

RECORD OF ORDINANCES

Ordinance No. 2025-61

Passed November 5, 2025

SPONSOR: PLANNING & ZONING

AN ORDINANCE APPROVING THE FINAL PLAT OF PHASE 2 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.

WHEREAS, an application has been filed with the Village of Mogadore Planning Commission requesting approval of the Final Plat for Phase 2 of the West Village Subdivision, located at 197 N. Cleveland Avenue, Mogadore, Ohio 44260. A copy of the Final Plat of Phase 2 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.; and

WHEREAS, on September 22, 2025, the Planning Commission recommended approval of the Final Plat for Phase 2 of the West Village Subdivision; and

WHEREAS, pursuant to Section 151.023 of the Codified Ordinances of the Village, this Council has reviewed the Final Plat for Phase 2 of the West Village Subdivision and the recommendation of the Planning Commission to approve the same; and

WHEREAS, pursuant to Section 151.102 of the Codified Ordinances of the Village, and provided that all requirements are met, it is also necessary for this Council to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision; and

WHEREAS, subject to further approval by the Village Engineer, this Council desires to accept the dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision; 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 approve the Final Plat of Phase 2 of the West Village Subdivision, and to further accept, subject to further approval by the Village Engineer, the dedicated public right-of-ways, easements, open-spaces and public infrastructure within Phase 2 of the West Village Subdivision.

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

## RECORD OF ORDINANCES

Ordinance No. 2025-61Passed November 5, 2025

SECTION 1: The Final Plat of Phase 2 of the West Village Subdivision, together with the plans and descriptions on file with the Village and incorporated by reference herein, as approved by the Village Planning Commission, is hereby approved pursuant to Section 151.023. A copy of the Final Plat of Phase 2 of the West Village Subdivision is attached hereto as Exhibit A and incorporated herein by reference.

SECTION 2: The dedicated right-of-ways, easements, open-spaces and public infrastructure improvements (consisting of the streets and the associated curbs, gutters, sidewalks, stormwater facilities, and other miscellaneous improvements) within Phase 2 of the West Village Subdivision are hereby accepted by this Council.

SECTION 3: That it is found and determined that all formal actions of the Council relating to the adoption of this Ordinance were taken in a duly noticed virtual, open meeting of this Council and that all deliberations which resulted in formal action were taken in meetings open to the public, in full compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 4: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety of the residents of the Village of Mogadore and for the purpose of immediately providing for the subdivision of the lots within the West Village Subdivision so that the same may be sold and improved with single-family attached and detached homes as soon as possible, provided this Ordinance receives the affirmative vote of at least five (5) members elected or appointed to this Council, it shall take effect and be in force upon its passage by Council and approval by the Mayor, otherwise it shall take effect and be in force at the earliest period allowed by law.

Michael Raddish 11-5-2025  
President of Council Date

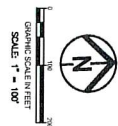
Mark 11-5-25  
Mayor Date

Attest:

[Signature]  
Clerk-Treasurer











KEMMERLINE DRIVE (50')

WEST VILLAGE PHASE 1  
(NOT TO BE CONSTRUCTED)

SEE SHEET 5

SHADY LAWN DRIVE (50')

SEE SHEET 8

HILLS POND DRIVE (50')

VILLAGE OF MOGADORE  
SUFFIELD TOWNSHIP



- LEGEND**
- 5/8" BEAR W/LD CAP "ENVIRON. DESIGN GROUP"
  - PROP. MONUMENT BOX WITH 1" IRON PIN
  - 5/8" BEAR W/LD CAP "ENVIRON. DESIGN GROUP"
  - TO BE SET W/ PHASE 1





GRAPHIC SCALE IN FEET  
SCALE: 1" = 20'

RUSSELL PRY BLVD.  
(R/W VARIES)

KEMMERLINE DRIVE (50')

WEST VILLAGE PHASE 1  
NOT TO BE SET

WEST VILLAGE PHASE 1  
NOT TO BE SET

WEST VILLAGE PHASE 1  
NOT TO BE SET

BLOCK E  
FUTURE DEVELOPMENT

RUSSELL PRY BLVD. (50')

SHADY LAWN DRIVE (50')

SEE SHEET 4

SEE SHEET 6

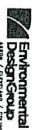
CURVE DATA					
CURVE NO.	DELTA	CHORDS	LENGTH	CH. BEARING	CH. LENGTH
C1	000°16'55"	10.00'	15.76'	S 44°31'33" E	14.16'
C2	000°16'55"	10.00'	15.76'	N 44°31'33" E	14.16'
C3	000°16'55"	10.00'	15.76'	S 44°31'33" E	14.16'
C4	000°16'55"	10.00'	15.76'	N 44°31'33" E	14.16'

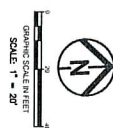
LEGEND

- 3/4" IRON WELD CAP TURNING DESIGN GROUP
- 1" IRON PIN
- 3/4" IRON WELD CAP
- 1" IRON PIN

WEST VILLAGE PHASE 2

SHEET 5 OF 9





CURVE DATA					
CURVE NO.	DELTA	RADIUS	LENGTH	CH, BEGINNING	CH, LENGTH
C7	08976.505	10.00'	15.76'	N 44.51.33" E	14.18'
C11	00076.505	10.00'	15.76'	N 44.51.33" E	14.18'
C12	089.53505	10.00'	15.86'	S 45.08.27" E	14.11'
C17	00076.505	10.00'	15.76'	N 44.51.33" E	14.18'
C18	089.53505	14.50'	22.71'	S 45.08.27" E	20.46'

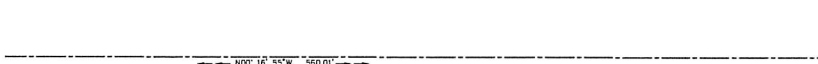
CURVE DATA				
CARVE NO.	DOLIA	RAIUS	LENGTH	CH. BEARING
C19	0107:21:37	325.00'	52.75'	S 05:25:20 E
C20	0107:21:37	325.00'	56.42'	S 03:51:10 E
C21	0107:21:37	300.00'	54.85'	S 03:51:10 E
C22	0107:21:37	300.00'	22.15'	N 08:50:32 W
C23	0041:13:57	300.00'	22.15'	N 08:50:32 W
C24	0107:21:37	715.00'	52.25'	N 05:51:10 W
C25	0107:21:37	715.00'	52.25'	N 05:51:10 W
C26	0001:47:15	325.00'	1.87'	N 07:56:36 W
C27	0041:13:57	325.00'	24.00'	N 08:50:32 W
C28	0041:13:57	715.00'	22.15'	N 08:50:32 W
C29	0041:13:57	715.00'	22.15'	N 08:50:32 W

LEGEND

- "ENVRON DESIGN GROUP, ARRON OH" TO BE SET
- PROP. MONUMENT BOX WITH 1" IRON PIPE TO BE SET
- 5/8" REBAR W/LD. CAP  
"ENVRON DESIGN GROUP"  
TO BE SET W/ PHASE 1



— 160° 16' 55" W 560.01' —



GATES MILLS ROAD (50')

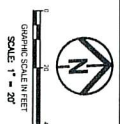


BLOCK H

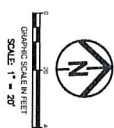


**Environmental  
Design Group**

SHEET 7 OF 9



SHERIDAN TOWNSHIP  
VILLAGE OF MOCHLORE



HILLS POND DRIVE (50')

SHADY LAWN DRIVE (50')

GATES MILLS ROAD (50')

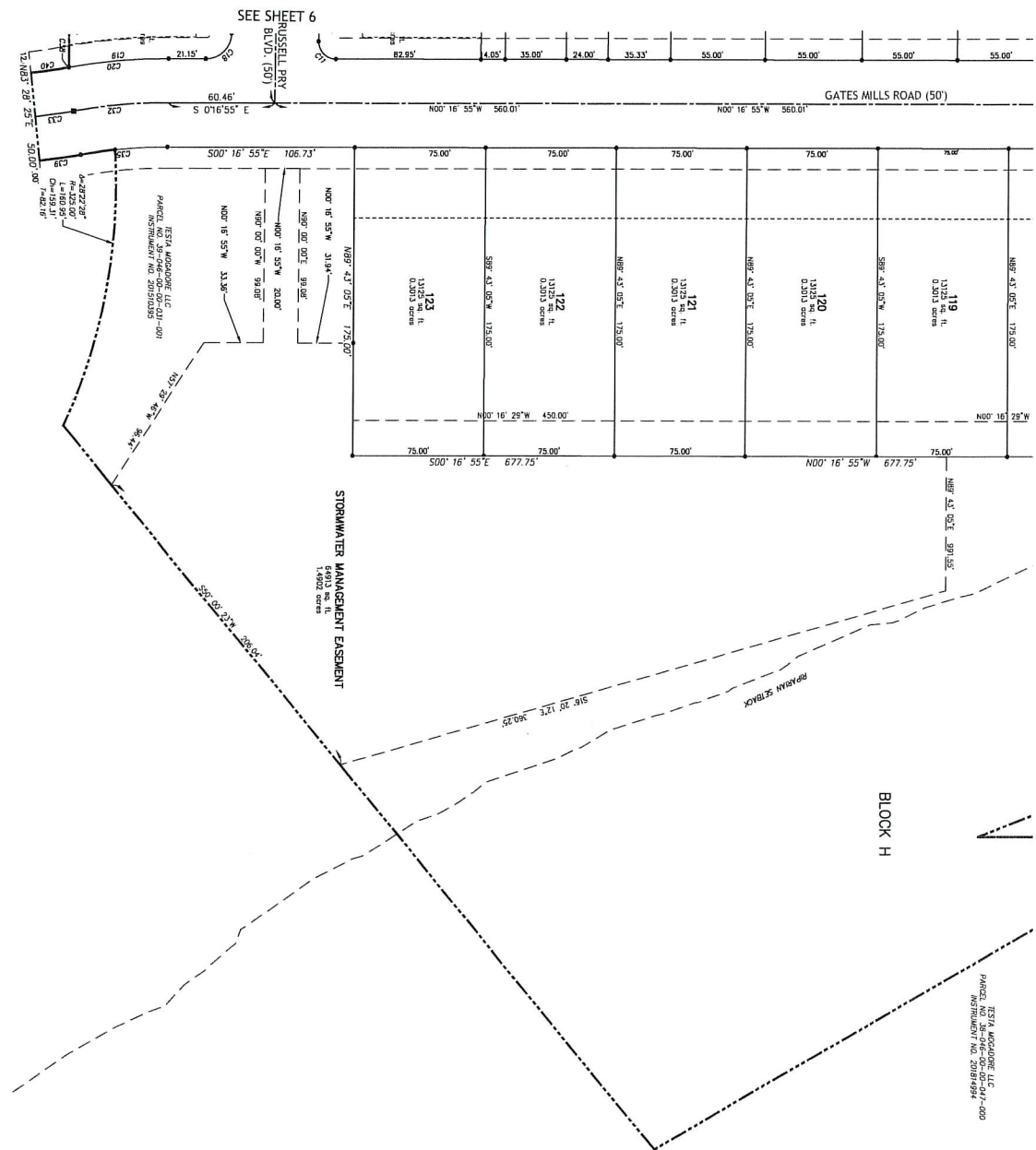
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CH. BEARING	CH. LENGTH
C25	74.37	82.00	089°43'36"	N88°07'18"E	88.89
C27	42.37	82.00	038°29'57"	S37°46'18"E	44.88
C28	71.28	82.00	080°19'37"	S15°08'18"W	87.24
C24	91.28	82.00	178°05'44"	N47°57'38"W	123.95

CURVE DATA					
CURVE NO.	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C25	090°15'34"	10.00'	13.76'	S 44°51'33" W	14.18'
C27	089°43'03"	10.00'	13.86'	N 45°08'27" W	14.11'
C28	000°12'37"	82.00'	2.40'	S 49°24'44" W	2.40'
C24	000°46'07"	18.00'	15.86'	S 20°17'08" W	15.44'

- LEGEND
- 5/8" REBAR W/4.0 CAP TOWNOK DESIGN GROUP
  - TO BE SET
  - PROP. MONUMENT BOX WITH 1" RICH PIN
  - TO BE SET
  - 5/8" REBAR W/4.0 CAP TOWNOK DESIGN GROUP
  - TO BE SET W/ PHASE 1



SEE SHEET 7



TESTA ASSOCIATES, LLC  
PARCEL NO. 28-046-00-00-447-000  
INSTRUMENT NO. 201814984

BLOCK H

ROBMAN STREET

STORMWATER MANAGEMENT EASEMENT  
1.4000 Acres

SEE SHEET 6

CURVE DATA				
CURVE NO.	DELTA	RADIUS	LENGTH	CH. BEARING
C11	090°18'57"	10.00'	15.78'	N 43°13'10" E 14.18'
C18	086°43'05"	14.50'	22.71'	S 45°38'27" E 20.46'
C19	007°03'31"	325.00'	57.75'	S 05°22'05" E 53.65'
C20	007°03'31"	325.00'	58.42'	S 05°31'05" E 55.34'
C22	007°03'31"	300.00'	54.85'	S 05°31'05" E 54.77'
C23	004°13'31"	300.00'	22.15'	N 05°30'35" W 22.15'
C26	007°03'31"	275.00'	50.28'	N 05°31'05" W 50.21'
C28	000°17'42"	325.00'	1.87'	N 10°28'30" W 1.87'
C29	004°13'31"	325.00'	24.00'	N 08°30'10" W 23.98'
C40	004°13'31"	275.00'	20.31'	N 08°30'30" W 20.30'



- LEGEND
- 5/8" REBAR W/ALD CAP TYPICAL DESIGN GROUP TO BE SET
  - PROG. MONUMENT BOX WITH 1" IRON PIN TO BE SET
  - 5/8" REBAR W/ALD CAP TYPICAL DESIGN GROUP TO BE SET (IF PHASE 1)