

ORDINANCE NO. 09-2023

AN ORDINANCE REZONING 0.92 +/- ACRES AT 354 NORTH CHILLICOTHE STREET AND 360 NORTH CHILLICOTHE STREET, PARCELS #18-0001164.0000, #18-0001165.0000, #18-0001166.0000, FROM NEIGHBORHOOD BUSINESS DISTRICT ("B1") TO COMMUNITY BUSINESS DISTRICT ("B2")

WHEREAS, Timothy Dawson owns parcels 18-0001164.0000, 18-0001165.0000, and 18-0001166.0000, as identified by the Union County Auditor's Office, located at 354 North Chillicothe Street and 360 North Chillicothe Street; and

WHEREAS, the property owner has submitted an application for rezoning the parcels to Community Business District ("B2"); and

WHEREAS, on April 19, 2023, following its duly advertised public hearing, the Planning and Zoning Commission unanimously voted to recommend to the Village Council the approval to rezone the property to Community Business District ("B2"); and

WHEREAS, the Village Council has reviewed the rezoning application and considered the recommendations of the administration and Planning and Zoning Commission, and agrees that the proposed rezoning is consistent with the goals and objectives of the Village Council and administration.

NOW THEREFORE BE IT ORDAINED by the Council of the Village of Plain City, Ohio, a majority of the members elected or appointed thereto concurring, as follows:

Section 1. The 0.92 +/- acres located at 354 North Chillicothe Street and 360 North Chillicothe Street, parcels 18-0001164.0000, 18-0001165.0000, and 18-0001166.0000, as identified by the Union County Auditor's Office, is rezoned to Community Business District ("B2") pursuant to Chapter 1136 of the Village of Plain City Codified Ordinances.

Section 2. It is found 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 that resulted in this formal action were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 3. This Ordinance shall be effective from and after the earliest period provided by law.

Passed: June 26, 2023.

Attest:

Austin Brown
Clerk of Council

Jody Carney
Mayor

First reading: June 12, 2023. Vote: ___ yea ___ nay ___ abstain

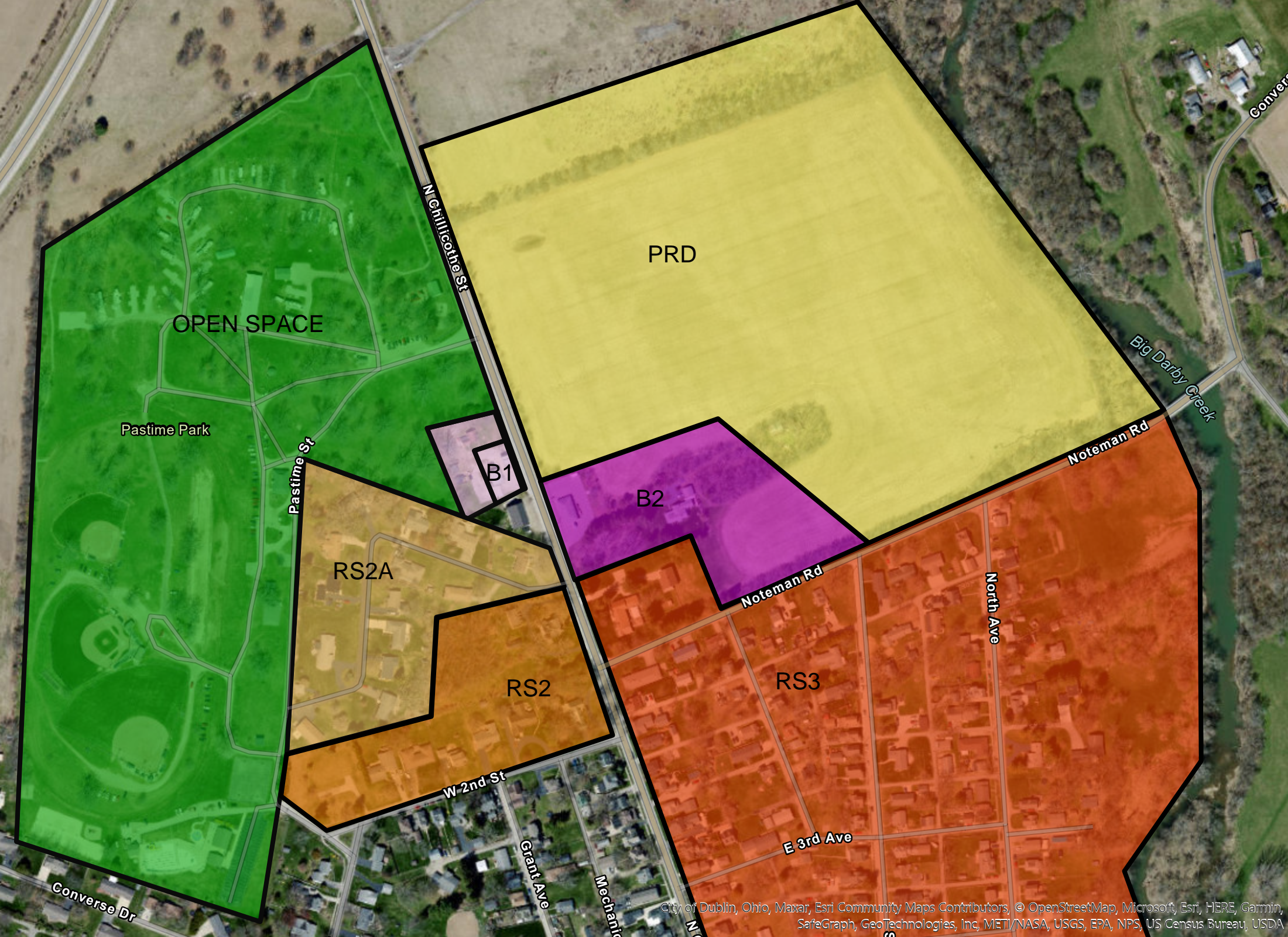
Second reading: June 26, 2023. Vote: 6 yea ___ nay ___ abstain

Certificate of Publication

The undersigned, being Clerk of Council of the Village of Plain City, hereby certifies that the foregoing was published by posting for 15 days as required by law and in accordance with Section 4.15 of the Codified Ordinances. The posting was done from June 27, 2023 to July 12, 2023 at the Office of the Clerk of Council located at 800 Village Boulevard; all being in the Village of Plain City, Ohio and the Village of Plain City Website at www.plain-city.com.

Date: June 27, 2023

Austin Brown
Clerk of Council



OPEN SPACE

Pastime Park

Pastime St

N Hillcothe St

B1

PRD

B2

Noteman Rd

Noteman Rd

Big Darby Creek

RS2A

RS2

RS3

North Ave

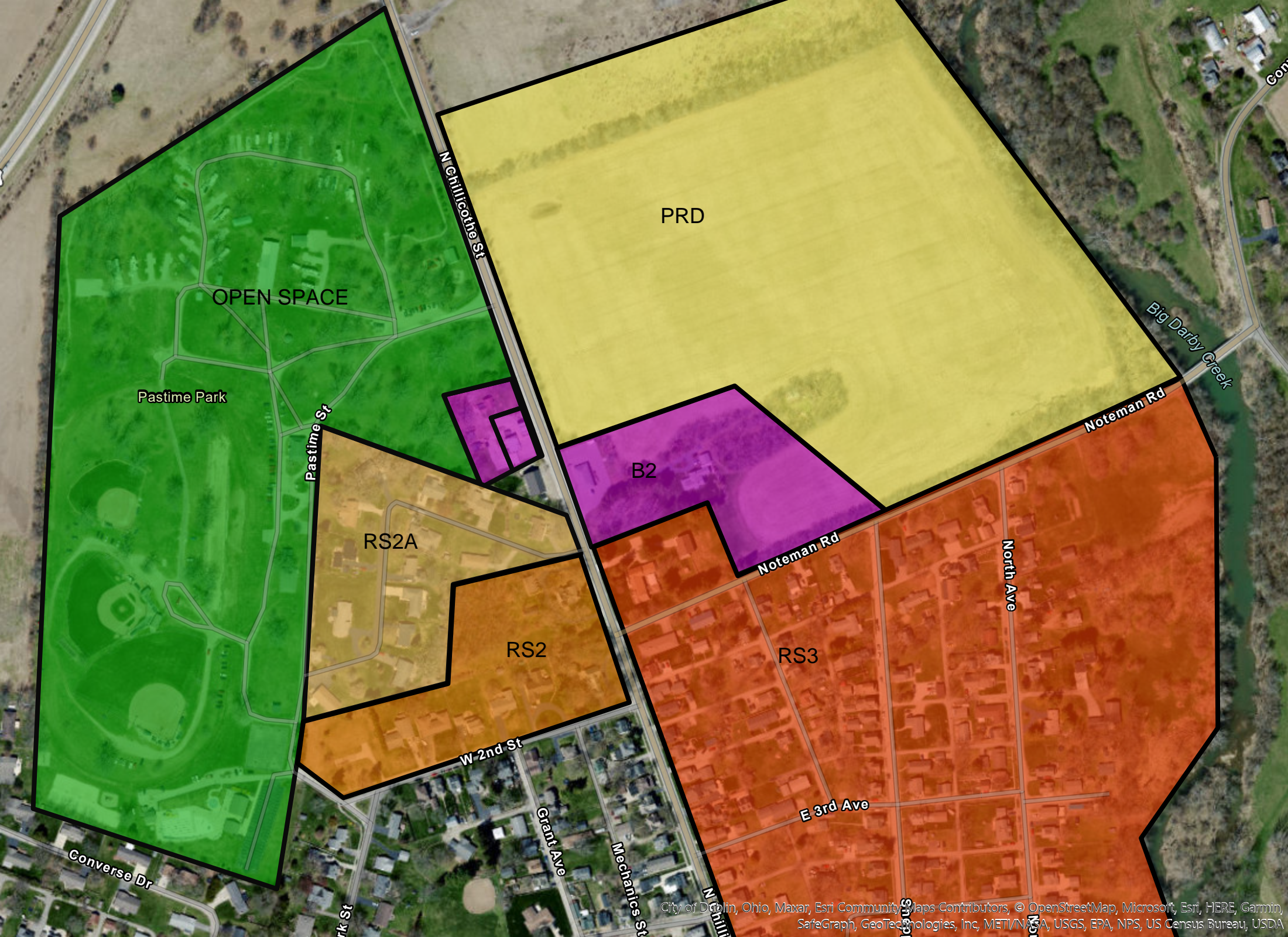
E 3rd Ave

W 2nd St

Grant Ave

Mechanical St

Converse Dr



OPEN SPACE

Pastime Park

PRD

B2

RS2A

RS2

RS3

Converse Dr

Pastime St

N Chillicothe St

W 2nd St

Grant Ave

Mechanics St

Noteman Rd

E 3rd Ave

North Ave

Noteman Rd

Big Darby Creek



PZ-23-2

Rezoning or Zoning Ordinance Amendment

Status: Active

Date Created: Mar 10, 2023

Applicant

Tim Dawson
pioneerpizza@yahoo.com
490 Wilderness Road
Marysville, OH 43040
9372434148

Primary Location

360 N CHILLICOTHE ST
Plain City, Ohio 43064

Owner:

DAWSON TIMOTHY
360 NORTH CHILLICOTHE None PLAIN CITY,
OH 43064

Additional Locations

0 US 42 US 42, Plain City Ohio 43064

P&Z Information

Ordinance

--

Notice Date

03/17/2023

P&Z Review Date

04/19/2023

P&Z Recommendation

--

P&Z Conditions

--

City Council Information

Date Notice Sent

--

Newspaper Notice Date

--

First Reading

--

Second Reading

--

Third & Final Reading**Effective Date**

--

--

Referendum Vote Date

--

Applicant Details**Applicant is the...?**

Owner

Application Information**Current Zoning District and Use**

B-1

Proposed Zoning District and Use

B-2

Rezoning Type

Commercial or Mixed Use

Parcel ID

1 2 3

of Acres to be rezoned

1.1

A description or statement of the present and proposed provisions of the Zoning Ordinance or the proposed change of the district boundaries of the Zoning District Map.

Currently B-1 with a gas station located on the property dating back to 1950's

A description, by map and text, of the property to be affected by the proposed change or amendment.

This b-1 Parcel is the only B-1 parcel on the street

A statement of the relation of the proposed change or amendment to the general health, safety, and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area.

This gas station has been a part of the Village for over 70 years servicing the public and I would like for that to continue

A statement of the relation of the proposed change or amendment to the comprehensive plan.

With B-2 directly across the street is cleaned up a lone B-1 parcel in the area and makes it more consistent with adjacent properties

Applicant Signature**Digital Signature**

Tim Dawson

03/10/2023