

**ORDINANCE NO. 9-2023**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY  
LOCATED IN MARBLEHEAD, OHIO FROM R-1 RESIDENTIAL TO BUSINESS AND  
TO AMEND THE ZONING MAP ACCORDINGLY**

**WHEREAS**, an application for a zoning district change was initiated by property owner Matthew Richmond to rezone 1.2 acres at the rear of 614 E. Main Street; and

**WHEREAS**, the Marblehead Planning Commission held a public hearing on May 3, 2023 on the application to accept public comment; and

**WHEREAS**, the Marblehead Planning Commission unanimously voted at the May 3, 2023 hearing to make a recommendation to the Marblehead Village Council to change/reclassify the zoning district for the Parcel from R-1 Residential to Business; and

**WHEREAS**, pursuant to Chapter 154.251 et. seq. of the Marblehead Codified Ordinances and §713.12 of the Ohio Revised Code, a public hearing was scheduled by the Marblehead Village Council and held on June 28, 2023 in Marblehead at which the public was afforded the opportunity to state their opinion either in favor of or in opposition to the proposed zoning district change/reclassification for said parcel.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE  
OF MARBLEHEAD, OTTAWA COUNTY, OHIO AS FOLLOWS:**

SECTION 1. That the requested zoning change/reclassification shall be in general agreement with the use and future development of the Parcel.

SECTION 2. That the requested zoning change/reclassification will not be detrimental to other properties located in the general vicinity of the Parcel.

SECTION 3. That the requested zoning change/reclassification will be in compliance with the intent and purpose of the Marblehead Zoning Ordinance.

SECTION 4. That on the basis of the above findings and in conjunction with the recommendation of the Planning Commission, Council hereby approves the requested zoning change/reclassification from R-1 Residential to Business for the 1.2 acre parcel at the rear of 614 E. Main Street approves amending the zoning map to reflect this amendment.

SECTION 5. This Council hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of Council, and of its committees, which result in formal action, were taken in full compliance with the applicable legal requirements.

Approved June 28, 2023

Jacqueline A. Bird  
Jacqueline A. Bird, Mayor

Attest:

Rhonda I. Sowers  
Rhonda I. Sowers, Fiscal Officer

Dated June 28, 2023

1<sup>st</sup> Reading 6-28-23 2<sup>nd</sup> Reading waived 3<sup>rd</sup> Reading waived

Passed: yes X no \_\_\_ Vote: yea 5 nay 0 Immediate effect: yes \_\_\_ no X