

ORDINANCE NO. 86-20

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO VAULT SELF-STORAGE, LLC TO CONSTRUCT A SELF-STORAGE FACILITY JUST WEST OF 34420 MILLS ROAD ON PPN# 04-00-024-116-231 IN THE M-1 INDUSTRIAL DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, ACO '1278.03(b)(3) requires a property owner to obtain a Special Use Permit to construct a self-storage facility in an M-1 zoning district; and

WHEREAS, Vault Self-Storage, LLC (hereinafter referred to as “Vault”) recently purchased the property located just west of 34420 Mills Road consisting of approximately 3.21 acres from Brad Snyder and seeks a Special Use Permit to construct and operate a mini self-storage facility at said location under the name, Vault Self-Storage; and

WHEREAS, Vault submitted an application, together with plans and specifications for said self-storage facility to the Planning Commission; and

WHEREAS, the Planning Commission held a public hearing on August 19, 2020 and by a vote of five (5) to zero (0), recommended approval of the Special Use Permit; and

WHEREAS, having reviewed the plans and operation of the proposed facility as submitted and the recommendation of Planning Commission, Council deems it in the best interest of the health, safety and welfare of the city that a Special Use Permit be granted.

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

Section 1 - That having considered the matter of granting a Special Use Permit to Vault Self-Storage, LLC for the property located just west of 34420 Mills Road consisting of approximately 3.21 acres (Permanent Parcel No. 04-00-024-116-231) to construct and operate a mini self-storage facility at said location, Council hereby accepts the recommendation of the Planning Commission and agrees to grant said Special Use Permit to facilitate the construction and operation of a mini self-storage facility at said location subject to the conditions set forth in this ordinance.

Section 2 - Conditions. 1) That project proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its August 19, 2020 meeting or any subsequent meetings thereafter; 2) that the Special Use Permit granted herein is conditioned upon applicant meeting all applicable requirements of the Avon Codified Ordinances, including, but not limited to, those set forth in 1230.09, 1280.02, 1280.03, 1280.05(o) and 1280.06(t) of the Codified Ordinances of the City of Avon. Any expansion, development, enlargement, improvement, change in ownership, use 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 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 grant a Special Use Permit for the construction and operation a mini self- storage facility in an M-1 zoning district located immediately west of 34420 Mills Road; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Clerk of Council

POSTED: _____
In Five Places as
Provided by Council

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