

RECORD OF ORDINANCES

Ordinance No. 2025-2

Passed FEBRUARY 19, 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.

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First Reading: January 15, 2025
Second Reading: February 5, 2025
Third Reading: February 19, 2025

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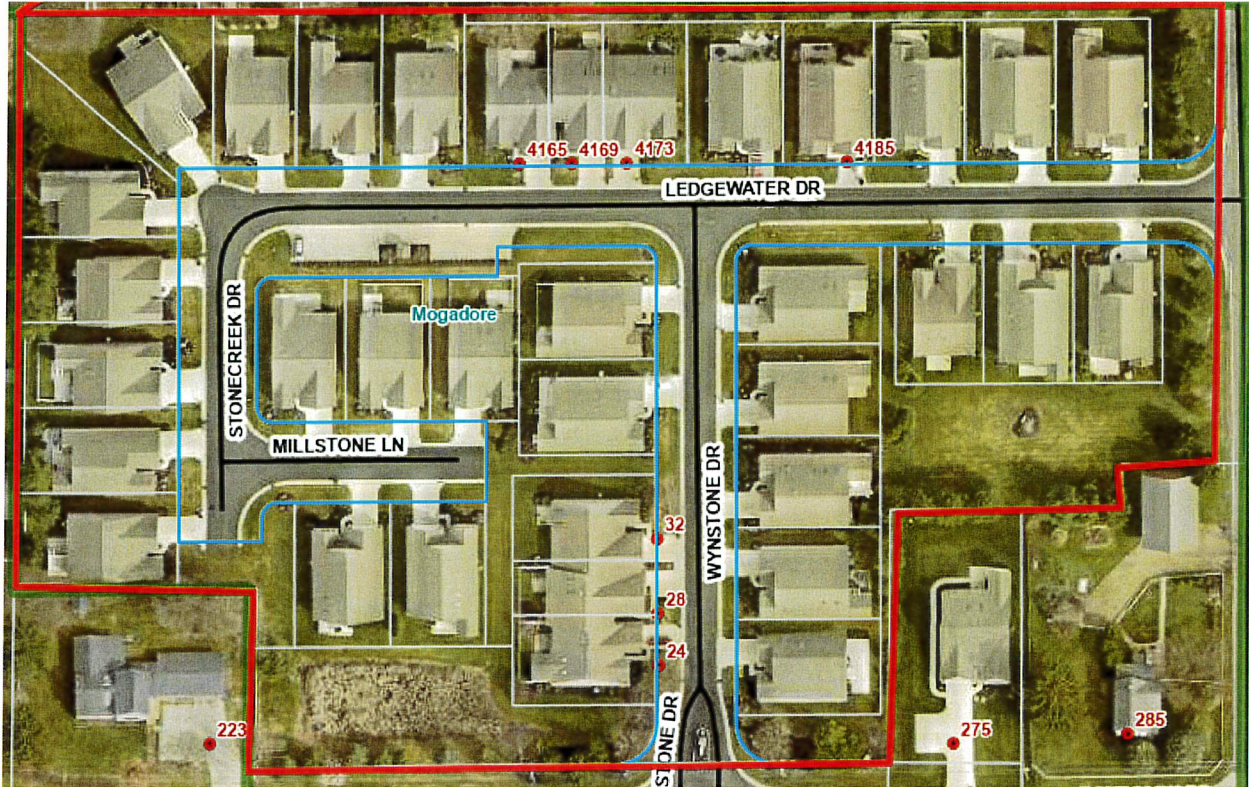
Michael Raddish 2-19-25
President of Council Date

Michael 2-19-25
Mayor Date

Attest: 
Clerk-Treasurer

Map of Rezoned Area
Wynstone Development
Ordinance 2025-2 | Passed: February 19, 2025

EXHIBIT A



List of Parcels
Wynstone Development
Ordinance 2025-2 | Passed: February 19, 2025

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
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