

ORDINANCE NO. 27-15

AN ORDINANCE TO DESIGNATE PROPERTY LOCATED AT 3441 CENTER ROAD AS BEING SUITABLY ZONED FOR A CHURCH PURSUANT TO ACO §1262.03(b)(1) AND DECLARING AN EMERGENCY

WHEREAS, the property located at 3441 Center Road is zoned R-1 Single-Family; and

WHEREAS, St. Mark Coptic Orthodox Church is considering the property located at 3441 Center Road as a site for their future church; and

WHEREAS, pursuant to Avon Codified Ordinance (ACO) §1262.03(b)(1), a church or other place of worship requires a Special Use Permit to operate in said district; and

WHEREAS, the Planning Commission recommended to Council that the property be declared suitably zoned for said use on February 18, 2015 by a vote of Four (4) to Zero (0); and

WHEREAS, Council, after reviewing the applicant's request and the recommendation of Planning Commission, deems it in the best interests of the health, safety and welfare of the community that the property at 3441 Center Road be declared suitably zoned for a church.

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

Section 1 - That having considered the recommendation of Planning Commission, Council hereby declares that the property located at 3441 Center Road, located in an R-1 Single-Family District is suitably zoned for a church pursuant to ACO §1262.03(b)(1). Before any future construction and/or operation of a church or other place of worship can take place at said location, the applicant must follow all procedures set forth in, and be in compliance with all applicable sections of, the Avon Codified Ordinances. Upon submission of an application with full plans and specifications, Planning Commission shall conduct a public hearing, consider the evidence submitted and make recommendation to City Council on whether to approve or disapprove a Special Use Permit for this R-1 property.

Section 2 - 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 3 - 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 identify property located at 3441 Center Road as being suitably zoned for a church or other place of worship pursuant to ACO §1262.03(b)(1); therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Ordinance No. 27-15 (Con't.)

PASSED: _____ DATE SIGNED: _____

By: _____
Craig L. Witherspoon, 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:

Ellen R. Young
Clerk of Council

Posted: _____
In Five Places as
Provided by Council

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