

# Village of Mogadore

135 South Cleveland Avenue  
Mogadore, OH 44260

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Web Site: [www.mogadorevillage.org](http://www.mogadorevillage.org)

## COUNCIL MEETING AGENDA

Wednesday, February 19, 2025  
5:30 p.m.

1. Moment of Reflection – Ms. Miller
2. Pledge to the flag
3. Roll Call
4. Approval of the Agenda
5. Minutes from February 5, 2025, council meetings presented for changes, corrections, and adoption
6. Comments from the Audience on the pending legislation
7. Committee Reports
8. Old Business – **Third Reading**  
**Ordinance 2025-2** – Ms. Miller – Sponsor: Planning and Zoning Committee – (Exhibits A, B)  
AN ORDINANCE REZONING CERTAIN REAL PROPERTY LOCATED WITHIN THE VILLAGE FROM AN R-3 ZONING DISTRICT DESIGNATION TO AN R-1 ZONING DISTRICT DESIGNATION.
9. New Business – None.
10. Comments
  1. Public
  2. Council
  3. Law Director
  4. Village Engineer
  5. Clerk-Treasurer
  6. Mayor
11. Adjournment

## COUNCIL MEETING

Wednesday, February 5, 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 all 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 Van Dike for the approval of the agenda as presented. Vote. Unanimous ayes. Motion carried.

Motion by Van Dike second by Raddish to adopt the minutes from the January 15, 2025, Council meeting. Vote. Unanimous ayes. Motion carried.

**COMMENTS FROM THE AUDIENCE ON PENDING LEGISLATION** – None.

### **COMMITTEE REPORTS**

UTILITIES – Mr. Bauer reported he has one piece of legislation to read.

SAFETY – Mr. Yoho reported he has two pieces of legislation to read.

PARKS & RECREATION – Mr. McDowall has no report.

PLANNING AND ZONING – Ms. Miller reported she has one piece of legislation to read.

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

STREETS – Mr. Tonsic has three pieces of legislation to read.

Council President Raddish announced the February Work Session will be held Wednesday, February 26th at 5:30 p.m. with all committees reporting.

### **OLD BUSINESS** – Second Reading:

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.

Miller stated this is the second reading.

### **NEW BUSINESS** – Ten pieces of legislation.

Ms. Van Dike presented Ordinance 2025-4 sponsored by Finance Committee as follows:

AN ORDINANCE LEVYING A SPECIAL ASSESSMENT AGAINST THE REAL PROPERTY LOCATED AT 3764 MOGADORE ROAD, MOGADORE, OHIO 44260, AND DECLARING AN EMERGENCY.

Van Dike made a motion to suspend the rules requiring three readings; Tonsic seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Van Dike to adopt Ordinance 2025-4; a second was made by Yoho.

Mayor Rick – this is the property across from Romas. This will be the third assessment the Village has sent Mr. Landenberger.

Jason Dodson – spoke with the County Fiscal Officer about the process. They are aware the Village might be contacting them to start the foreclosure process if he does not pay.

Vote. Unanimous ayes. Motion carried.

Ms. Van Dike presented Resolution 2025-5 sponsored by Mayor Rick as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO SELL AN AMBULANCE AND BUCKET TRUCK VIA ONLINE AUCTION THROUGH GOVDEALS.COM, AND DECLARING AN EMERGENCY.

Van Dike made a motion to suspend the rules requiring three readings; Tonsic seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Van Dike to adopt Resolution 2025-5; a second was made by McDowall.

Mayor Rick – maybe get \$30,000.00 to \$50,000.00.

Vote. Unanimous ayes. Motion carried.

Mr. Yoho presented Resolution 2025-6 sponsored by Safety Committee as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH STRYKER TO PURCHASE TWO NEW CARDIOPULMONARY RESUSCITATION MACHINES AT STATE-TERM CONTRACT PRICING AT AN AMOUNT NOT TO EXCEED \$42,000.00, AND DECLARING AN EMERGENCY.

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

A motion was made by Yoho to adopt Resolution 2025-6; a second was made by Bauer. Vote. Unanimous ayes. Motion carried.

Mr. Yoho presented Resolution 2025-7 sponsored by Safety Committee as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SPRINGFIELD TOWNSHIP, OHIO FOR THE SALE OF TWO CARDIOPULMONARY RESUSCITATION UNITS, AND DECLARING AN EMERGENCY.

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

A motion was made by Yoho to adopt Resolution 2025-7; a second was made by Miller.

Mayor Rick –two CPR units will be sold for \$6,000.00 total.

Vote. Unanimous ayes. Motion carried.

Mr. Tonsic presented Resolution 2025-8 sponsored by Streets Committee as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO APPLY FOR A SAFE ROUTES TO SCHOOLS GRANT, IN CONJUNCTION WITH THE MOGADORE LOCAL SCHOOL DISTRICT, TO CONSTRUCT AND INSTALL SIDEWALKS ALONG CURTIS STREET AND HERBERT STREET AND A DRIVEWAY IMPROVEMENT AT O.H. SOMERS ELEMENTARY SCHOOL, AND DECLARING AN EMERGENCY.

Tonsic made a motion to suspend the rules requiring three readings; Van Dike seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Tonsic to adopt Resolution 2025-8; a second was made by Bauer. Vote. Unanimous ayes. Motion carried.

Mr. Tonsic presented Resolution 2025-9 sponsored by Streets Committee as follows:

A RESOLUTION AUTHORIZING THE CLERK-TREASURER TO ADVERTISE FOR BIDS FOR LABOR AND MATERIALS FOR THE HERBERT STREET EXTENSION AND NORWICH AVENUE PROJECT WITHIN THE VILLAGE OF MOGADORE, AND DECLARING AN EMERGENCY.

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

A motion was made by Tonsic to adopt Resolution 2025-9; a second was made by Bauer.

Mayor Rick – this is for all of Norwich and Herbert Street up to Joel Drive. The work would start in fall or late summer.

Vote. Unanimous ayes. Motion carried.

Mr. Tonsic presented Resolution 2025-10 sponsored by Streets Committee as follows:

A RESOLUTION AUTHORIZING THE CLERK-TREASURER TO ADVERTISE FOR BIDS FOR LABOR AND MATERIALS FOR NECESSARY 2025 CHIP AND SEAL STREET REPAIRS WITHIN THE VILLAGE OF MOGADORE, AND DECLARING AN EMERGENCY.

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

A motion was made by Tonsic to adopt Resolution 2025-10; a second was made by Bauer.

Mayor Rick – this will be to chip and seal on Etter Road, from South Cleveland Avenue east to Lincoln Avenue, Grant Avenue, the middle parking lot on the north end of the football field at Lions Park, and for the road in Lions Park that starts on Hale Avenue.

Vote. Unanimous ayes. Motion carried.

Mr. Bauer presented Resolution 2025-11 sponsored by Utilities Committee as follows:

A RESOLUTION ACCEPTING THE BID AND AUTHORIZING THE MAYOR AND CLERK-TREASURER TO ENTER INTO A CONTRACT WITH WILSON ELECTRONIC DISPLAYS, LLC FOR SUPPLYING LABOR AND MATERIALS FOR THE REPLACEMENT OF THE EXISTING MONUMENT SIGN AT VILLAGE HALL WITH A NEW ELECTRONIC MONUMENT SIGN, AND DECLARING AN EMERGENCY.

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

A motion was made by Bauer to adopt Resolution 2025-11; a second was made by Miller.

Matt Glass – seven total bids. Wilson Electronic Displays was the second lowest bidder. The lowest bidder did not meet all of the qualifications, so the bid was awarded to the second lowest bidder. Recommendation to the council to go with Wilson Electronic Displays.

Vote. Unanimous ayes. Motion carried.

Ms. Van Dike presented Resolution 2025-12 sponsored by Finance Committee as follows:

A RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS FROM THE GENERAL FUND TO THE STREET FUND, PARK AND RECREATION FUND, SAFER GRANT FUND, AND THE FIRE EQUIPMENT RESERVE FUND AND DECLARING AN EMERGENCY.

Van Dike made a motion to suspend the rules requiring three readings; McDowall seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Van Dike to adopt Resolution 2025-12; a second was made by Bauer. Vote. Unanimous ayes. Motion carried.

Ms. Van Dike presented Ordinance 2025-13 sponsored by Finance Committee as follows:

AN ORDINANCE AMENDING THE ANNUAL APPROPRIATIONS FOR THE CURRENT EXPENSES AND OTHER EXPENDITURES OF THE VILLAGE FOR THE FISCAL YEAR ENDING DECEMBER 31, 2025, AND DECLARING AN EMERGENCY.

Van Dike made a motion to suspend the rules requiring three readings; Tonsic seconded the motion. Vote. Unanimous ayes. Motion carried.

A motion was made by Van Dike to adopt Ordinance 2025-13; a second was made by Miller. Vote. Unanimous ayes. Motion carried.

**COMMENTS from the Public:** *Jon Mencer, 242 South Cleveland Avenue, is the new electronic sign going to have a concrete base and brick.*

*Mayor Rick – it will be a gray brick but it won't be real brick.*

**COMMENTS from the Council:** No Comments.

**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 announced the Mogadore Historical Society will be hosting a soup and sandwich luncheon next Wednesday, February 12<sup>th</sup> from 11 a.m. to 1 p.m. at the Russ Pry Community Center.

Meeting adjourned at 5:48 p.m.

\_\_\_\_\_  
Michael Rick, Mayor

\_\_\_\_\_  
Date

Attest: \_\_\_\_\_

Rachel Osborne, Council Clerk

RECORD OF ORDINANCES

First Reading: January 15, 2025

Second Reading: February 5, 2025

Third Reading: February 19, 2025

Ordinance No. 2025-2

Passed \_\_\_\_\_, 2025

SPONSOR: PLANNING AND ZONING 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 January 8, 2025, pursuant to Section 152.133 of the Village's Codified Ordinances; and

WHEREAS, on January 8, 2025, 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.

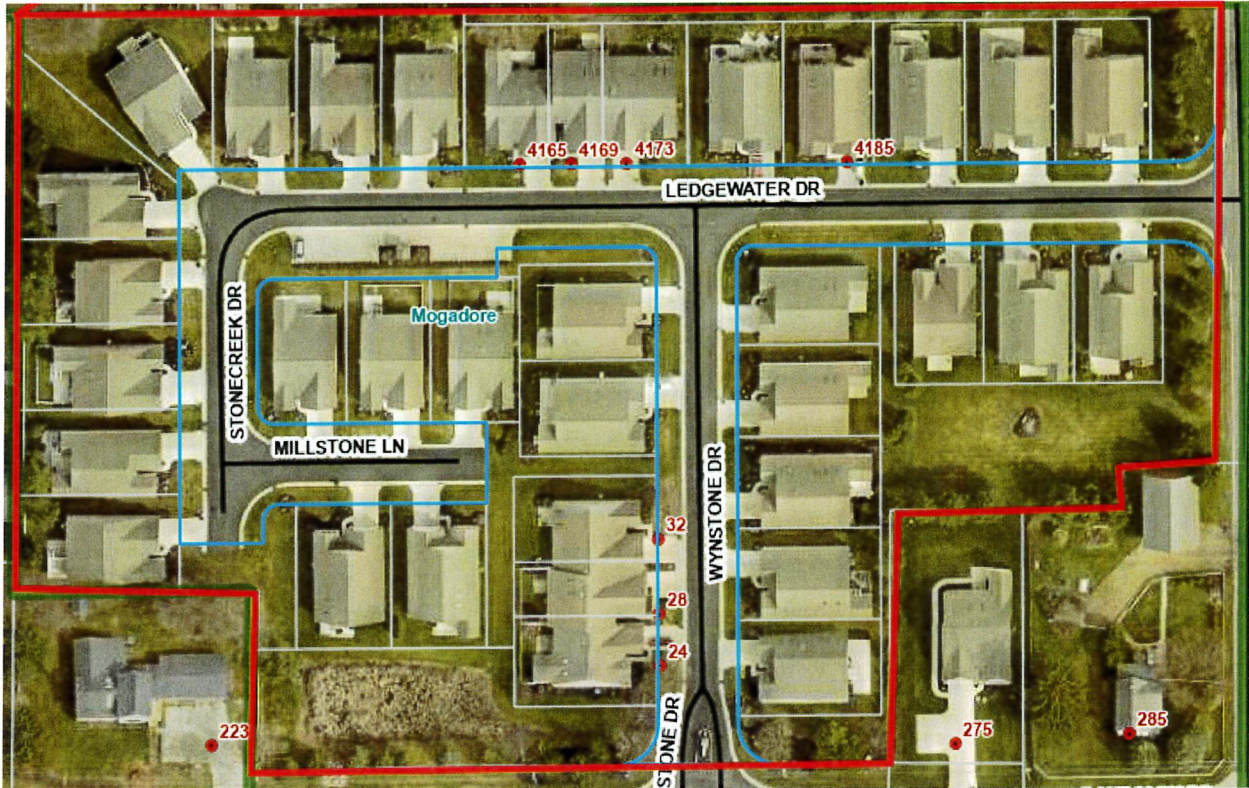
SECTION 2: The Village's zoning map is hereby amended to reflect the Property as part of the Village's R-1 zoning district designation.

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.



Map of Rezoned Area  
Wynstone Development  
Ordinance 2025-2

EXHIBIT A





List of Parcels  
Wynstone Development  
**Ordinance 2025-2**  
EXHIBIT B

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  
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39-046-50-00-001-030  
39-046-50-00-001-013  
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