

Upon Recommendation of the Planning and Zoning Commission

ORDINANCE NO. 23 - 2021

AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF MADISON VILLAGE, OHIO, PART SEVEN - PLANNING AND ZONING, SECTION 4.3(f)(155), TO ALLOW "VEHICLE REPAIR, MAJOR" AS A CONDITIONALLY PERMITTED USE IN THE B-4, INTERSTATE BUSINESS DISTRICT.

WHEREAS, upon initiation of the Planning and Zoning Commission, a review of the current prohibition for the use of "vehicle repair, major" in the B-4, Interstate Business District was examined;

WHEREAS, reexamination of this use as not being permitted was occasioned by inquiry for proposed development within the B-4 district;

WHEREAS, the Planning and Zoning Commission heard and agreed with administrative recommendations that conditionally permitting the use within the B-4 district would further economic development, provided that (i) the use is only sited in specific locations not adverse to the purposes and intents of the B-4 district, (ii) that the use only occur when not detrimental to the future development of the B-4 district as a tourist, manufacturing and office base as well as such other uses which will expand the tax base and provide job opportunities, and (iii) that there exists the legal ability to comprehensively address and impose conditions for the mitigation of any adverse secondary effects related to retail use;

WHEREAS, the Planning and Zoning Commission accordingly recommended by 4-0 affirmative vote taken at its regular public meeting held on August 19, 2021 the adoption of this Zoning Code amendment as being in the public interest and sound planning practice;

WHEREAS, pursuant to Art. 18, § 18.4 of the Zoning Code, the Council has conducted the required public hearing after timely publication notice; and

WHEREAS, upon consideration of the recommendation made by the Planning and Zoning Commission, public comments presented, and having given the matter its independent consideration, the Council finds that it is in the public interest, health and welfare, and consistent with good zoning practice to amend the Zoning Code to conditionally permit a "vehicle repair, major" in the B-4, Interstate Business District.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF MADISON, COUNTY OF LAKE, STATE OF OHIO, THAT:

SECTION 1. That § 4.3(f)(155) of the Codified Ordinances of Madison Village, Ohio, Part Seven - Planning and Zoning, as amended, is hereby amended to allow as a conditionally permitted use "vehicle repair, major" in the B-4, Interstate Business District, the text to be so amended is shown herein below such that existing language to be removed is shown as stricken text (to wit: ~~abcd~~), newly added language is shown as bold text (to wit: **abcd**) and language to remain retains the existing font and format, to wit:

USE / ACTIVITY / STRUCTURE:	A-1	S-1	R-1	R-2	R-3	B-1	B-2	B-3	B-4	B-5	M-1	M-2	SC-1	CROSS-REFERENCES:

(155) vehicle repair, major	--	--	--	--	--	--	--	--	C	P	P	P	--	CROSS-REFERENCES

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including § 121.22 of the Ohio Revised Code.

SECTION 3. This Ordinance shall take effect at the earliest time provided by law.

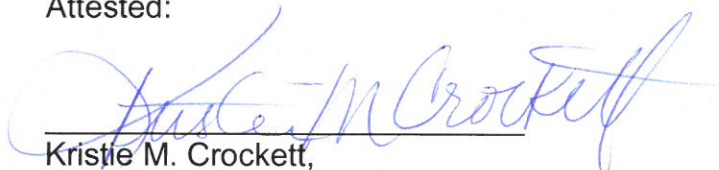
PASSED:

September 27, 2021




 Mark V. Vest,
 President of Council

Attested:



 Kristie M. Crockett,
 Fiscal Officer / Clerk of Council

Approved:



 Sam Britton, Jr.,
 Mayor

9/27/2021

 Date