

**Village of Mantua, Ohio**  
**ORDINANCE 2022-37**

**AN ORDINANCE AMENDING THE ZONING MAP OF THE VILLAGE OF MANTUA  
BY CHANGING AN AREA OF PROPERTY FROM THE “I” INDUSTRIAL DISTRICT  
ZONING CLASSIFICATION TO THE “R-2” RESIDENTIAL CLASSIFICATION.**

**WHEREAS**, the Zoning Code of the Village of Mantua has been adopted to protect the public and to promote the health, safety and welfare of the Village of Mantua; and

**WHEREAS**, the Mantua Village Planning Commission has received a request for the rezoning of three vacant parcels of land at the west end of Orchard Street from the “I” Industrial District zoning classification to the “R-2” Residential zoning classification; and

**WHEREAS**, upon consideration of the request and review of the zoning of the other parcels in the area, the Planning Commission has recommended to this Council by majority vote that the zoning classification of nineteen parcels of land on Orchard Street in the Village of Mantua, designated by the following Portage County Permanent Parcel Numbers

24-040-10-00-124-000	24-040-10-00-135-000
24-040-10-00-125-000	24-040-10-00-136-000
24-040-10-00-126-000	24-040-10-00-137-000
24-040-10-00-127-000	24-040-10-00-001-001
24-040-10-00-128-000	24-040-10-00-001-002
24-040-10-00-130-000	24-040-10-00-001-003
24-040-10-00-131-000	24-041-13-00-102-001
24-040-10-00-132-000	and parts of
24-040-10-00-133-000	24-040-10-00-138-000
24-040-10-00-134-000	24-041-14-00-084-004

be changed from the “I” Industrial District zoning classification to the “R-2” Residential zoning classification; and

**WHEREAS**, the Council of the Village of Mantua has determined that the health, safety and welfare of the community will be advanced by approving the rezoning recommended by the Mantua Planning Commission; and

**WHEREAS**, in conformity with Sections 640.08 and 640.09 of the Mantua Village Zoning Code and Section 713.12 of the Ohio Revised Code, a public hearing on the proposed rezoning has been held by this Council on August 16, 2022 after giving at least thirty days notice of the time and place of such hearing by publication in the Kent-Ravenna Record Courier; and

**WHEREAS**, written notice of the proposed rezoning has been mailed by the Fiscal Officer, by first class mail, at least twenty days before the date of the public hearing to the owners of property within and contiguous to and directly across the street from the parcels proposed to be rezoned.

**NOW THEREFORE BE IT ORDAINED** by the Council of the Village of Mantua, a majority or more of the members elected thereto concurring, that:

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**SECTION 1.** This Council hereby accepts and adopts the recommendation and findings of the Mantua Village Planning Commission supporting the proposed rezoning, to wit:

- (1) The improved lots on the north side of Orchard Street are already in use as residential;
- (2) The abandoned railroad right-of-way area owned by the Village is dedicated through the Park District Lease Agreement to use as recreational trail, preventing industrial development;
- (3) Charles English has previously expressed an interest in developing his portion of the abandoned railroad right-of-way as condominiums, which is consistent with the Village Comprehensive Plan and the proposed rezoning;
- (4) Rezoning the entire area would eliminate the appearance of spot-zoning; and
- (5) The area proposed for rezoning is contiguous to a current “R-2” area.

**SECTION 2.** This Council further finds that the three vacant lots proposed for rezoning are suitable and appropriate for residential development.

**SECTION 3.** The zoning classification of the following Portage County Permanent Parcel Numbers is hereby changed from the “I” Industrial District zoning classification to the “R-2” Residential zoning classification:

24-040-10-00-124-000	24-040-10-00-135-000
24-040-10-00-125-000	24-040-10-00-136-000
24-040-10-00-126-000	24-040-10-00-137-000
24-040-10-00-127-000	24-040-10-00-001-001
24-040-10-00-128-000	24-040-10-00-001-002
24-040-10-00-130-000	24-040-10-00-001-003
24-040-10-00-131-000	24-041-13-00-102-001
24-040-10-00-132-000	and parts of
24-040-10-00-133-000	24-040-10-00-138-000
24-040-10-00-134-000	24-041-14-00-084-004

**SECTION 4.** the Portage County Geographic Information System Map section showing the whole or part parcels of land to be rezoned by this Ordinance is attached hereto as “Exhibit A” and incorporated herein by reference.

**SECTION 5.** The Village Administrator is hereby authorized and directed to take all steps necessary to have updated zoning maps generated by the Portage County Regional Planning Commission.

**SECTION 6.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with Section 121.22 of the Ohio Revised Code.

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**SECTION 7.** This Ordinance shall become effective after public hearing and its passage by Council, at the earliest period allowed by law.

**PASSED** in Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

1st Reading: July 19, 2022

2nd Reading: August 16, 2022

3rd Reading: \_\_\_\_\_

Public Hearing: August 16, 2022

Effective: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Linda Clark, Mayor

\_\_\_\_\_  
Teresa Criblez, Fiscal Officer

I hereby certify the above Ordinance was duly posted at the five (5) public notice locations in the Village of Mantua, Ohio on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Teresa Criblez, Fiscal Officer

Approved as to Legal Form:

\_\_\_\_\_  
Michele Stuck, Solicitor

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"Exhibit A"

Proposed Re-Zoning of Industrial Parcels to R2 Residential

