

1st Reading, August 28, 2023
2nd Reading, October 23, 2023
3rd Reading, November 13, 2023
November 13, 2023 FAILED

Upon referral by the Planning Commission

ORDINANCE NO. 32 - 2023

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING OF PERMANENT PARCEL NO. 02-A-015-0-00-001-0 FROM R-3, MULTIPLE FAMILY RESIDENCE DISTRICT, TO A-1, AGRICULTURAL DISTRICT.

WHEREAS, permanent parcel no. 02-A-015-0-00-001-0 is now zoned R-3, Multiple Family Residence District; and

WHEREAS, the property owner(s) filed an application for its re-zoning to A-1, Agricultural District; and

WHEREAS, the Planning and Zoning Commission reviewed the application at its regular meeting held on August 17, 2023 and made by the vote of its members with 3 against and 1 in favor a negative recommendation to the Council for this rezoning, as required by Art. 18, § 18.3 of the Zoning Code; and

WHEREAS, pursuant to Art. 18, §18.4, the Council has conducted the required public hearing after both timely publication notice to the public and mail notice to all property owners within 200 feet of the subject parcel, all as required by said Code section; 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 District Map and to change the zoning classification of the subject parcel to A-1, Agricultural District.

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

SECTION 1. That permanent parcel no. 02-A-015-0-00-001-0, whose legal description is attached hereto as Exhibit 1 and incorporated herein by this reference, now R-3, Multiple Family Residence District, shall from the effective date of this Ordinance be zoned A-1, Agricultural District.

SECTION 2. That the Zoning District Map be and is hereby amended such that permanent parcel no. 02-A-015-0-00-001-0 shall be shown as zoned A-1, Agricultural District.

SECTION 3. 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 4. This Ordinance shall take effect at the earliest time provided by law.

PASSED:

Mark V. Vest,
President of Council

1st Reading: August 28, 2023
2nd Reading: October 23, 2023
3rd Reading: November 13, 2023

Attested:

Kristie M. Crockett,
Fiscal Officer / Clerk of Council

Approved:

Sam Britton, Jr.,
Mayor

Date

Riskru Middleridge, LLC Legal Description

Parcel Number 02-A-015-0-00-001-0

Parcel 1

Situated in the Village of Madison, County of Lake, and State of Ohio, and known as being part of Lot Number 5, Tract 3, Township Number 12, and further bounded and described as follows:

Beginning at a ¾ inch rebar in monument box marking the intersection of the centerline intersection of Burns Road, 50 feet wide, and Middle Ridge Road, 55 feet wide, thence, North 89°52'21" East, 530.08 feet, along the centerline of Middle Ridge Road, to the southeasterly corner of land conveyed to Middleridge Land Parcel 2, LLC, PN 02-A-015-0-00-014-0 by deed recorded in Instrument # 2016R014648 of Lake County Records;

Thence North 17°36'59" East, and passing through a 5/8 inch rebar found at 29.29 feet, a total distance of 404.19 feet along the easterly line of Middleridge Parcel 2, LLC, to a rebar set and being the Principal Place of Beginning of the lands to be described herein;

Thence North 17°36'59" East, 654.56 feet along the easterly line of Middleridge Parcel 2, LLC, to a 5/8" rebar found on the southerly line of land conveyed to Lora, Inc., PN 01-B-109-0-032-0, by deed recorded in Volume 890, Page 712, of Lake County Records, and also being the northerly line of Madison Village;

Thence South 89°15'37" East, 811.94 feet, along the southerly line of Lora, Inc., and along the southerly line of lands conveyed to Village of Madison, Ohio, PN 02-A-015-0-00-008-0, by deed recorded in Volume 527, Page 820, to a ¼ inch rebar found on the westerly line of lands conveyed to Richard Mark & Ellen A. Woodworth, PN 02-A-015-0-00-013-0, by deed recorded in Volume 789, Page 885 of Lake County Records;

Thence South 00°21'10" East, 651.07 feet, along the westerly line of Woodworth to a rebar set on the northeasterly corner of lands conveyed to Middle Ridge Condominiums, common area, PN 02-A-015-E-00-0CL-0;

Thence South 89°38'15" West, 164.29 feet, along the northerly line of Middle Ridge common area, to a rebar set;

Thence continuing along the common area and along a curve deflecting to the right and having a radius of 225.00 feet, an arc length of 20.28 feet and a chord bearing North 05°15'26" East, 20.27 feet, to a rebar set at point of tangency;

Thence North 82°09'38" West, 50.00 feet, continuing along the northerly line of common area, to a rebar set at a point of curve, and rebar set;

Thence continuing along the common area and along a curve deflecting to the left and having a radius of 275.00 feet, an arc length 38.24 feet and a chord bearing South 03°51'22" West, 38.21 feet to a rebar set at a point of tangency;

Thence South 00°07'39" East, 159.65 feet along the northerly line of common area to a rebar set;

Thence South 89°52'21" West, 84.79 feet continuing said northerly line of common area to a rebar set on the easterly line of lands conveyed to Sue A. Boston, PN 02-A-015-0-00-019-0, by deed recorded in Instrument # 2008R015067 of Lake County Records;

Thence North 00°21'45" West, 51.34 feet, along the easterly line of Boston, to a ¼ inch rebar (cap ID McSteen);

Thence South 89°52'21" West, passing through a ¼ inch rebar, (cap ID McSteen) at 150.00 feet, a total distance of 225.99 feet and along the northerly line of Boston and common area, to a rebar set;

Thence North 02°09'01" West, 39.07 feet, along the northerly line of common area, to a rebar set;

Thence North 89°36'38" West, 269.65 feet, along the northerly line of common area, to a rebar set;

Thence North 61°32'06" West, 247.50 feet, along the northerly line of common area, to the Principal Place of Beginning, and containing 15.403 acres of land, as surveyed and described by Douglas T. Harrison, Registered Surveyor No. 7002, for Harrison Surveys, LLC, in March 2023, be the same more or less, but subject to all legal highways.

Riskru Middleridge, LLC Legal Description

Parcel Number 02-A-015-0-00-001-0

Parcel 2

Situated in the Village of Madison, County of Lake, and State of Ohio, and known as being part of Lot Number 5, Tract 3, Township Number 12, and further bounded and described as follows:

Beginning at a ¼ inch rebar in monument box marking the intersection of the centerline intersection of Burns Road, 50 feet wide, and Middle Ridge Road, 55 feet wide;

Thence, North 89°52'21" East, 1502.83 feet, along the centerline of Middle Ridge Road, to a point;

Thence North 00°07'39" West, 323.78 feet, through land conveyed to Middle Ridge Condominiums, Phase 3, as recorded in Volume 42, Page 6, in Lake County Plat Records, to a rebar set and the Principal Place of Beginning of the lands to be described herein;

Thence North 89°38'15" East, 115.12 feet, along the common area, to a point of curve, and to a rebar set;

Thence continuing along an interior line of said common area, along a curve deflecting to the right and having a radius of 25.00 feet, an arc length of 39.28 feet, and a chord bearing South 45°21'45" East, 35.36 feet, to a rebar set at a point of tangency;

Thence South 00°21'45" East, 25.34 feet, along an interior line of said common area, to a rebar set;

Thence North 87°46'18" West, 97.80 feet, along an interior line of said common area, to a rebar set;

Thence North 43°05'43" West, 62.52 feet, along an interior line of said common area, and being the Principal Place of Beginning, and containing 0.127 acres of land, as surveyed and described by Douglas T. Harrison, Registered Surveyor No. 7002, for Harrison Surveys, LLC, in March 2023, be the same more or less, but subject to all legal highways.

Riskv Middleridge, LLC Legal Description

Parcel Number 02-A-015-0-00-001-0

Parcel 3

Situated in the Village of Madison, County of Lake, and State of Ohio, and known as being part of Lot Number 5, Tract 3, Township Number 12, and further bounded and described as follows:

Beginning at a ¼ inch rebar in monument box marking the intersection of the centerline intersection of Burns Road, 50 feet wide, and Middle Ridge Road, 55 feet wide;

Thence, North 89°52'21" East, 1368.50 feet, along the centerline of Middle Ridge Road, to a pk nail set, and being the Principal Place of Beginning of the lands to be described herein;

Thence North 00°21'45" West, 27.50 feet, to the northerly line of Middle Ridge Road to a rebar set;

Thence North 89°52'21" East, 84.29 feet, along the northerly line of Middle Ridge Road, to a rebar set;

Thence South 00°09'52" East, 27.50 feet, to the centerline of Middle Ridge Road, to a pk nail set;

Thence South 89°52'21" West, 84.19 feet, along the centerline of Middle Ridge Road, to the Principal Place of Beginning, and containing 0.053 acres of land, all within the right-of-way of Middle Ridge Road, as surveyed and described by Douglas T. Harrison, Registered Surveyor No. 7002, for Harrison Surveys, LLC, in March 2023, be the same more or less, but subject to all legal highways.

Prior deed reference: Instrument # 1999R010975.

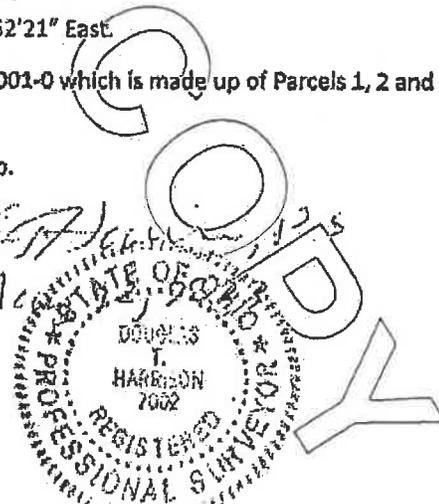
Basis of Bearings: Centerline of Middle Ridge Road, North 89°52'21" East.

Intent of this description is to re-describe PPN 02-A-015-0-00-001-0 which is made up of Parcels 1, 2 and 3 per Document 1995R010975.

Rebar set are 5/8"x30" rebar with "HARRISON 7002" survey cap.

**Legal Description Approved for Transfer
Lake County Engineer – Tax Map Dept.**

By: RKG Date: 5/12/2023



Web AppBuilder for ArcGIS



Property lines are graphic representations and are NOT survey accurate.

Lake County GIS Dept. / Lake County Tax Map Dept., 105 Main Street, Painesville, OH

1 inch = 376 feet

Creation Date: August 25, 2023