

**ORDINANCE NO:** 19-O-01  
**SPONSOR:** MAYOR ADAMSON  
**INTRODUCED:** JANUARY 16, 2019

**AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF EIGHT (8) PARCELS OF PROPERTY FROM B-1 LIGHT COMMERCIAL TO B-2 HEAVY COMMERCIAL**

WHEREAS, there are eight (8) properties along the Manchester Road corridor that are in need of rezoning in order to make zoning usages and classifications more consistent; and

WHEREAS, the New Franklin Planning and Zoning Commission has completed a preliminary review of this rezoning and has asked New Franklin Council to begin the rezoning process.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NEW FRANKLIN, COUNTY OF SUMMIT, AND STATE OF OHIO, THAT:**

**SECTION ONE:**

New Franklin City Council amends the New Franklin Zoning map by changing the classification of eight (8) parcels of property from B-1 Light Commercial to B-2 Heavy Commercial. A list of the parcel numbers and the addresses associated with those parcels are attached as Exhibit A. A map outlining the areas to be rezoned is attached as Exhibit B.

**SECTION TWO:**

The City of New Franklin Zoning Department is directed to change the official zoning map of New Franklin in accordance with the terms in the Ordinance.

**SECTION THREE:**

The City of New Franklin finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in open meetings of this Council and any deliberation of this Council and any other Committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements.

**SECTION FOUR:**

Council declares this to be an emergency immediately necessary for the preservation of the public peace, health, safety and welfare of the citizens of New Franklin. Provided that this legislation receives the affirmative vote of three-fourths of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval

by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

ADOPTED: February 20, 2019

Kelly Kepler  
Kelly Kepler, Clerk

David Stock  
David Stock, President

APPROVED: February 20, 2019

Paul F. Adamson  
Paul F. Adamson, Mayor

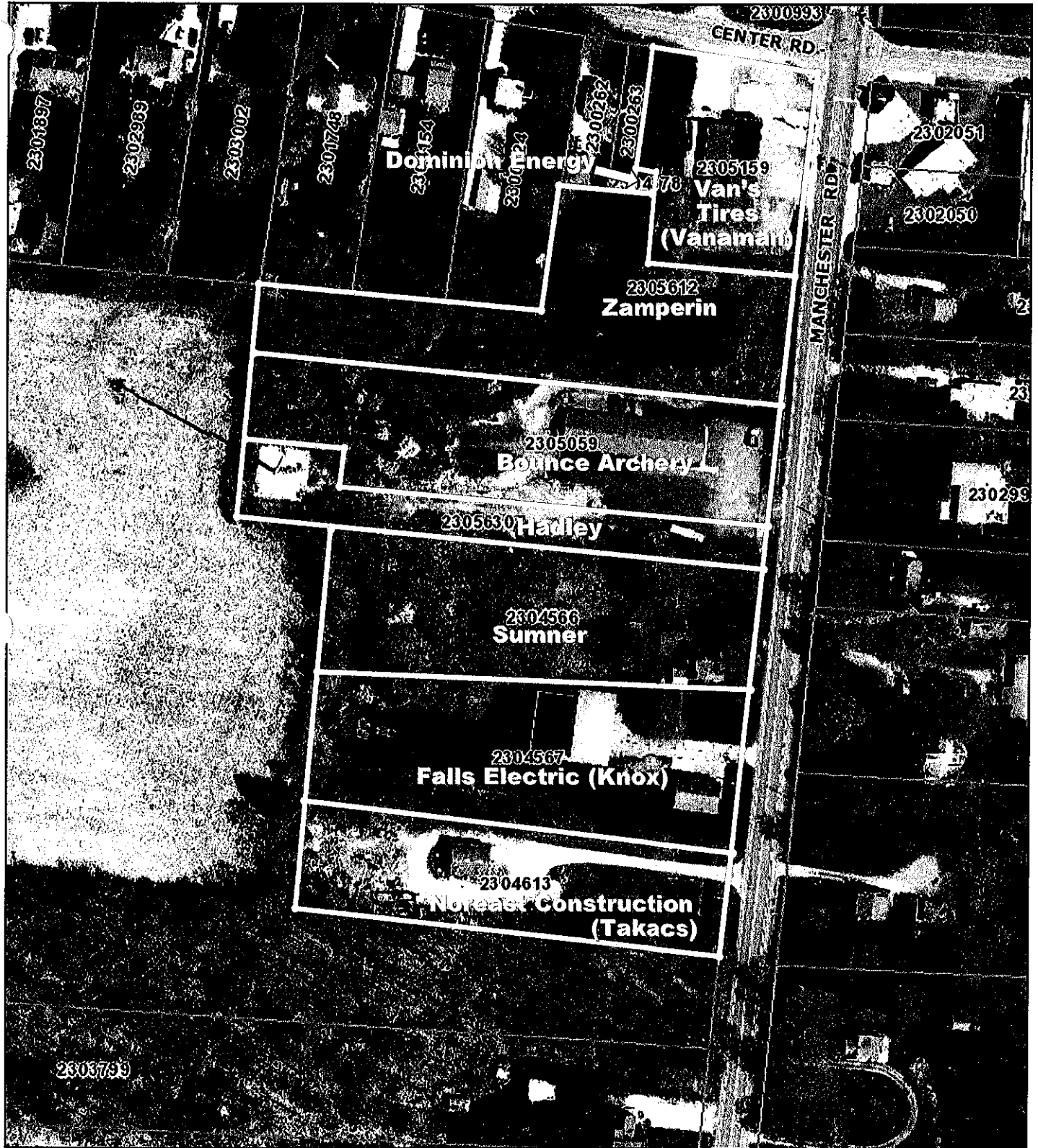
ENACTED EFFECTIVE: February 20, 2019

ON ROLL CALL:	Cotts	<u>Yes</u>	Jones	<u>Yes</u>	Harget	<u>Yes</u>
	Fetterman	<u>Yes</u>	Stock	<u>Yes</u>	Hawk	<u>Yes</u>
	Norris	<u>Yes</u>				

Publications on March 1, 2019 and March 8, 2019

Kelly Kepler  
Kelly Kepler, Clerk

# PROPOSED MANCHESTER ROAD REZONING



## PROPOSED

**B-1 (Light Commercial District) TO B-2 (Heavy Commercial District)**

## **PROPOSED MANCHESTER ROAD REZONING PROPERTIES**

**Parcel ID # 2305159**  
**Van's Tires**  
**5650 Manchester Road**  
**New Franklin, OH 44319**  
**c/o Michael A. and Beverly R. Vanaman**  
**3378 Sandy Lake Road**  
**Ravenna, OH 44266**

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**Parcel ID # 2304378**  
**Dominion Energy (East Ohio Gas Company)**  
**956 Center Road**  
**New Franklin, OH 44216**  
**c/o Dominion Energy (East Ohio Gas Company)**  
**Attn: Property Tax Department**  
**P.O. Box 27026**  
**Richmond, VA 23261**

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**Parcel ID # 2305612**  
**Sylvia Marie Zamperin**  
**(No assigned street address on Manchester Road)**  
**New Franklin, OH 44319**  
**c/o Sylvia Marie Zamperin**  
**825 Union Street**  
**Golden, CO 80401**

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**Parcel ID #2305059**  
**Bounce Archery**  
**5676 Manchester Road**  
**New Franklin, OH 44319**  
**c/o Dustin and Jennifer L. Bounce**  
**5676 Manchester Road**  
**New Franklin, OH 44319**

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**Parcel ID #2305630**  
**James F. and Janis V. Hadley, Co-Trustees**  
**(No assigned street address on Manchester Road)**  
**New Franklin, OH 44319**  
**c/o James F. and Janis V. Hadley, Co-Trustees**  
**1464 West Comet Road**  
**New Franklin, OH 44216**

## **PROPOSED MANCHESTER ROAD REZONING PROPERTIES**

**Parcel ID # 2304566**  
**Kenneth E. and Patricia A. Sumner**  
**5710 Manchester Road**  
**New Franklin, OH 44319**  
**c/o Kenneth E. and Patricia A. Sumner**  
**2718 Bright Trail**  
**Sugar Land, TX 77479**

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**Parcel ID # 2304567**  
**Falls Electric, Inc.**  
**5726 Manchester Road**  
**New Franklin, OH 44319**  
**c/o Falls Electric, Inc.**  
**Dennis L. and Helen L. Knox**  
**5485 Dailey Road**  
**New Franklin, OH 44319**

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**Parcel ID# 2304613**  
**Noreast Construction**  
**Robert B. Takacs**  
**5730 Manchester Road**  
**New Franklin, OH 44319**  
**c/o Robert B. Takacs**  
**1189 West Nimisila Road**  
**New Franklin, OH 44216**