

ORDINANCE NO. 112-20

AN ORDINANCE TO AMEND SECTIONS 1222.02, 1278.03, 1280.05 AND 1280.06 OF THE CODIFIED ORDINANCES OF THE CITY OF AVON TO INCLUDE STORAGE CONDOMINIUMS UNDER MINI SELF STORAGE ON THE SCHEDULE OF PERMITTED AND SPECIAL USES IN THE M-1 GENERAL INDUSTRIAL AND M-2 LIGHT INDUSTRIAL DISTRICTS

WHEREAS, section 1278.03(b)(3) of the Avon Codified Ordinances identifies “Mini/self-storage facility” as a Special Use in the M-1 General Industrial District; and

WHEREAS, the Planning Coordinator and the Zoning Enforcement Officer have considered requests for new storage facilities, but have also addressed concerns regarding the operation of existing facilities; and

WHEREAS, in an effort to address the issues raised by mini self-storage operations, they have prepared amendments to sections 1222.02(b)(80), 1278.03(b)(3) and 1280.05(p) and 1280.06(t) of the Avon Codified

WHEREAS, Planning Commission reviewed these sections and has recommended to Council revisions to include storage condominiums under “Mini Self-storage Facility” as a special use in the M-1 General Industrial and M-2 Light Industrial Districts; and

WHEREAS, after authorizing and conducting a Public Hearing on said amendments, the Planning Commission, on November 18, 2020, by a vote of five (5) to zero (0), recommended approval of the amendments to Sections 1222.02, 1278.03, 1280.05 and 1280.06 that include storage condominiums under mini self storage as Special Uses in those districts; and

WHEREAS, Council, on December 14, 2020, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on January 11, 2021 at 7:20 PM; and

WHEREAS, Council, in considering the recommendation of Planning Commission, finds that amending Sections 1222.02, 1278.03, 1280.05 and 1280.06 of the Codified Ordinances of the City of Avon to include storage condominiums under mini self storage as a special use in the M-1 General Industrial and in the M-2 Light Industrial Districts is a reasonable exercise of Council’s zoning authority and is in the best interests of the health, safety and welfare of the citizens of Avon.

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

Section 1 - That the proposed amendments to Sections 1222.02(b)(80), 1278.03(b)(3), 1280.05(p) and 1280.06(t) to include Storage Condominiums under Mini Self Storage as a

Special Use in M-1 and M-2 is hereby adopted in its entirety as set forth in the attached Exhibit A which is incorporated herein by this reference.

Section 2 - The Codifier is hereby instructed to insert all amendments to the sections set forth in Section 1 of ordinance in the appropriate order within the existing codified ordinances, renumbering and/or re-lettering anywhere applicable. All other language contained in Sections 1222.02, 1278.03, and 1280.06 not specifically amended herein shall remain in full force and effect.

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 shall take effect and be in force at the earliest date allowed by law.

First Reading _____
Second Reading _____
Third Reading _____

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
City of Avon, Ohio

ATTEST:

Barbara Brooks
Clerk of Council

Posted: _____
In Five Places as
Provided by Council

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