

ORDINANCE NO. 2-25

AN ORDINANCE TO AMEND A SPECIAL USE PERMIT GRANTED TO THE AVON UNITED METHODIST CHURCH LOCATED AT 37711 DETROIT ROAD TO INCLUDE A NEW DRIVEWAY AND PARKING LOT EXPANSION FOR 26 ADDITIONAL PARKING SPACES AND DECLARING AN EMERGENCY

WHEREAS, the Avon United Methodist Church, located at 37711, operates a place of worship as a Special Use in an R-2 Residential District pursuant to ACO §1262.03(b)(1);

WHEREAS, the Special Use Permit was expanded to include the construction of an additional classroom and a Fellowship Hall pursuant to Ordinance No. 100-00; to lease space to Holly Ptacek and Devon Kasler to operate a pre-school, dba Avon Pride Pre-school pursuant to Ordinance No. 16-08; to allow a recyclable materials container for paper products to be placed on the church's property pursuant to Ordinance No. 68-09, and to include a recreation area at the rear of their property located at 37711 Detroit Road to be used by the Avon Youth Football Association pursuant to Ord. No. 68-10; and

WHEREAS, it is now necessary to amend the Special Use Permit once again to include a new driveway and parking lot expansion for 26 additional parking spaces on their property located at 37711 Detroit Road; and

WHEREAS, the Planning Commission held a public hearing on December 18, 2024, and by a vote of Five (5) to Zero (0), recommended amending the Special Use Permit; and

WHEREAS, Council, after reviewing the application, plans and specifications and the recommendation of the Planning Commission, deems it in the best interests of the health, safety, and welfare of the community that the amendment to the Special Use Permit be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That Council hereby accepts the recommendation of the Planning Commission and hereby amends the Special Use Permit for Avon United Methodist Church to include a new driveway and parking lot expansion for 26 additional parking spaces on their property located at 37711 Detroit Road, as per the plans and specifications submitted and approved by the Planning Commission on December 18, 2024, and made a part of this Special Use Permit by reference. (See, attached Exhibit A)

Section 2 - Conditions. 1) That this amendment to the Special Use Permit granted herein is conditioned upon applicant meeting all applicable requirements set forth in previous legislation in addition to the requirements of 1230 & 1264, Section 1280.02, 1280.03, 1280.04(d) and 1280.06(g) of the Codified Ordinances of the City of Avon; (2) Any expansion, development, enlargement, improvement, change or the like, other than maintenance of the property in its current condition, will require an additional amendment to this Special Use Permit, with a recommendation of Planning Commission and approval by City Council.

Section 3 - That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to include a new driveway and parking lot expansion for 26 additional parking spaces on their property located at 37711 Detroit Road; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: January 6, 2025 DATE SIGNED: January 6, 2025

By: Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR January 7, 2025

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara J. Brooks
Barbara J. Brooks, Clerk of Council

POSTED: January 8, 2025
Electronically and at City Hall as
Provided by Council

Prepared by:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 2-25, passed by the Council of said City on January 6, 2025.

IN WITNESS WHEREOF, I have on this 7th day of January 2025, affixed my signature and official seal.

Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio



