

PUBLIC HEARING FOR CHANGE OF ZONING CLASSIFICATION ON THE MILAN TOWNSHIP ZONING MAP

The Milan Township Board of Trustees met for a public hearing on March 4, 2020, at 6:30 p.m. in the Trustee Room of the Township Hall. Present at the meeting were Trustees Dan Frederick and Gerald Nickoli, Fiscal Officer Zachary Rospert, and John Hoty.

Mr. Nickoli opened the meeting at 6:30 p.m. with all reciting the Pledge of Allegiance.

Mr. Nickoli stated the purpose of the hearing is to consider the recommendation of the Milan Township Zoning Commission for a zoning change for James R. Arthur, Trustee & Helen A. March Property (Erie County Auditor's Tax Map as parcel #50-00007.004 and located on the west side of U.S. Route 250, near the State Route 13 intersection) from the current Agricultural (Ag), to a General Commercial (C-2) District.

Presentation: John Hoty introduced himself, indicating he is representing the property owner as their real estate agent. He noted the property to the north of this parcel and most of the property to the east is already commercial. While they do not have an interested buyer at this time, considering the location and the frontage on State Route 250, the commercial designation would be a good fit. Mr. Hoty further explained that the Arthur's recently sold 150 acres of the property with the buyer intending to continue farming the land. This leaves approximately 51 acres remaining, with 29 of those acres still being used for agricultural purposes, and this 22-acre request to be re-zoned commercial.

Mr. Frederick noted the Zoning Commission voted to recommend the change, and Erie Regional Planning Commission did not have any objections to the change.

Mr. Frederick further explained that, while the comprehensive plan shows this property as residential, it does line up with the commercial land surrounding it.

With no further discussion, Mr. Frederick moved for adoption of the following Resolution:

FINDINGS OF THE MILAN TOWNSHIP BOARD OF TRUSTEES:

WHEREAS, Section 519.12 of the Ohio Revised Code grants the authority to a board of township trustees to make amendments to the township zoning resolution and map,

WHEREAS, Property owners James Arthur and Helen March filed an application seeking trustee approval of a re-zoning request for Permanent Parcel #50-00007.004 located on the west side of US 250 near the SR 13 intersection from its current Ag-Agricultural classification to a C-2 General Commercial zoning district,

WHEREAS, the Milan Township Zoning Commission recommends that this application for a zoning map amendment be approved,

WHEREAS, the Erie County Regional Planning Commission has no objection to the approval of this application for a zoning map amendment,

WHEREAS, the Erie County Comprehensive Land Use Map provides a basis with which township officials can make pertinent decisions concerning the orderly development of the area and shows this parcel as being recommended residential but adjacent to commercial use areas,

WHEREAS, the Milan Township Trustees have determined that the C-2 Commercial District is designed to accommodate types of businesses whose uses are intended to serve passing motorists and US 250 is recognized as being the major route through Milan Township and northern Ohio,

WHEREAS, the Milan Township Trustees have determined that approval this re-zoning request and encouraging commercial development allows for a reasonable economic use of the land,

WHEREAS, the Milan Township Trustees have determined that approving the re-zoning request advances the public interest by providing substantial benefit to public health, safety and general welfare of the township by promoting continued orderly development of appropriate and compatible uses on this parcel and within the adjacent C-2 Commercial District,

WHEREAS, The Milan Township Trustees have complied with ORC Section 519.12 regarding procedures to properly consider requests for amendments to the Zoning Resolution and Map,

WHEREAS, the Milan Township Trustees have determined that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board; and that all deliberations of this Board and the Zoning Commission which resulted in formal action were taken in meetings open to the public in full compliance with applicable legal requirements including ORC Section 121.22,

DECISION OF THE BOARD OF TRUSTEES:

NOW THEREFORE BE IT RESOLVED THAT the Board of Trustees of Milan Township, Erie County, Ohio hereby approves the application by Milan Township property owners James Arthur and Helen March seeking the re-zoning of Permanent Parcel #50-00007.004 located on the west side of US 250 near the SR 13 intersection from its current Ag-Agricultural classification to a C-2 General Commercial zoning district.

Trustee Nickoli seconded the motion to adopt the Resolution. Upon roll call, the vote was as follows: Frederick-Yes, Nickoli-Yes, Shover-not present

Resolution #2020-04 was adopted on March 4, 2020

As there was no further business, the public hearing portion of the meeting was adjourned at 6:39 P.M.