

RESOLUTION NO. 04-2023

INTRODUCED BY: COUNCIL AS A WHOLE

A RESOLUTION DETERMINING TO REVERSE THE DECISION OF THE OLMSTED FALLS ARCHITECTURAL BOARD OF REVIEW WITH REGARD TO THE REQUEST OF MAJOR SOURCE LLC TO REPLACE A COMMERCIAL SIGN WITH AN INTERNALLY LITE COMMERCIAL SIGN AT THE SUNOCO BUSINESS LOCATED AT 7512 COLUMBIA ROAD, CUYAHOGA COUNTY PERMANENT PARCEL NO. 281-03-004, AND DECLARING AN EMERGENCY

WHEREAS, the City's Architectural Board of Review (ABR) was created, organized and exists in accordance with Section 1206.04 and Chapter 1444 of the Codified Ordinances, and its powers and duties are set out in Section 1206.04 and Section 1444.04 of the Codified Ordinances; and

WHEREAS, the establishment of the City's Historic Area Conservation District is provided in Chapter 1262 of the Codified Ordinances; and

WHEREAS, both Chapter 1262 and Chapter 1444 provide that, before a permit for any exterior alteration may be issued by the City's Building Department, the request must be reviewed by the ABR; and

WHEREAS, Major Source LLC has requested that they be permitted to replace a commercial ground sign with an internally lite commercial ground sign at the Sunoco business located at 7512 Columbia Road, Cuyahoga County Permanent Parcel Number 281-03-004; and

WHEREAS, on November 10, 2022 the ABR voted to deny issuing a Certificate of Appropriateness to Major Source LLC to permit them to replace a commercial ground sign with an internally lite commercial ground sign at their business in accordance with Section 1444.05 of the Codified Ordinances; and

WHEREAS, the denial of the Certificate of Appropriateness was appealed to City Council by letter dated November 15, 2022; and

WHEREAS, pursuant to the Codified Ordinances a Special Council Meeting was convened on January 3, 2023, see attached minutes, to hear the appeal by Major Source, LLC of the decision of the ABR; and

WHEREAS, Major Harrison, representing Major Source LLC, was present and was permitted to present arguments and contentions in support of the request in the form of sworn testimony and documentation introduced as exhibits; and

WHEREAS, the ABR also presented evidence supporting its decision in the form of sworn testimony and documentation introduced as exhibits to assist this Council in reviewing the request; and

WHEREAS, members of the public were also presented with the opportunity to provide sworn testimony on the issue; and

WHEREAS, this Council has reviewed the record, the testimony presented at the Special Meeting and the exhibits introduced at the Special Meeting and thereafter, and has determined to reverse the decision of the ABR. Now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OLMSTED FALLS, CUYAHOGA COUNTY, OHIO, THAT:

SECTION 1. This Council determines to reverse the decision of the City's Architectural Board of Review made on November 10, 2022 with regard to the request of Major Source LLC for a Certificate of Appropriateness permitting them to replace a commercial ground sign with an internally lite commercial ground sign at their business at 7512 Columbia Road, Cuyahoga County Permanent Parcel Number 281-03-004.

SECTION 2. This Council hereby directs the Architectural Board of Review to issue to Major Source LLC a Certificate of Appropriateness, in accordance with Chapter 1444 of the Codified Ordinances, to permit them to replace a commercial ground sign with an internally lite commercial ground sign at their business at 7512 Columbia Road, Cuyahoga County Permanent Parcel Number 281-03-004.

SECTION 3. The Council finds and determines that all formal actions of this Council relating to the adoption of this Resolution have been taken at open meetings of this Council; and that deliberations of this Council and of its committees, resulting in such formal action, took place in meetings open to the public, in compliance with all statutory requirements including the requirements of Section 121.22 of the Ohio Revised Code.

SECTION 4. This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the health, safety and welfare of the residents of Olmsted Falls for the reason that the decision by Council as to the request should be made as soon as possible. Therefore, this Resolution shall therefore take effect immediately upon the passage by the affirmative vote of not less than five members elected to Council and approval by the Mayor or otherwise at the earliest time allowed by law.

Cornel Munteanu, President of Council

PASSED: _____

APPROVED: _____
James P. Graven, Mayor *Date*

APPROVED AS TO FORM: _____
Andrew D. Bemer, Director of Law

ATTEST: _____
Angela Mancini, Clerk of Council

First Reading: _____

Second Reading: _____

Third Reading: _____

	Yea	Nay
Munteanu	_____	_____
Chitester	_____	_____
Jones	_____	_____
McFadden	_____	_____
Wolanin	_____	_____
Buchholz	_____	_____
Saari	_____	_____