

ORDINANCE NO. 20-199

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NO. 58-68009.000 LOCATED AT 2101 W. PERKINS AVENUE FROM "PF" PUBLIC FACILITIES DISTRICT TO "LM" LIMITED MANUFACTURING DISTRICT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, a request is being made on behalf of RL Ahner Properties LLC for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcel No. 58-68009.000, located at 2101 Perkins Avenue, from "PF" Public Facilities District to "LM" Limited Manufacturing District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, Rosalyn Ahner, on behalf of RL Ahner Properties LLC, has applied for a zoning amendment to use the parcel for the relocation of a light manufacturing facility and for commercial leasing; and

WHEREAS, this request was heard by the Planning Commission at their November 16, 2020, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for Parcel No. 58-68009.000, located at 2101 Perkins Avenue; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their December 28, 2020, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to rezone Parcel No. 58-68009.000, located at 2101 Perkins Avenue from "PF" Public Facilities District to "LM" Limited Manufacturing District; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves the requested rezoning and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of Parcel No. 58-68009.000, located at 2101 Perkins Avenue from "PF" Public Facilities District to "LM" Limited Manufacturing District as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated herein.

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Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST: _____
MCKENZIE E. SPRIGGS
CLERK OF THE CITY COMMISSION

Passed: December 28, 2020 (effective after 30 days)

EXHIBIT A

Situated in the City of Sandusky, County of Erie and State of Ohio:

Being that part of the Mills 175 Acre Tract in the City of Sandusky, Erie County, Ohio, as follows: Beginning at the intersection of the westerly line of lands now or formerly owned by the trustees of St. Paul Lutheran Church with the northerly right of way line of Perkins Avenue (35 feet north of south corporation line of City of Sandusky), the same point of beginning being South $89^{\circ}07'$ West, 567.91 feet from the centerline of Mills Street, measured along said north right of way line; thence North $4^{\circ}00'$ West, along the westerly line of lands of said trustees of St. Paul Lutheran Church, 626.36 feet to a south line of lands of the City of Sandusky, Ohio (Mills Creek Golf Course); thence South $89^{\circ}14'$ West, along last mentioned line, 358.09 feet to the east line of Calvary Cemetery (Bishop of Toledo); thence South $4^{\circ}00'$ East, along last mentioned line, 570.89 feet to the north right of way line of Perkins Avenue; thence along a curve to the left, having a radius of 1392.69 feet, the chord for which is South $83^{\circ}29'38''$ East, 358.26 feet, a distance of 359.24 feet to a point of tangency; thence South $0^{\circ}53'$ East, 10.00 feet to a point, thence North $89^{\circ}07'$ East, still along said north right of way line of Perkins Avenue, 5.86 feet to the place of beginning and containing 4.8766 acres, more or less, together with any title or interest that owner may have in that portion of Perkins Avenue lying within the limits of the City of Sandusky, Ohio.

Permanent Parcel No. 58-68009.000