

## COUNCIL MEETING

Wednesday, January 15, 2025

The Council met in regular session at 5:30 p.m. with Mayor Rick presiding.

Mr. Raddish asked everyone to join him in a moment of reflection on their own intentions. The Pledge of Allegiance to the Flag was recited by all.

The Council Meeting was held in the Council Chambers. The meeting was open to the public and was live-streamed on the Village's Facebook Page.

Roll Call: Yoho, McDowall, Van Dike, Raddish, Tonsic, Bauer, and Miller were present.

Others Present: Mayor Rick, Council Clerk Rachel Osborne, Clerk-Treasurer Scott Varney, Law Director Jason Dodson, and Village Engineer Matt Glass.

Motion by Raddish second by McDowall for the approval of the agenda as presented. Vote. Unanimous ayes. Motion carried.

Motion by Van Dike second by Bauer to adopt the minutes from the January 2, 2025, Council meeting. Vote. Unanimous ayes. Motion carried.

### **COMMENTS FROM THE AUDIENCE ON PENDING LEGISLATION –**

*Jon Mencer, 242 South Cleveland Avenue, referenced Ordinance 2025-2; asked if zoned to single family will the development still have an HOA.*

Dodson stated yes, the HOA is a declaration that gets put on the property by recording at the county. The obligations over the HOA of what's private and what is public do not change by this.

Mencer then asked if the HOA would still be responsible for maintaining their roads.

Dodson stated yes. The rezoning of the development does not change what is already public and what is private.

Mencer asked what the benefit to the Village would be by rezoning said property to Residential-1.

Mayor Rick stated that rezoning the property from Residential-3 to Residential-1 eliminates the building of apartments.

### **COMMITTEE REPORTS**

UTILITIES – Mr. Bauer has no report.

SAFETY – Mr. Yoho has no report.

PARKS & RECREATION – Mr. McDowall has no report.

PLANNING AND ZONING – Ms. Miller has no report.

FINANCE/AUDIT – Ms. Van Dike reported she has three pieces of legislation to read.

STREETS – Mr. Tonsic has no report.

Council President Raddish announced the January Work Session will be held Wednesday, January 22nd at 5:30 p.m. with all committees reporting.

**OLD BUSINESS** – None.

**NEW BUSINESS** – Three pieces of legislation.

Ms. Miller presented Ordinance 2025-1 sponsored by Planning and Zoning Committee as follows:

AN ORDINANCE AMENDING SECTION 152.018 OF THE CODIFIED ORDINANCES OF THE VILLAGE OF MOGADORE, ENTITLED “NONCONFORMING USES” CONCERNING THE RESTORATION OF NONCONFORMING ATTACHED SINGLE-FAMILY DWELLINGS WITHIN THE VILLAGE, AND DECLARING AN EMERGENCY.

Miller made a motion to suspend the rules requiring three readings; Bauer seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Miller to adopt Ordinance 2025-1; a second was made by Tonsic.

Dodson explains the change and uses the Wynstone Development as an example.

Vote. Unanimous ayes. Motion carried.

Ms. Miller presented Ordinance 2025-2 sponsored by Planning and Zoning Committee as follows:

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

Ms. Miller stated this is the first reading.

Ms. Miller presented Ordinance 2025-3 sponsored by Planning and Zoning Committee as follows:

AN ORDINANCE APPROVING THE FINAL PLAT OF PHASE 1 OF THE WEST VILLAGE SUBDIVISION, AND ACCEPTING THE DEDICATED RIGHT-OF-WAYS, EASEMENTS, OPEN-SPACES AND PUBLIC INFRASTRUCTURE IMPROVEMENTS WITHIN SAID SUBDIVISION, AND DECLARING AN EMERGENCY.

Miller made a motion to suspend the rules requiring three readings; Bauer seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Miller to adopt Ordinance 2025-3; a second was made by Tonsic.

Dodson stated Testa will be moving forward with Ryans Homes. Testa cannot sell any lots until the Final Plat is approved by the council. Everything is moving along as it should be.

Vote. Unanimous ayes. Motion carried.

**COMMENTS from the Public:** Carl Housley, 67 First Avenue, stated he never got an answer to the question he asked last June regarding the amount of income tax collected from the work done at the West Village development in 2023. Housley stated Mr. Varney confirmed it was being collected but never indicated the amount.

Dodson stated only two or three months in 2023 and most of the work was done during 2024.

Mayor Rick asked Clerk-Treasurer Scott Varney to get that information to Mr. Housley.

**COMMENTS from the Council:** Councilman Bauer and Councilman Tonsic commended the Street Department for keeping the street plowed.

**COMMENTS from the Law Director:** No Comments.

**COMMENTS from the Village Engineer:** No Comments.

**COMMENTS from the Clerk-Treasurer:** No Comments.

**COMMENTS from Mayor Rick:** Mayor Rick read aloud a letter he received in the mail from a resident commending the Street Department for a great job done keeping the roads plowed.

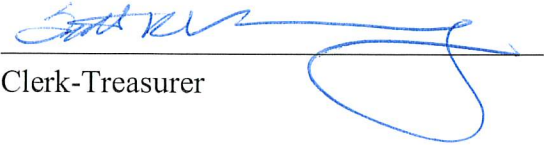
Meeting adjourned at 5:47 p.m.

Attest:

*Michael A. Ricci* 2-5-25

Mayor

Date

  
Clerk-Treasurer