

CITY OF OBERLIN, OHIO

ORDINANCE No. 19-67 AC CMS

AN ORDINANCE AMENDING THE CITY OF OBERLIN ZONING MAP TO REZONE PERMANENT PARCEL No. 14-000-16-000-032 STATE ROUTE 58 FROM “O”/OFFICE DISTRICT TO THE “C-3”/PLANNED HIGHWAY COMMERCIAL DISTRICT AND DECLARING AN EMERGENCY

WHEREAS, the City of Oberlin Planning Commission has reviewed Permanent Parcel No. 14-000-16-000-032 State Route #58 to determine whether the current zoning of this parcel is appropriate; and

WHEREAS, the Planning Commission has determined that rezoning this parcel would make its zoning consistent with the existing “C-3” zoning in the immediate vicinity and would rezone it to a district which was the most appropriate for a busy highway location; and

WHEREAS, the Planning Commission voted on September 4, 2019 to recommend to the City Council that this property be rezoned to “C-3”/Planned Highway Commercial District; and,

WHEREAS, this Council held a public hearing on October 21, 2019 concerning the Planning Commission’s recommendation; and,

WHEREAS, this Council has voted to adopt the recommendation of the Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Oberlin, County of Lorain, State of Ohio, five-sevenths (5/7ths) of all members elected thereto concurring:

SECTION 1. That the parcel of real property identified in Exhibit “A” attached hereto is hereby rezoned to “C-3”/Planned Highway Commercial District.

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning or relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of 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.

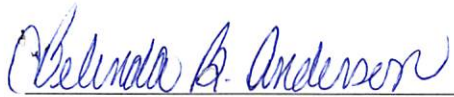
SECTION 3: That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the citizens of the City of Oberlin, Ohio, or to provide for the usual daily operation of a municipal department, to wit: to facilitate economic development in the City of Oberlin and to amend the title and substance accordingly and shall take effect immediately upon passage.

PASSED: 1st Reading: November 4, 2019

2nd Reading: November 18, 2019

3rd Reading: December 2, 2019 (E)

ATTEST:

A handwritten signature in blue ink, reading "Belinda B. Anderson", written over a horizontal line.

BELINDA B. ANDERSON, MMC
CLERK OF COUNCIL

POSTED: 12/03/2019

A handwritten signature in blue ink, reading "Bryan Burgess", written over a horizontal line.

BRYAN BURGESS
PRESIDENT OF COUNCIL

EFFECTIVE DATE: 12/02/2019



Lorain County Auditor
Craig Snodgrass, CPA, CGFM

Report generated: Thu Oct 31 2019

Parcel Number: 1400016000032

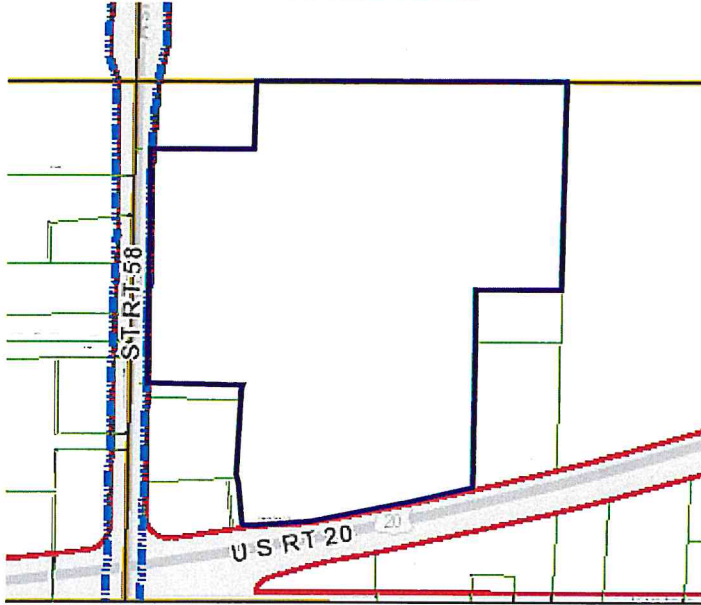


Image Not Found

Parcels

Parcel Number	1400016000032	Land Use	110
Owner	HANMER ROBERT A TRUSTEE & MCGRANN JOHN T JR	Neighborhood	11515 - OBERLIN S
Location Address	ST RT 58 OBERLIN, OH 44074	Acres	27.93
Tax Bill Mailed To	832 BREEZEWOOD LN VERMILION, OH 44089	School District	OBERLIN CSD
Property Description	****NOTES**** FROM -030	Instrument Number	<u>20090298873</u>
Tax District	60 - OBERLIN CITY/OBERLIN CSD	Delinquent Real Estate	No

Values

Market Land Value	\$89,710.00
Market Building Value	\$0.00
Market Total Value	\$89,710.00
Market CAUV	\$19,410.00
Market Abatement	\$0.00
Assessed Land Value	\$31,400.00
Assessed Building Value	\$0.00
Assessed Total Value	\$31,400.00
Assessed CAUV	\$6,793.50
Assessed Abatement	\$0.00

The 2018 values have been certified by the State of Ohio.

Taxes

Gross Full Year Tax	\$667.00	Special Assessment	\$0.00
State Credit	\$243.38	Delinquent Special Assessment	\$0.00
Subtotal	\$ 423.62	Unpaid Taxes	\$0.00
Non-Business Credit	\$37.48	Total Taxes Owed	\$386.14
Owner Occupancy Credit	\$0.00	Total Taxes Paid	\$386.14
Homestead Credit	\$0.00	Special Assessments	N
Net Tax	\$386.14		

Your 2018 taxes were certified on January 11, 2019. The full year tax includes all unpaid taxes and special assessments. Tax amounts may be verified through the Lorain County Treasurer's Office at (440) 329-5787. Mortgage Companies and Title Representatives must request tax information via USPS during tax collection periods.

Sales

Sale Date	Sale Amount	Conveyance	Grantor	Grantee	Number of Parcels
1/26/2009	\$0.00	2009090293	HANMER DAVID	MCGRANN NAOMI	1
6/10/2009	\$0.00	2009092172	MCGRANN NAOMI	WACHOVIA BANK NATIONAL	1
4/13/2011	\$0.00	2011091258	HAMNER DAVID	HANMER DAVID	1
4/13/2011	\$0.00	2011091257	HAMNER DAVID	MCGRANN JOHN	1
12/11/2014	\$0.00	2014094397	HANMER DAVID	HANMER ROBERT	1

Conveyance



TaxHistory

Tax Year 2017

Gross Full Year Tax	\$877.26
State Credit	\$301.08
Subtotal	576.18

Non-Business Credit	\$55.22
Owner Occupancy Credit	\$0.00
Homestead Credit	\$0.00

Tax Year 2016

Gross Full Year Tax	\$883.64
State Credit	\$301.06
Subtotal	582.58

Non-Business Credit	\$56.32
Owner Occupancy Credit	\$0.00
Homestead Credit	\$0.00

Tax Year 2015

Gross Full Year Tax	\$884.48
State Credit	\$301.24
Subtotal	583.24

Non-Business Credit	\$56.38
Owner Occupancy Credit	\$0.00
Homestead Credit	\$0.00

Net Tax	\$520.96
Special Assessment	\$0.00
Delinquent Special Assessment	\$0.00
Unpaid Taxes	\$0.00
Total Taxes Owed	\$520.96
Total Taxes Paid	\$520.96

Net Tax	\$526.26
Special Assessment	\$0.00
Delinquent Special Assessment	\$0.00
Unpaid Taxes	\$0.00
Total Taxes Owed	\$526.26
Total Taxes Paid	\$526.26

Net Tax	\$526.86
Special Assessment	\$0.00
Delinquent Special Assessment	\$0.00
Unpaid Taxes	\$0.00
Total Taxes Owed	\$526.86
Total Taxes Paid	\$526.86

TaxPayments

Year	Date	Prior	1st Half	2nd Half	Surplus
2015	7/8/2016	0	0	263.43	0
2015	2/12/2016	0	263.43	0	0
2016	2/17/2017	0	263.13	0	0
2018	7/8/2019	0	0	193.07	0
2017	7/12/2018	0	0	260.48	0
2017	2/15/2018	0	260.48	0	0
2016	7/14/2017	0	0	263.13	0
2018	2/15/2019	0	193.07	0	0