

VILLAGE OF McDONALD, OHIO

ORDINANCE NO. 3310-25

AN ORDINANCE REZONING A CERTAIN PARCEL OF PROPERTY IN THE VILLAGE OF MCDONALD, OHIO FROM A ZONING CLASSIFICATION OF RESIDENTIAL “RA” TO A CLASSIFICATION OF COMMERCIAL “CA” AND AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF MCDONALD, OHIO.

WHEREAS, P and D Property Group LLC, the owner of the parcel of property located at 305 W. Marshall Road, McDonald, Ohio, known as Trumbull County parcel #26-077200 (hereinafter referred to as the “Property”) filed an Application to rezone the Property from its current zoning classification of Residential “RA” to a classification of Commercial “CA”;

WHEREAS, the Planning Commission, after providing notice as required by law, held a public hearing regarding the Application on October 28, 2024, and considered the Application at meetings of the Planning Commission on October 28, 2024 and November 11, 2024;

WHEREAS, the Planning Commission recommended to Council to rezone the Property from its current zoning classification of Residential “RA” to a classification of Commercial “CA” and amend the Official Zoning Map accordingly, upon the stipulation that a site line buffer be installed by the owner of the Property near the rear property line, subject to the Building Inspector’s approval.

WHEREAS, after required notice, Council for the Village held a public hearing on January 8, 2025 seeking input and commentary from the public regarding the proposed rezoning; and

WHEREAS, based upon the Planning Commission’s recommendation, the public hearing, and the motion made and passed at the regular Council meeting on January 23, 2025 Council deems it appropriate to proceed with this Ordinance to amend the zoning classification of the Property from Residential “RA” to a classification of Commercial “CA”.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF McDONALD, TRUMBULL COUNTY, STATE OF OHIO:

Section I. The recommendation of the Planning Commission that the Property be rezoned from its current zoning classification of Residential “RA” to a classification of Commercial “CA” and that the Official Zoning Map be amended accordingly is hereby adopted.

Section II. With this Ordinance, the Property is hereby rezoned from its current zoning classification of Residential “RA” to a classification of Commercial “CA” and the Official Zoning Map shall hereby be amended accordingly, upon the stipulation that a site line buffer be installed by the owner of the Property near the rear property line, subject to the Building Inspector’s approval. Attached hereto is a true and accurate Map showing the rezoning.

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Section III. This Ordinance rezoning the parcel of the Property shall be incorporated into the Official Zoning Map of the Village of McDonald upon the date this Ordinance becomes effective by law. The Village Administrator is hereby authorized to take all action necessary to change and amend the Official Zoning Map.

Section IV. The passage of this Ordinance and all deliberations relating to the passage of this Ordinance were held in open meetings in accordance with the provisions of Ohio Revised Code Section 121.22.

Section V. This Ordinance shall take effect and be in full legal force and effect from and after the earliest period allowed by law.

Passed in Council this 20th day of February, 2025.

Mayor

Attest to:

Fiscal Officer