

VILLAGE OF BEAVERDAM

BEAVERDAM, OHIO

ORDINANCE NO: 2020-12

PASSED: APRIL 7, 2020

AN ORDINANCE ESTABLISHING AND AMENDING THE ZONING DISTRICT OF ALL B-1 LOCAL BUSINESS DISTRICT PARCELS OF PROPERTY LOCATED WITHIN THE VILLAGE OF BEAVERDAM TO B-2 GENERAL BUSINESS DISTRICT CLASSIFICATION, IN THE VILLAGE OF BEAVERDAM, ALLEN COUNTY, OHIO AND TO DECLARE AN EMERGENCY

WHEREAS, certain real property identified on the Zoning Map marked Exhibit "A" attached hereto and made a part of this Ordinance ("the Property") located within the Village of Beaverdam, Ohio ("the Village"), has become the site of a new commercial facilities or is adjacent thereto, and it is necessary to enact this ordinance immediately to allow for spring construction and to provide a financial benefit to the Village and its residents; and

WHEREAS, all of the Property on the attached Exhibit "A" marked B-1 Local Business District under the current Village of Beaverdam Zoning Code and map is more appropriately zoned as B-2 General Business District, based upon development and changes in use since the enactment of the Zoning Code; and

WHEREAS, based upon changes and development since the Zoning was first established, it now appears appropriate and beneficial to change the current zoning from B-1 (Local Business District) to B-2 (General Business District); and

WHEREAS, the Village Planning Commission ("Planning Commission") has recommended that the zoning district of the Property described in Exhibit "A" be amended from B-1 under the Village of Beaverdam Zoning Code and established under the Village of Beaverdam Zoning Code as B-2; and

WHEREAS, the Planning Commission held a public hearing, according to notice; and

WHEREAS, the Planning Commission has recommended approval of the proposed establishment and amendment of the zoning districts and has recommended to the Village Council that the proposed establishment and amendment of the zoning districts be approved and accomplished; and

WHEREAS, the Village Council, pursuant to R.C. § 713.12 and §1280.01 of the Village of Beaverdam Zoning Code conducted a public hearing on the proposed establishment and amendment of the zoning districts on the 7th day of April, 2020; and

WHEREAS, the Village Fiscal Officer, pursuant to R.C. § 713.12, at least thirty (30) days prior to the date of the public hearing, caused notice of the hearing to be published in the Lima News on the 6th, 7th, and 8th days of March, 2020; and

WHEREAS, the text of this Ordinance, together with any maps, plans or exhibits which are a part hereof or are referred herein, were on files in the office of the Village Fiscal Officer for public examination during the thirty (30) days prior to the hearing held by the Village Council.

NOW, THEREFORE, be it ordained by the Council of the Village of Beaverdam, at least a majority of the members elected thereto, concurring herein:

SECTION I.

The Planning Commission's recommendation in connection with the establishment and amendment of the zoning district classification of all Property described in Exhibit "A" from B-1 Local Business under the Beaverdam Zoning Code to B-2 General Business, is hereby accepted, adopted, and approved, as presented.

SECTION II.

The zoning district of the Property shall be and is hereby established and amended by changing the zoning classification of the Property described in Exhibit "A" from B-1 under the Beaverdam Zoning Code to B-2.

SECTION II.

The Village Zoning Inspector shall be and is hereby directed to make the appropriate change on the original zoning map, as it may have been amended from time to time, in the Village of Beaverdam Administration Building and provide notice of the zoning change to the Allen County Regional Planning Commission.

SECTION IV.

The remaining portions of the zoning map of the Village of Beaverdam as such map may have been amended from time to time, shall remain in full force and effect.

SECTION VI.

This Ordinance shall take effect at the earliest time permitted by law.

Passed this 7th day of April , 2020.

Vote: For 5 Against 0



Pamela LePine, Mayor



Frank Gillette, President of Council

ATTEST:


Leann Unverferth, Fiscal Officer

Village of Beaverdam

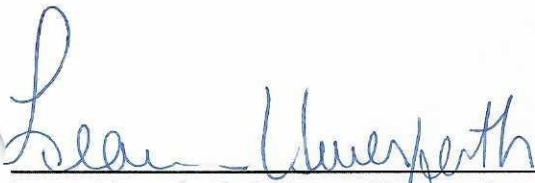
Pamela S. LePine
Mayor
Michael B. Leis
Village Administrator



Leann Unverferth
Fiscal Officer
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I, Leann Unverferth, Fiscal Officer for the Village of Beaverdam, Allen County, Ohio, do hereby certify that the attached Zoning Map, marked Exhibit "A" and Village of Beaverdam, Ordinance No. 2020-12; are true, exact and unaltered photocopies of the original documents.



Leann Unverferth, Village of Beaverdam, Fiscal Officer



Date