

ORDINANCE NO. 03 - 2026

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP AND TO CHANGE THE ZONING PURSUANT TO DEVELOPMENT PLAN OF PERMANENT PARCEL NO. 02-A-002-0-00-006-0 FROM R-2, SINGLE FAMILY RESIDENCE DISTRICT, TO B-4, INTERSTATE BUSINESS DISTRICT.

WHEREAS, permanent parcel no. (PPN) 02-A-002-0-00-006-0 is now zoned R-2, Single Family Residence District, and is comprised of approximately 22.875 acres of vacant land; and

WHEREAS, the owner, MDM MAC Properties Madison, LLC, has sole title to this parcel via instrument no. 2024R001623 of the Lake County Record of Deeds, which deed is attached hereto as Exhibit "1" and incorporated herein as part of this Ordinance in order to incorporate the legal description of PPN 02-A-002-0-00-006-0 herein; and

WHEREAS, MDM MAC Properties Madison, LLC filed an application for the rezoning of PPN 02-A-002-0-00-006-0 to B-4, Interstate Business District; and

WHEREAS, MDM MAC Properties Madison, LLC currently owns and operates Meyer's RV located immediately adjacent to PPN 02-A-002-0-00-006-0 along its western boundary line, that development being located on PPNs 02-A-002-B-00-007-0 and 02-A-002-B-00-008-0; and

WHEREAS, MDM MAC Properties Madison, LLC intends, subject to final development plan approval, to expand Meyer's RV via development of 02-A-002-0-00-006-0 with surface parking for its inventory; and

WHEREAS, MDM MAC Properties Madison, LLC submitted a concept site development plan for its new surface parking, which is graphically shown on Exhibit 2 attached hereto; and

WHEREAS, MDM MAC Properties Madison, LLC owns and has sole title by instrument nos. 2021R038609 and 2021R034789 of the Lake County Record of Deeds to six (6) parcels located on the north side of R.W. Parkway, to wit: PPNs 02-A-002-B-00-001-0, 02-A-002-B-00-002-0, 02-A-002-B-00-003-0, 02-A-002-B-00-004-0, 02-A-002-B-00-005-0, and 02-A-002-B-00-006-0 (the "R.W. Parkway Parcels"); and

WHEREAS, the six R.W. Parkway Parcels previously were approved for the construction of surface parking for the expansion of Meyer's RV; and

WHEREAS, MDM MAC Properties Madison, LLC did not undertake the development and construction of any new surface parking on any of the six R.W. Parkway Parcels, the company indicating that for a variety of reasons the development was not feasible and, accordingly, it abandoned the project; and

WHEREAS, to facilitate the development of PPN 02-A-002-0-00-006-0, MDM MAC Properties Madison, LLC petitioned for the vacation of existing roadway easements for the purpose of their relocation and expansion via a new dedication plat; and

WHEREAS, the Planning and Zoning Commission reviewed the application at its regular meeting held on March 19, 2026 and made, by the vote of its members with 1 in favor and 3 against, a negative recommendation to the Council for this rezoning, as required by Art. 18, § 18.3 of the Zoning Code; and

WHEREAS, the Planning and Zoning Commission included in its decision the following conditions:

- 1) That the proposed vacation of the existing roadway easements on PPN 02-A-002-0-00-006-0 be approved and they be relocated and expanded via a new dedication plat, as proposed and submitted to the Planning and Zoning Commission; and
- 2) That the rezoning of 02-A-002-0-00-006-0 be conditioned on its development as per the concept development plan attached hereto as Exhibit 2; and
- 3) That MDM MAC Properties Madison, LLC formally withdraws the approved final development plans for the six R.W. Parkway Parcels, and, further agrees that in consideration of the rezoning of PPN 02-A-002-0-00-006-0 the use of the R.W. Parkway Parcels as and for parking for an RV dealership shall henceforth be prohibited.

WHEREAS, pursuant to Art. 18, §18.4, the Council has conducted on April 27, 2026 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, MDM MAC Properties Madison, LLC has acknowledged on the record the conditions and restrictions for property zoned B-4 as set forth in the Zoning Code and that it understands the full zoning effects of its request for this rezoning; and

WHEREAS, MDM MAC Properties Madison, LLC has acknowledged on the record the additional conditions for this rezoning as recommended by the Planning and Zoning Commission are reasonable and that it accepts those conditions as binding obligations to run with the land of 02-A-002-0-00-006-0 as well as PPNs 02-A-002-B-00-001-0, 02-A-002-B-00-002-0, 02-A-002-B-00-003-0, 02-A-002-B-00-004-0, 02-A-002-B-00-005-0, and 02-A-002-B-00-006-0; 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 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 permanent parcel no. 02-A-002-0-00-006-0, whose legal description is contained in Exhibit "1" attached hereto, now zoned R-2, Single Family Residence District, shall from the effective date of this Ordinance be zoned B-4, Interstate Business District.

SECTION 2. That the Zoning District Map be and is hereby amended such that permanent parcel no. 02-A-002-0-00-006-0 shall be shown as zoned B-4, Interstate Business District.

SECTION 3. That the rezoning of parcel no. 02-A-002-0-00-006-0 is and shall be further conditioned on the following:

- 1) The proposed vacation of the existing roadway easements on PPN 02-A-002-0-00-006-0 be approved and they be relocated and expanded via a new dedication plat, as proposed and submitted to the Planning and Zoning Commission; and
- 2) The rezoning of 02-A-002-0-00-006-0 is conditioned on its development as per the concept development plan attached hereto as Exhibit 2; and
- 3) MDM MAC Properties Madison, LLC formally withdraws the approved final development plans for the six R.W. Parkway Parcels, and, further agrees that in consideration of the rezoning of PPN 02-A-002-0-00-006-0 the use of the R.W. Parkway Parcels as and for parking for an RV dealership shall henceforth be prohibited.

SECTION 4. 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 5. This Ordinance shall take effect at the earliest time provided by law.

PASSED:

3rd Reading: _____

Mark V. Vest,
President of Council

Attested:

Kristie M. Crockett,
Fiscal Officer / Clerk of Council

Approved:

Sam Britton, Jr.,
Mayor

Date

Exhibit 1

This is a cover page only.

Instrument No. 2024R001623 appears on the pages which follow.

Exhibit 2
Preliminary Site Development Plan

