

Jason Jacobs, At-Large/President of Council
Georgia Awig, At-Large
Martin DeVries, At-Large
Holly A. Swenk, Ward 1
Eric Shaffer, Ward 2
Bruce F. Abens, Ward 3
Clifford Winkel, Ward 4/President Pro-Tem

Kevin Corcoran, Mayor



NOTICE OF A PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING IS
SCHEDULED FOR:**

**MONDAY, MAY 20, 2024
6:45 P.M.**

**CITY HALL COUNCIL CHAMBERS
7307 AVON BELDEN ROAD
NORTH RIDGEVILLE, OH 44039**

**THIS PUBLIC HEARING IS BEING HELD TO CONSIDER THE
FOLLOWING:**

2024-48 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH
RIDGEVILLE SUCH THAT THE PORTION OF PERMANENT PARCEL
NUMBER 07-00-021-101-068 LOCATED AT 35782 CENTER RIDGE ROAD
THAT IS CURRENTLY ZONED R-1 RESIDENCE DISTRICT BE REZONED TO
B-3 HIGHWAY COMMERCIAL DISTRICT.
(Introduced by Mayor Corcoran; First Reading on 04-15-2024)

**THIS PUBLIC HEARING IS SCHEDULED BY ORDER OF THE NORTH
RIDGEVILLE CITY COUNCIL.**

Meetings are broadcast on the North Ridgeville YouTube channel at:
www.youtube.com/channel/UCThTaGFRof_AOvxSYAzMNYg

Visit the City Council webpage to access the agenda and notice items:
<http://www.nridgeville.org/Council.aspx>

Notice Date(s): 04/26/2024 (City's Website), 05/06/2024, 05/13/2024

DATE:	<u>April 15, 2024</u>	1 ST READING:	<u>April 15, 2024</u>
INTRODUCED BY:	<u>Mayor Corcoran</u>	2 ND READING:	<u></u>
REFERRED BY:	<u></u>	3 RD READING:	<u></u>
		ADOPTED:	<u></u>
		EMERGENCY:	<u>N/A</u>

ORDINANCE NO. 2024-48

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF NORTH RIDGEVILLE SUCH THAT THE PORTION OF PERMANENT PARCEL NUMBER 07-00-021-101-068 LOCATED AT 35782 CENTER RIDGE ROAD THAT IS CURRENTLY ZONED R-1 RESIDENCE DISTRICT BE REZONED TO B-3 HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, by the present and official Zoning Map of the City of North Ridgeville, the subject parcel is split zoned, such that the frontage of the property at a depth of approximately 500 feet is presently zoned B-3 Highway Commercial District and the remainder of the property is zoned R-1 Residence District; and

WHEREAS, the subject property, as described in the attached **Exhibit A** is owned by Twins Power Investments, LLC, who has filed a petition to rezone the residential portion of the property to B-3 Highway Commercial District; and

WHEREAS, the North Ridgeville Planning Commission carefully considered the proposed amendment at their meeting of _____ and by formal motion recommended that the ordinance be (approved/not approved); and

WHEREAS, following publication of newspaper notice in conformance with the provisions of Section 9.1 of the Charter and Section 1246.03(d) of the Zoning Code, a public hearing was held on the ____ day of _____ 2023; and

WHEREAS, it is the desire of this Council to amend the official Zoning Map of the City of North Ridgeville.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. The official Zoning Map of the City of North Ridgeville is hereby amended so as to provide that from and after the effective date of this Ordinance, that the residential portion of Permanent Parcel Number 07-00-021-101-068 located at 35782 Center Ridge Road, as particularly described in **Exhibit A** be hereby changed from R-1 Residence District to B-3 Highway Commercial District.

SECTION 2. Upon the effective date of this Ordinance, the Chief Building Official shall cause the official Zoning Map to be changed and corrected so as to reflect the rezoning authorized by this Ordinance.

SECTION 3. In all other respects, the North Ridgeville Zoning Map, as amended from time to time, shall remain in full force and effect.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 5. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:_____

PRESIDENT OF COUNCIL

ATTEST:_____
CLERK OF COUNCIL

APPROVED:_____

MAYOR