

A RESOLUTION REFERRING PROPOSED TEXT AMENDMENTS TO VILLAGE'S PLANNING AND ZONING CODE GOVERNING VEHICLE FUEL STATIONS AND TRAVEL CENTERS, AND DECLARING AN EMERGENCY

WHEREAS, Charter Section 9.06 and Section 1109.07 of the Planning and Zoning Code require proposed text amendments to the Planning and Zoning Code to be referred to the Planning Commission for approval, disapproval, or for recommended modifications; and

WHEREAS, the Council enacted Ordinance Nos. 27-2024 and 31-2024 imposing a moratorium on a number of uses in the Village, including automotive service stations, truck service stations, gas stations, and convenience stores operated in connection with any of the foregoing; and

WHEREAS, subsequent to passage of Ordinance No. 27-2024, Council worked diligently to study and examine the uses subject to the moratorium and to assess the best methods for regulating the same in the Village;

WHEREAS, the Council passed Ordinance No. 57-2024 to extend the moratorium through April 2, 2025 or until legislation created as a result of the moratorium takes effect, whichever occurs first;

WHEREAS, Council completed its study and passed Ordinance No. 67-2024, which referred to the Planning Commission the question of whether the Village should ban or impose other limits on gas stations and truck plazas in the Village;

WHEREAS, Planning Commission conducted its own study of the referral, and ultimately returned a recommendation to Council that the Village: (a) limit the number of gas stations in the Village to two (2); and (b) prohibit property in the Village from use as a travel center;

WHEREAS, Council received Planning Commission's recommendation and has prepared text amendments to the Planning and Zoning Code consistent with those recommendations;

WHEREAS, Council wishes to refer those proposed text amendments to the Planning and Zoning Code to the Planning Commission for approval, disapproval, or for recommended modifications.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Richfield, County of Summit, State of Ohio that:

SECTION 1. The text amendments to the Planning and Zoning Code, as set forth in Exhibit A, is referred to the Planning Commission approval, disapproval, or for recommended modifications on the proposed zoning amendment.

SECTION 2. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution is hereby declared to be an emergency measure for the immediate preservation of the public health, safety, and welfare and for the further reason that it is necessary to refer the proposed text amendments to the Planning and Zoning Code to the Planning Commission for its evaluation and recommendation as soon as possible; wherefore, provided this Resolution receives the affirmative vote of two-thirds of the members of Council elected or appointed, it shall take effect immediately upon its passage and execution by the Mayor; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 2-4-2025



President of Council



Mayor

Dated: 2/4/2025

ATTEST:


Clerk of Council