consolidated.
3. To the Building and Engineering Departments approval of construction and storm water plans.
4. To the City Arborist's approval of a landscaping plan.
5. To compliance with the Site Plan and building elevations submitted to and

considered by the Planning Commission on November 6, 2018, which is incorporated herein by reference and made a part hereof as if fully reappearing herein.

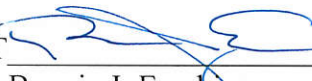
6. This approval is non-assignable and may not be transferred without the consent of Council.
7. This approval shall expire within one (1) year of the date of this enactment unless prior thereto a building permit has been issued and actual construction undertaken.
8. The authorization granted by this 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 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 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.

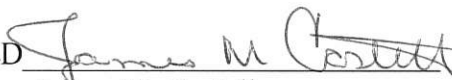
ADOPTED BY COUNCIL 11/15/18

ATTEST


Bonnie J. Emahiser
CLERK OF COUNCIL


Matt Riehl
PRESIDENT OF COUNCIL

FILED WITH MAYOR 11/19/18

APPROVED 
James M. Costello
MAYOR

FILED WITH CLERK 11/19/18

APPROVED AS TO FORM

EFFECTIVE DATE 11/19/18

Amber K. Zibritosky
LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

I, Martin A. Levin, Trustee, Vice President of MRT Properties, Inc., applicant and 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.

MRT PROPERTIES, INC.

Date

By: Martin A. Levin, Trustee &
Vice President