

VILLAGE OF MOGADORE

135 South Cleveland Avenue
Mogadore, Ohio 44260
(330) 628-4896

VILLAGE COUNCIL & PLANNING COMMISSION

Joint Public Hearing

AGENDA

Wednesday, January 8, 2025, at 7:00 p.m.

NEW BUSINESS

Wynstone Development: Rezoning real property from R-3 Residential District to R-1 Residential District.

THE VILLAGE OF MOGADORE
VILLAGE COUNCIL &
PLANNING COMMISSION
135 S Cleveland Avenue
Mogadore, Ohio 44260
(330) 628-4896

LEGAL NOTICE

The Mogadore Village Council and Planning Commission will hold a joint PUBLIC HEARING on January 8, 2025, at 7 p.m. in the Council Chambers of the Mogadore Municipal Building, 135 South Cleveland Avenue, Mogadore, Ohio.

At the public hearing, the Council and Planning Commission will consider the Village's draft ordinance for the rezoning of the following real property from R-3 Residential District to R-1 Residential District:

| <u>Parcel Number</u> | <u>Address</u> |
|----------------------|--|
| 39-046-50-00-001-001 | 32 Stonecreek Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-002 | 38 Stonecreek Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-003 | 44 Stonecreek Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-004 | 52 Stonecreek Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-005 | 60 Stonecreek Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-006 | 4135 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-022 | 4147 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-023 | 4153 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-024 | 4159 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-028-000 | 4165 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-029-000 | 4169 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-030-000 | 4173 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-025 | 4179 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-026 | 4183 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-027 | 4191 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-028 | 4197 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-029 | 4203 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-034 | 4203 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-019 | 4149 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-020 | 4155 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-021 | 4161 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-033 | 46 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-008 | 46 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-007 | 40 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-032 | 40 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-009-000 | 32 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-008-000 | 28 Wynstone Dr, Mogadore, OH 44260 |

| | |
|----------------------|--|
| 39-046-50-00-007-000 | 24 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-043-000 | 4152 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-030 | 25 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-013 | 25 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-012 | 31 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-011 | 37 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-010 | 43 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-009 | 49 Wynstone Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-016 | 4192 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-015 | 4198 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-014 | 4204 Ledgewater Dr, Mogadore, OH 44260 |
| 39-046-50-00-001-017 | 4158 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-018 | 4152 Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-001-031 | Millstone Ln, Mogadore, OH 44260 |
| 39-046-50-00-044-000 | Wynstone Dr, Mogadore, OH 44260 |

Any person interested will be afforded an opportunity to be heard. The draft of the ordinance is on file with the Assistant Clerk-Treasurer of the Village.

RECORD OF ORDINANCES

Ordinance No. _____

Passed _____, 20____

SPONSOR: PLANNING COMMITTEE

AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE FROM AN R-3 ZONING DISTRICT DESIGNATION TO AN R-1 ZONING DISTRICT DESIGNATION.

WHEREAS, Section 152.133 of the Village's Codified Ordinances provides this Council the authority to modify the number, shape or area of the districts established by the Codified Ordinances and set forth on the Village's zoning map, including amending said zoning map, provided that the Village complies with the procedural requirements contained therein; and

WHEREAS, the Village desires to rezone that certain real property located within Village depicted on Exhibit A and listed in Exhibit B (collectively the "Property") from an R-3 zoning district designation to an R-1 zoning district designation; and

WHEREAS, following proper notice, this Council and the Village's Planning Commission held a joint hearing on the application for the rezoning of the Property from an R-3 zoning district designation to an R-1 zoning district designation on _____, 2024, pursuant to Section 152.133 of the Village's Codified Ordinances; and

WHEREAS, on _____, 2024, the Village's Planning Commission voted unanimously to recommend the rezoning of the Property from an R-3 zoning district designation to an R-1 zoning district designation; and

WHEREAS, this Council finds and determines, after reviewing all pertinent information, that it is necessary and in the best interest of the Village to rezone the Property from an R-3 zoning district designation to an R-1 zoning district as set forth herein, and to amend the Village's zoning map accordingly.

NOW, THEREFORE BE IT ORDAINED, by the Council of the Village of Mogadore, Counties of Summit and Portage, State of Ohio, that:

SECTION 1: Pursuant to Section 152.133 of the Village's Codified Ordinances, this Council hereby rezones the Property from an R-3 zoning district designation to an R-1 zoning district.

SECTION 2: The Village's zoning map is hereby amended to reflect the Property as part of the Village's R-1 zoning district designation.

SECTION 3: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in this formal action were in meetings open to the public, in compliance with all legal requirements.

RECORD OF ORDINANCES

Ordinance No. _____

Passed _____, 20__

President of Council Date

Mayor Date

Attest:

Clerk-Treasurer

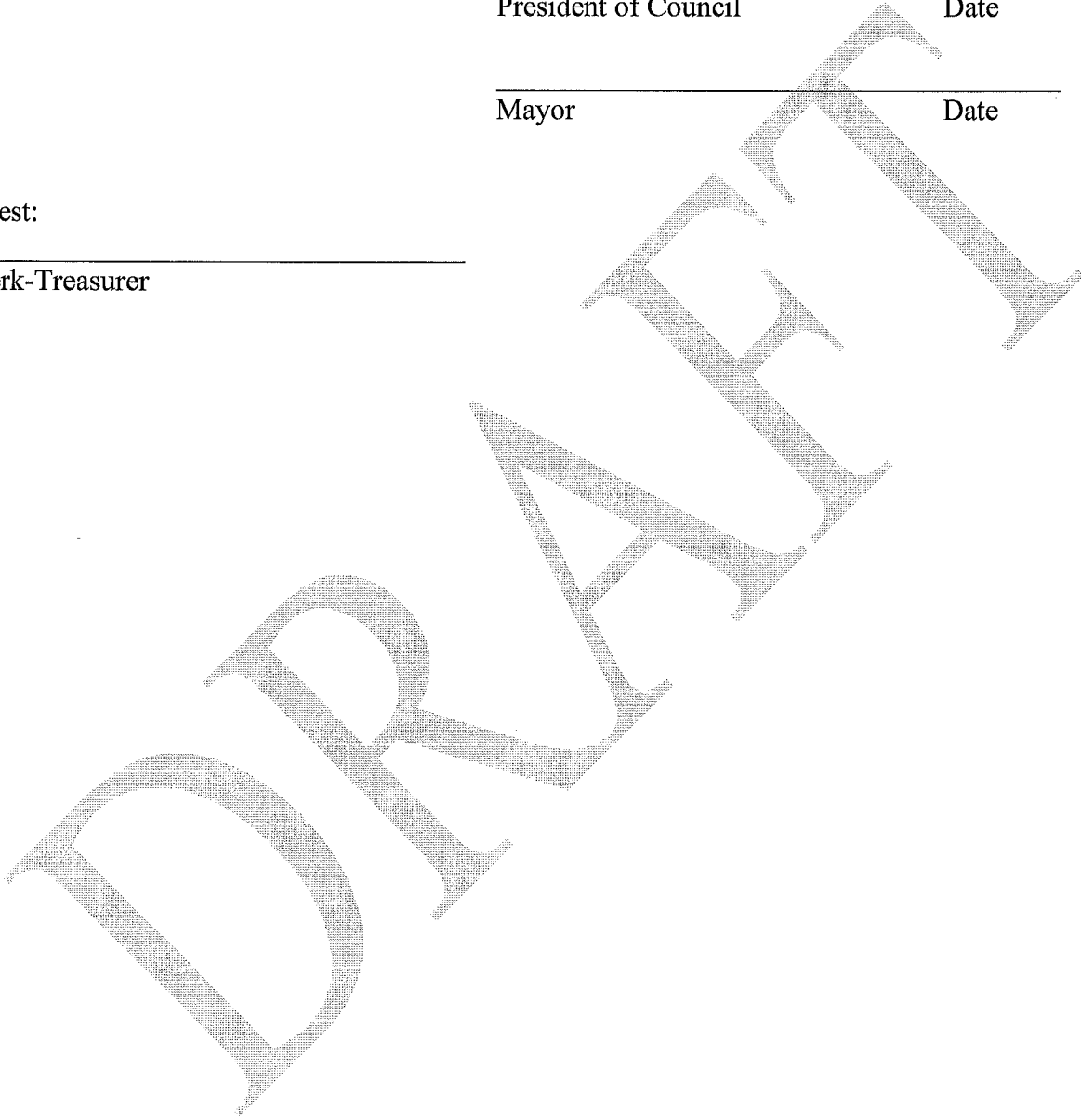


EXHIBIT A
Map of Rezoned Area

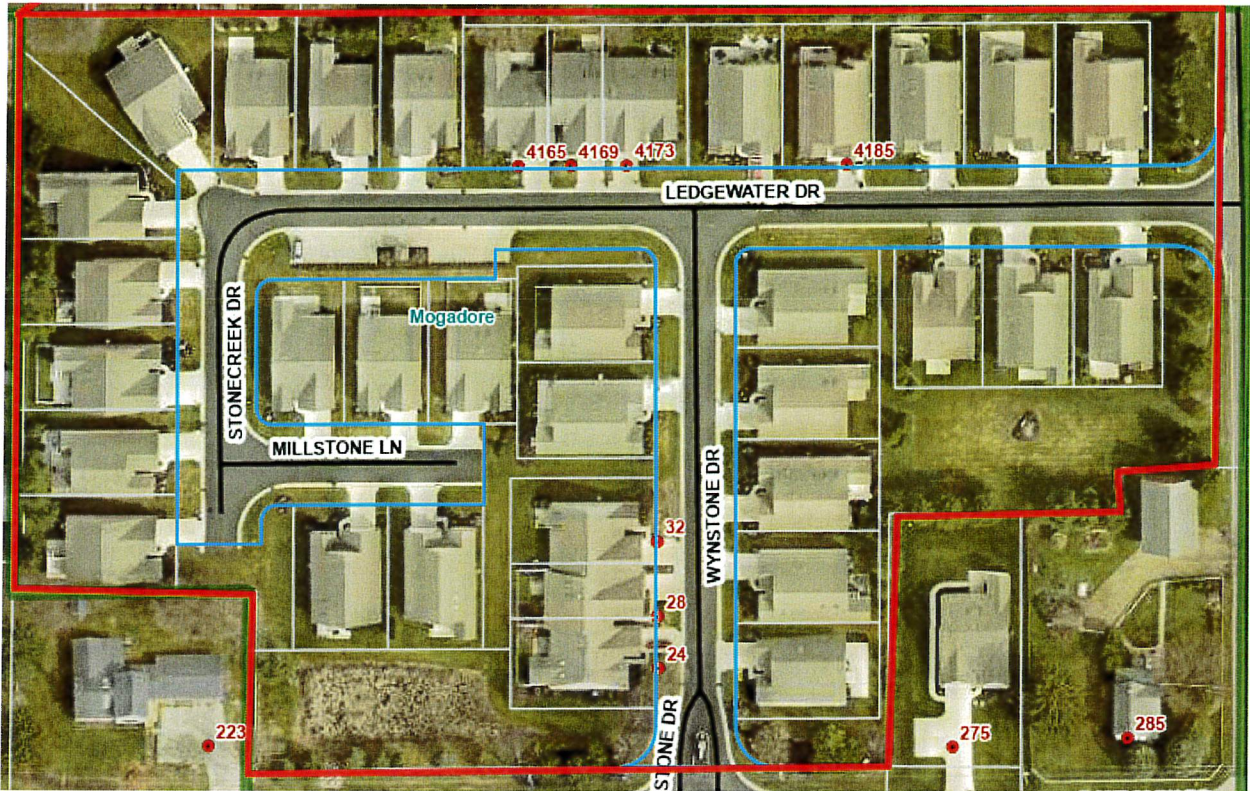


EXHIBIT B
List of Rezoned Parcels

39-046-50-00-001-001
39-046-50-00-001-002
39-046-50-00-001-003
39-046-50-00-001-004
39-046-50-00-001-005
39-046-50-00-001-006
39-046-50-00-001-022
39-046-50-00-001-023
39-046-50-00-001-024
39-046-50-00-028-000
39-046-50-00-029-000
39-046-50-00-030-000
39-046-50-00-001-025
39-046-50-00-001-026
39-046-50-00-001-027
39-046-50-00-001-028
39-046-50-00-001-029
39-046-50-00-001-034
39-046-50-00-001-019
39-046-50-00-001-020
39-046-50-00-001-021
39-046-50-00-001-033
39-046-50-00-001-008
39-046-50-00-001-007
39-046-50-00-001-032
39-046-50-00-009-000
39-046-50-00-008-000
39-046-50-00-007-000
39-046-50-00-043-000
39-046-50-00-001-030
39-046-50-00-001-013
39-046-50-00-001-012
39-046-50-00-001-011
39-046-50-00-001-010
39-046-50-00-001-009
39-046-50-00-001-016
39-046-50-00-001-015
39-046-50-00-001-014
39-046-50-00-001-017
39-046-50-00-001-018
39-046-50-00-001-031
39-046-50-00-044-000