### VILLAGE OF MOGADORE

135 South Cleveland Avenue Mogadore, Ohio 44260 P: (330) 628-4896 | F: (330) 628-5850

www.mogadorevillage.org

# THE VILLAGE COUNCIL & PLANNING COMMISSION

### Joint Public Hearing

### **AGENDA**

Wednesday, March 12, 2025, at 7:00 p.m.

### **NEW BUSINESS**

1. Rezoning Real Property from (R-3) Residential District to (R-1) Residential District.

Parcel Number: 5500460

Property Address: 3360-3380 Mogadore Road | Mogadore, Ohio 44260

Parcel Number: 5500945

Property Address: 3397 Mogadore Road | Mogadore, Ohio 44260

Parcel Number: 5501923

Property Address: Vacant Lot, Mogadore Road | Mogadore, Ohio 44260

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 March 12, 2025, at 7:00 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:

Parcel Number

Address

5500460

3360-3380 Mogadore Road, 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.

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Ordinance No	Passed	, 20
SPONSOR: PLANNING COMMITTEE	Ξ	
AN ORDINANCE REZONING CERTAFROM AN R-3 ZONING DISTRIBUTES DESIGNATION.		
WHEREAS, Section 152.133 of authority to modify the number, shape or set forth on the Village's zoning map, i complies with the procedural requirement	ncluding amending said zoning map, 1	Codified Ordinances and
WHEREAS, the Village desires to on Exhibit A and listed in Exhibit B (coll to an R-1 zoning district designation; and	1	
WHEREAS, following proper no joint hearing on the application for the reto an R-1 zoning district designation on Codified Ordinances; and		oning district designation
WHEREAS, on, 2 recommend the rezoning of the Property designation; and	2025, the Village's Planning Commifrom an R-3 zoning district designation	
WHEREAS, this Council finds an necessary and in the best interest of the designation to an R-1 zoning district a accordingly.		n an R-3 zoning district
NOW, THEREFORE BE IT ORI of Summit and Portage, State of Ohio, that	DAINED, by the Council of the Village at:	e of Mogadore, Counties

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.

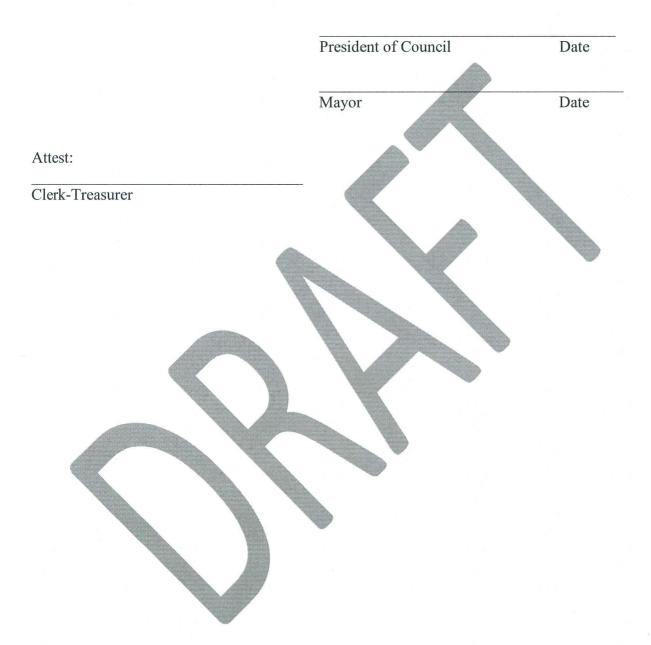
hereby rezones the Property from an R-3 zoning district designation to an R-1 zoning district.

SECTION 1: Pursuant to Section 152.133 of the Village's Codified Ordinances, this Council

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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Ordinance No.	Passed	, 20



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### EXHIBIT A Map of Rezoned Parcels



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EXHIBIT B
List of Rezoned Parcels

PPN 5500460



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

#### **LEGAL NOTICE**

The Mogadore Village Council and Planning Commission will hold a joint PUBLIC HEARING on March 12, 2025, at 7:00 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:

Parcel Number	Address
5500945	3397 Mogadore Road, Mogadore, OH 44260
5501923	Vacant lot, Mogadore Road, 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.

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### RECORD OF ORDINANCES

Passed

Ordinance No.

1 45564
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, 2025, pursuant to Section 152.133 of the Village's Codified Ordinances; and
WHEREAS, on, 2025, the Village's Planning Commission voted 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.

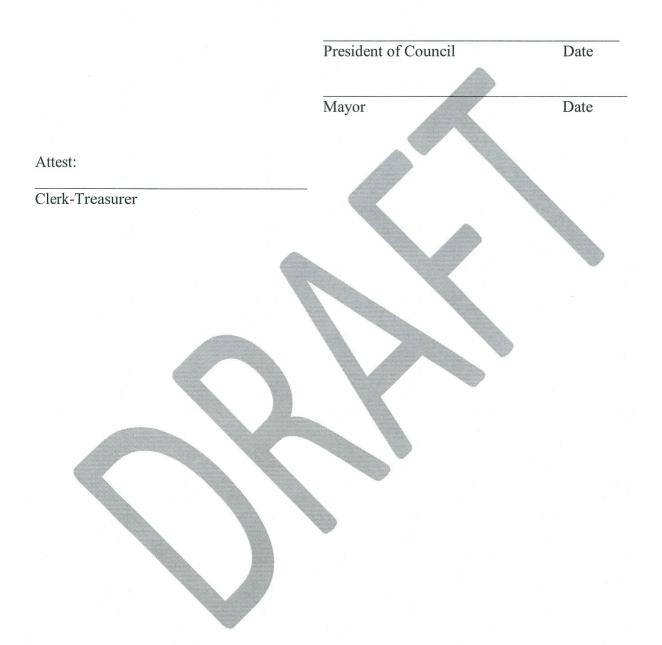
SECTION 3: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberations of this Council and any of its committees that resulted in this formal action were in meetings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

Village's R-1 zoning district designation.

SECTION 2: The Village's zoning map is hereby amended to reflect the Property as part of the

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## EXHIBIT A Map of Rezoned Area



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## EXHIBIT B List of Rezoned Parcels

PPN: 5500945 PPN: 5501923