

7. Elected Official Reports (if desired)

- a. Auditor – Brian Treisch
- b. Treasurer – Rodney Sparks
- c. Director of Law – Thomas Palmer

8. Mayor’s Report

9. President of Council Comments

10. Adjournment

5a

ORDINANCE NO. 2019-10

ENTITLED AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE CITY OF GALION PLANNING COMMISSION AND RE-ZONING PERMANENT PARCEL IDENTIFICATION NUMBERS (PIN) 48-00-08462-100, 48-00-08462-001, 48-00-08462-003, AND 48-00-08462-004 FROM (RE) RURAL ESTATE, TO (IP) INDUSTRIAL PARK.

WHEREAS, the City of Galion Planning Commission has recommended the re-zoning of the property recently annexed to the city and more definitely defined to be Permanent Parcel Identification Numbers (PIN) 48-00-08462-100, 48-00-08462-001, 48-00-08462-003, and 48-00-08462-004, from (Rural Estate) to (IP) Industrial Park, and

WHEREAS, Galion City Council has conducted a Public Hearing on this recommendation pursuant to the Ohio Revised Code, at which time all interested persons had an opportunity to be heard on this matter, and

WHEREAS, Galion City Council finds that the proposed re-zoning is consistent with the orderly development of and in the best interests of the City of Galion.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1. That Permanent Parcel Identification Numbers (PIN) 48-00-08462-100, 48-00-08462-001, 48-00-08462-003, and 48-00-08462-004, be and are hereby re-zoned from their current classification as (RE) Rural Estate to (IP) Industrial Park.

Section 2. That this ordinance shall be published in accordance with applicable Ohio law.

Section 3. That this Ordinance shall take effect and be in force upon the earliest time allowed by law, after its passage.

CARL W. WATT
PRESIDENT OF COUNCIL

ATTEST:

JULIE L. BELL
CLERK OF COUNCIL

APPROVED AS TO FORM:

THOMAS N. PALMER
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: _____

APPROVED: _____
THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: _____
DATE

ADOPTED ON SECOND READING: _____
DATE

ADOPTED ON THIRD READING: _____
DATE

VOTE ON FINAL READING	<u>YEA</u>	<u>NAY</u>
MR. BALDINGER	_____	_____
MS. CLARK	_____	_____
MR. COMERFORD	_____	_____
MS. ERLSTEN	_____	_____
DR. FELLNER	_____	_____
MR. RICHART	_____	_____
MR. TRIPLETT	_____	_____

5b

RESOLUTION NO. 2019-4

ENTITLED A RESOLUTION PROVIDING FOR FUTURE MAINTENANCE BY THE CITY OF GALION OF VARIOUS STREETS WITHIN THE CITY LIMITS AS PRESENTED IN THE LEGAL DESCRIPTIONS AND MAPS AS HEREBY ATTACHED.

WHEREAS, it has been determined that some streets in the City of Galion are not demarcated as official streets on the official GIS system for Crawford County.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GALION, OHIO:

Section 1. That the City of Galion hereby accepts for future maintenance the following public streets as identified by legal description in Exhibit A and illustration on the attached maps identified as Exhibit B.

- a. Trachsel Place – donation to the City of Galion
- b. McClure Street – donation to the City of Galion

Section 2. That this Resolution shall be published in accordance with applicable provisions of the Ohio Revised Code.

Section 3. That this Resolution shall and remain in full force and effect after is passage at the earliest time allow by law.

CARL W. WATT
PRESIDENT OF COUNCIL

ATTEST:

JULIE L. BELL
CLERK OF COUNCIL

APPROVED AS TO FORM:

THOMAS N. PALMER
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: _____

APPROVED: _____
THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: _____
DATE

ADOPTED ON SECOND READING: _____
DATE

ADOPTED ON THIRD READING: _____
DATE

VOTE ON FINAL READING	<u>YEA</u>	<u>NAY</u>
MR. BALDINGER	_____	_____
MS. CLARK	_____	_____
MR. COMERFORD	_____	_____
MS. ERLSTEN	_____	_____
DR. FELLNER	_____	_____
MR. RICHART	_____	_____
MR. TRIPLETT	_____	_____



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR THE CITY OF GALION
1.460 ACRES
CITY OF GALION, CRAWFORD COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF CRAWFORD, CITY OF GALION, BEING PART OF OUT LOTS 708 AND 709 OF THE CONSECUTIVELY NUMBERED LOTS OF SAID CITY, A 1.460 ACRE TRACT OUT OF A TRACT CONVEYED TO KURT STIMENS TRUSTEE OF RECORD IN OFFICIAL RECORD 938, PAGE 709, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, CRAWFORD COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE FOUND ON THE SOUTH RIGHT-OF-WAY LINE OF HARDING WAY EAST (60 FEET IN WIDTH), A NORTHWEST CORNER OF SAID OUT LOT 708, A NORTHWEST CORNER OF SAID STIMENS TRACT, AND THE NORTHEAST CORNER OF INLOT 3754 CONVEYED TO JAMES E. BAKER OF RECORD IN OFFICIAL RECORD 783, PAGE 13;

THENCE SOUTH 88°52'45" EAST, A DISTANCE OF 60.38 FEET WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID HARDING WAY EAST, A NORTH LINE OF SAID OUT LOT 708, AND A NORTH LINE OF SAID STIMENS TRACT, TO AN IRON PIPE FOUND AT A NORTHEAST CORNER OF SAID OUT LOT 708, A NORTHEAST CORNER OF SAID STIMENS TRACT, AND A NORTHWEST CORNER OF OUT LOT 710 CONVEYED TO DAVID M. AND LAURA J. REED OF RECORD IN OFFICIAL RECORD 995, PAGE 1900;

THENCE SOUTH 00°38'02" EAST, A DISTANCE OF 655.06 FEET WITH AN EAST LINE OF SAID OUT LOT 708, AN EAST LINE OF SAID STIMENS TRACT, A WEST LINE OF SAID OUT LOT 710, A WEST LINE OF SAID REED TRACT, AND ALSO OVER AND ACROSS SAID OUT LOT 708, AND SAID STIMENS TRACT, PASSING AN IRON PIN FOUND AT 543.55 FEET, TO AN IRON PIN SET;

THENCE NORTH 88°52'32" WEST, A DISTANCE OF 495.86 FEET OVER AND ACROSS SAID OUT LOT 708, AND SAID STIMENS TRACT, AND WITH A SOUTH LINE OF SAID STIMENS TRACT AND A NORTH LINE OF A TRACT CONVEYED TO CRAWFORD CONDOMINIUMS, LTD OF RECORD IN OFFICIAL RECORD 474, PAGE 256, PASSING AN IRON PIN FOUND AT 157.82 FEET, TO A POINT REFERENCED BY AN IRON PIN FOUND NORTH 39°05'16" EAST, A DISTANCE OF 0.37 FEET, SAID POINT BEING AT THE SOUTHEAST TERMINUS OF TRACHSEL PLACE (50 FEET IN WIDTH), A WEST LINE OF SAID OUT LOT 708, A SOUTHWEST CORNER OF SAID STIMENS TRACT, AND THE NORTHEAST CORNER OF INLOT 3368 CONVEYED TO CECIL LEO WEBER OF RECORD IN DEED BOOK 363, PAGE 33;

THENCE NORTH 00°09'17" WEST, A DISTANCE OF 50.01 FEET WITH THE EAST TERMINUS OF SAID TRACHSEL PLACE, A WEST LINE OF SAID OUT LOT 708, A WEST LINE OF SAID OUT LOT 709, AND A WEST LINE OF SAID STIMENS TRACT, TO A POINT REFERENCED BY AN IRON PIPE FOUND NORTH 09°45'25" EAST, A DISTANCE OF 0.25 FEET, SAID POINT BEING AT A NORTHWEST CORNER OF SAID STIMENS TRACT, A SOUTHWEST CORNER OF A TRACT CONVEYED TO TRACHSEL APARTMENTS, LLC OF RECORD IN OFFICIAL RECORD 941, PAGE 412, AND THE SOUTHEAST CORNER OF INLOT 3367 CONVEYED TO STAR RENTALS, LLC. OF RECORD IN OFFICIAL RECORD 939, PAGE 1200;

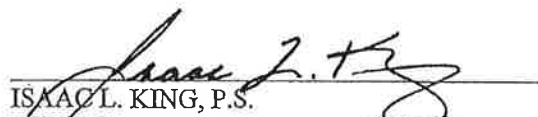
THENCE SOUTH 88°52'32" EAST, A DISTANCE OF 427.47 FEET WITH A NORTH LINE OF SAID STIMENS TRACT, A SOUTH LINE OF SAID TRASCHEL APARTMENTS TRACT, AND THE SOUTH LINE OF EASTON CONDOMINIUMS AS SHOWN AND DELINEATED IN PLAT BOOK 34, PAGES 12 AND 13, TO AN IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID EASTON CONDOMINIUMS TRACT;

THENCE NORTH 00°05'04" EAST, A DISTANCE OF 604.85 FEET WITH A WEST LINE OF SAID STIMENS TRACT, THE EAST LINE OF SAID EASTON CONDOMINIUMS TRACT, AND THE EAST LINE OF SAID INLOT 3754, TO THE IRON PIPE FOUND AT THE POINT OF BEGINNING, CONTAINING 1.460 ACRES OF LAND, MORE OR LESS.

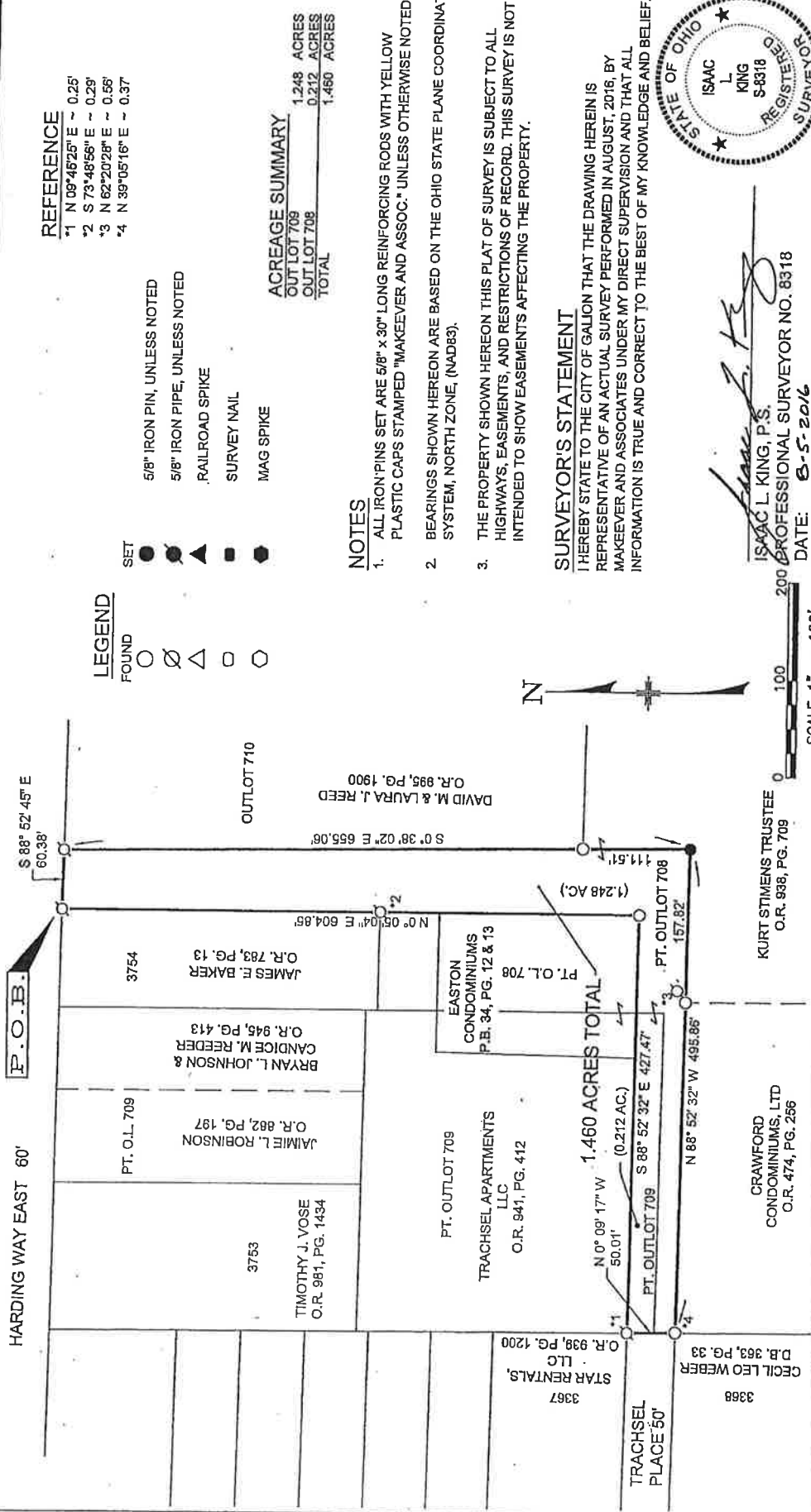
THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST, 2016, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

PRIOR DEED REFERENCE: OFFICIAL RECORD 938, PAGE 709.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-5-2016





REFERENCE
 *1 N 08°46'25\" E ~ 0.25'
 *2 S 73°48'56\" E ~ 0.25'
 *3 N 62°20'28\" E ~ 0.56'
 *4 N 39°05'16\" E ~ 0.37'

LEGEND
 FOUND ○
 SET ●
 ○ ∅
 △
 ○
 ○

5/8\" IRON PIN, UNLESS NOTED
 5/8\" IRON PIPE, UNLESS NOTED
 RAILROAD SPIKE
 SURVEY NAIL
 MAG SPIKE

ACREAGE SUMMARY
 OUTLOT 709 1.248 ACRES
 OUTLOT 708 0.212 ACRES
 TOTAL 1.460 ACRES

NOTES

- ALL IRON PINS SET ARE 5/8\" x 30\" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED \"MAKEEVER AND ASSOC.\" UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).
- THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S STATEMENT

I HEREBY STATE TO THE CITY OF GALION THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN AUGUST, 2016, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ISAAC L. KING, P.S.
 PROFESSIONAL SURVEYOR NO. 8318
 DATE: 8-5-2016



PLAT OF SURVEY FOR:
THE CITY OF GALION

DESCRIPTION
 BEING PART OF OUT LOT 708 & 709 OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF GALION, CRAWFORD COUNTY, OHIO.

ORIG. DATE: 8-3-2016
 ORIG. SHEET SIZE = 11\"x17\"
 S:\2015\094\002
 DWG. NAME : 2015-094-002



ENGINEERS •
SURVEYORS

1810 E. Mansfield St.
P.O. Box 325
Bucyrus, Ohio 44820
(419) 562-7757
(419) 562-4717 fax

**LEGAL DESCRIPTION FOR THE CITY OF GALION
0.309 ACRES
CITY OF GALION, CRAWFORD COUNTY, OHIO**

SITUATED IN THE STATE OF OHIO, COUNTY OF CRAWFORD, CITY OF GALION, BEING PART OF OUT LOT 684 OF THE CONSECUTIVELY NUMBERED LOTS OF SAID CITY, A 0.309 ACRE TRACT OUT OF A TRACT CONVEYED TO HARDING DEVELOPMENT CO. OF RECORD IN DEED BOOK 387, PAGE 332, RECORDS REFER TO THE COUNTY RECORDER'S OFFICE, CRAWFORD COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIPE FOUND AT THE NORTHWEST TERMINUS OF MCCLURE STREET (50 FEET IN WIDTH), AN EAST LINE OF SAID OUT LOT 684, AN EAST LINE OF SAID HARDING DEVELOPMENT TRACT, A SOUTHWEST CORNER OF INLOT 3352 CONVEYED TO HAZEL SULSER OF RECORD IN DEED BOOK, 480, PAGE 563;

THENCE SOUTH $01^{\circ}01'42''$ EAST, A DISTANCE OF 50.03 FEET WITH THE WEST RIGHT-OF-WAY LINE OF SAID MCCLURE STREET, AN EAST LINE OF SAID OUT LOT 684, AND AN EAST LINE OF SAID HARDING DEVELOPMENT TRACT, TO AN IRON PIN SET AT THE SOUTHWEST TERMINUS OF SAID MCCLURE STREET AND A NORTHWEST CORNER OF INLOT 3380 CONVEYED TO KNJ PROPERTIES OF RECORD IN OFFICIAL RECORD 995, PAGE 263;

THENCE NORTH $89^{\circ}02'01''$ WEST, A DISTANCE OF 269.52 FEET OVER AND ACROSS SAID OUT LOT 684 AND SAID HARDING DEVELOPMENT TRACT, WITH A NEW LINE, TO AN IRON PIN SET ON THE EAST RIGHT-OF-WAY LINE OF SIXTH AVENUE AND STATE ROUTE 19 (60 FEET IN WIDTH), A WEST LINE OF SAID OUT LOT 684, AND A WEST LINE OF SAID HARDING DEVELOPMENT TRACT;

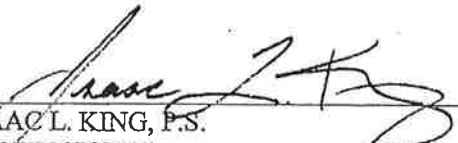
THENCE NORTH $01^{\circ}04'04''$ WEST, A DISTANCE OF 50.03 FEET WITH THE EAST RIGHT-OF-WAY LINE OF SAID SIXTH AVENUE AND SAID STATE ROUTE 19, A WEST LINE OF SAID OUT LOT 684, AND A WEST LINE OF SAID HARDING DEVELOPMENT TRACT, TO AN IRON PIN SET;

THENCE SOUTH $89^{\circ}02'01''$ EAST, A DISTANCE OF 269.56 FEET OVER AND ACROSS SAID OUT LOT 684 AND SAID HARDING DEVELOPMENT TRACT, WITH A NEW LINE, TO THE IRON PIPE FOUND AT THE POINT OF BEGINNING, CONTAINING 0.309 ACRES OF LAND, MORE OR LESS.

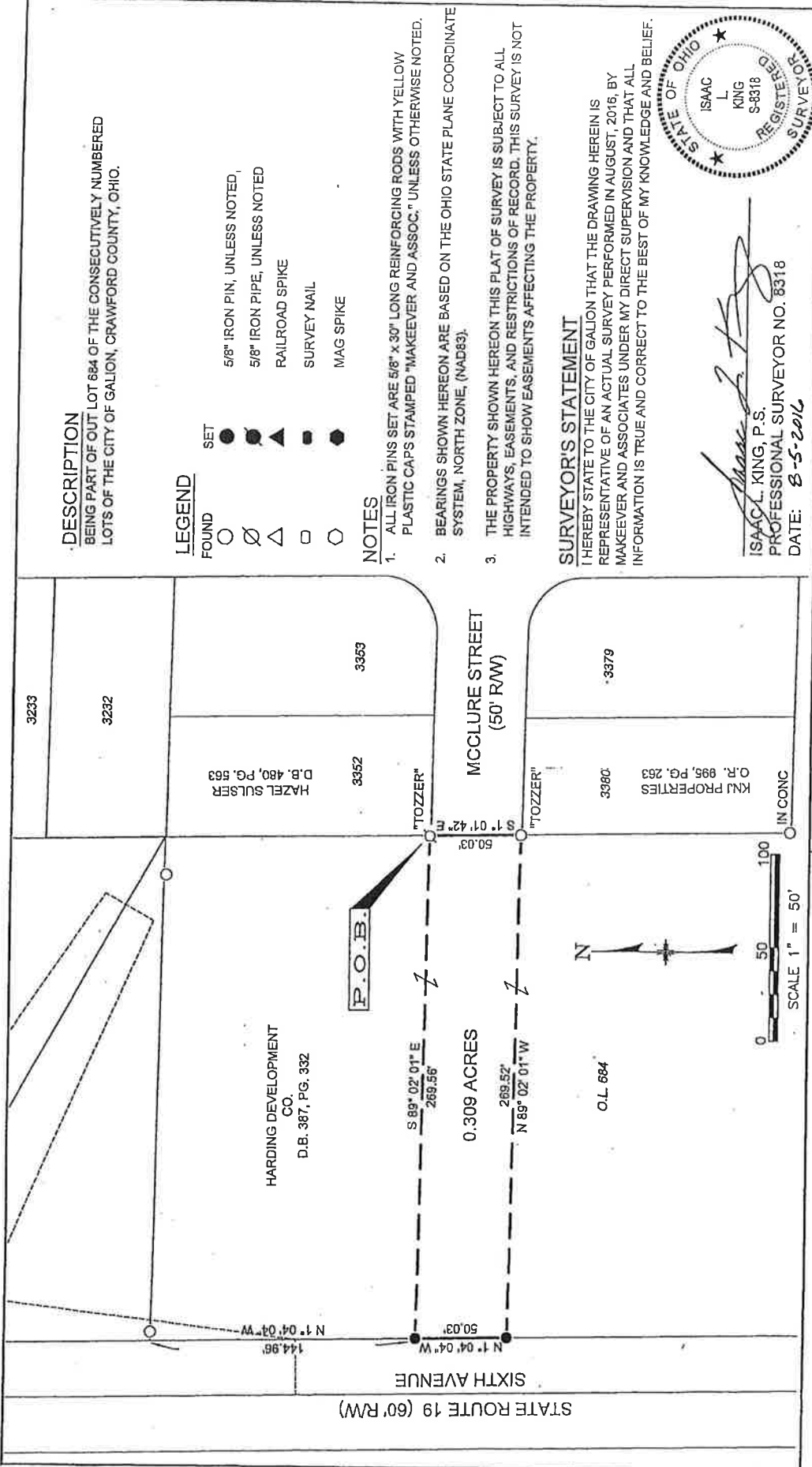
THE ABOVE DESCRIPTION WAS BASED ON A PLAT OF SURVEY PREPARED BY MAKEEVER AND ASSOCIATES, INC. UNDER THE DIRECT SUPERVISION OF ISAAC L. KING, P.S. PROFESSIONAL SURVEYOR NUMBER 8318, DATED AUGUST, 2016, AND IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD.

ALL BEARINGS SHOWN HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).

PRIOR DEED REFERENCE: DEED BOOK 387, PAGE 332.


ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-5-2016





DESCRIPTION

BEING PART OF LOT 684 OF THE CONSECUTIVELY NUMBERED LOTS OF THE CITY OF GALION, CRAWFORD COUNTY, OHIO.

LEGEND

- FOUND**
- SET
 - 5/8" IRON PIN, UNLESS NOTED,
 - ∅ 5/8" IRON PIPE, UNLESS NOTED
 - △ RAILROAD SPIKE
 - SURVEY NAIL
 - ◐ MAG SPIKE

NOTES

1. ALL IRON PINS SET ARE 5/8" x 30" LONG REINFORCING RODS WITH YELLOW PLASTIC CAPS STAMPED "MAKEEVER AND ASSOC." UNLESS OTHERWISE NOTED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, (NAD83).
3. THE PROPERTY SHOWN HEREON THIS PLAT OF SURVEY IS SUBJECT TO ALL HIGHWAYS, EASEMENTS, AND RESTRICTIONS OF RECORD. THIS SURVEY IS NOT INTENDED TO SHOW EASEMENTS AFFECTING THE PROPERTY.

SURVEYOR'S STATEMENT

I HEREBY STATE TO THE CITY OF GALION THAT THE DRAWING HEREIN IS REPRESENTATIVE OF AN ACTUAL SURVEY PERFORMED IN AUGUST, 2016, BY MAKEEVER AND ASSOCIATES UNDER MY DIRECT SUPERVISION AND THAT ALL INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ISAAC L. KING, P.S.
PROFESSIONAL SURVEYOR NO. 8318
DATE: 8-5-2016

PLAT OF SURVEY FOR:
THE CITY OF GALION

ORIG. DATE: 8-4-2016
ORIG. SHEET SIZE = 11"x17"
S:\2015\094\002
DWG. NAME : 15-094-003

Makeever & Associates, Inc.
P.O. BOX 325, 1810 E. MANSFIELD ST.
EUCYRUS, OHIO 44820
Phone: (419) 562-7757 Fax: (419) 562-4717

REVISIONS	
No.	Date

5c

ORDINANCE NO. 2019-21

ENTITLED AN ORDINANCE AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO PURCHASE UNDER THE STATE PURCHASING PROGRAM, PURSUANT TO R.C. 125.04(B) WITHOUT COMPETITIVE BIDDING, PLAYGROUND EQUIPMENT THROUGH SOURCEWELL FOR HEISE PARK, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1: That the Safety-Service Director be, and he is hereby, authorized to purchase under the State Purchasing Program pursuant to O.R.C. 125.04, without competitive bidding, from Sourcewell, 202 12th Street NE, P.O. Box 219., Staples, MN 56479, playground equipment for Heise Park, at a cost not to exceed Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), and to execute the contract necessary to accomplish the same.

Section 2: That this Ordinance shall be published in accordance with applicable Ohio Law.

Section 3: That in order to preserve the public peace, health, safety and welfare of the City of Galion and its inhabitants, this measure is determined to be an emergency Ordinance and shall take effect and be at the earliest time allowed by law after its passage.

CARL W. WATT
PRESIDENT OF COUNCIL

ATTEST:

JULIE L. BELL
CLERK OF COUNCIL

APPROVED AS TO FORM:

THOMAS N. PALMER
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: _____

APPROVED: _____
THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: _____
DATE

ADOPTED ON SECOND READING: _____
DATE

ADOPTED ON THIRD READING: _____
DATE

VOTE ON FINAL READING	<u>YEA</u>	<u>NAY</u>
MR. BALDINGER	_____	_____
MS. CLARK	_____	_____
MR. COMERFORD	_____	_____
MS. ERLSTEN	_____	_____
DR. FELLNER	_____	_____
MR. RICHART	_____	_____
MR. TRIPLETT	_____	_____

5d

ORDINANCE NO. 2019-22

ENTITLED AN ORDINANCE AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND TO ENTER INTO A CONTRACT WITH THE LOWEST AND BEST BIDDER THEREFOR, AS PROVIDED BY LAW, FOR CONCRETE WORK AT HEISE PARK, TO PROCEED, AUTHORIZING PAYMENT THEREFOR, AND DECLARING AN EMERGENCY.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1: That the Safety-Service Director of the City of Galion, Ohio be, and hereby is authorized to advertise for bids and to enter into a contract with the lowest and best bidder therefore, as provided by law, for concrete work in conjunction with the new playground equipment to be installed at Heise Park.

Section 2: That the Auditor of the City of Galion, Ohio be and is hereby is, authorized and directed to expend such sums as necessary to pay for said Project, not to exceed the total sum of Seventy Thousand Dollars (\$70,000) with funding for said project coming from Freese funds.

Section 3: That this Ordinance shall be published in accordance with Ohio Revised Code Sections 731.21 and 731.22.

Section 4: That in order to preserve the public peace, health, safety, and welfare of the City of Galion and its inhabitants, and in order to begin the bidding process, this measure is determined to be an emergency Ordinance, and shall take effect and be in force immediately upon the earliest time allowed by law after its passage.

CARL W. WATT
PRESIDENT OF COUNCIL

ATTEST:

JULIE L. BELL
CLERK OF COUNCIL

APPROVED AS TO FORM:

THOMAS N. PALMER
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: _____

APPROVED: _____
THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: _____
DATE

ADOPTED ON SECOND READING: _____
DATE

ADOPTED ON THIRD READING: _____
DATE

VOTE ON FINAL READING	<u>YEA</u>	<u>NAY</u>
MR. BALDINGER	_____	_____
MS. CLARK	_____	_____
MR. COMERFORD	_____	_____
MRS. ERLSTEN	_____	_____
DR. FELLNER	_____	_____
MR. RICHART	_____	_____
MR. TRIPLETT	_____	_____

5e

ORDINANCE NO. 2019-23

ENTITLED AN ORDINANCE ENACTING CHAPTER 1137 OF THE GALION PLANNING AND ZONING CODE BY ESTABLISHING THE SINGLE FAMILY RESIDENTIAL DISTRICT (R1-D) AND THE PURPOSE, PERMITTED USES, CONDITIONAL USES, AND DEVELOPMENT STANDARDS THEREFOR.

WHEREAS, the purpose of this Ordinance is to amend the Galion Planning and Zoning Code as set forth in Part Eleven of the Galion Codified Ordinances, as amended, to enact Chapter 1137 by establishing the purpose, permitted uses, conditional uses and development standards in the new (R1-D) Single Family Residential District; and

WHEREAS, this Ordinance has heretofore been submitted to the Galion Planning Commission for its review and recommendations pertaining to its effect; and

WHEREAS, the Council of the City of Galion has conducted a public hearing on the within amendment to the Galion Planning and Zoning Code and the recommendations relating thereto from the Planning Commission which have been on file and available for public inspection for at least thirty (30) days prior to said hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GALION, STATE OF OHIO:

Section 1: That the Galion Planning and Zoning Code in Part Eleven of the Galion Codified Ordinances, as amended, be, and the same is hereby, amended by enacting new Chapter 1137, entitled (R1-D) Single Family Residential District, which shall read as set forth in Exhibit A attached hereto and made a part hereof.

Section 2: That this Ordinance shall be published in accordance with applicable Ohio Law.

Section 3: That this Ordinance shall take effect and be in full force from and after the earliest time allowed by law.

CARL W. WATT
PRESIDENT OF COUNCIL

ATTEST:

JULIE L. BELL
CLERK OF COUNCIL

APPROVED AS TO FORM:

THOMAS N. PALMER
DIRECTOR OF LAW

PRESENTED TO MAYOR ON: _____

APPROVED: _____

THOMAS M. O'LEARY, MAYOR (Date)

ADOPTED ON FIRST READING: _____

DATE

ADOPTED ON SECOND READING: _____

DATE

ADOPTED ON THIRD READING: _____

DATE

VOTE ON FINAL READING

YEA

NAY

MR. BALDINGER

MS. CLARK

MR. COMERFORD

MS. ERLSTEN

DR. FELLNER

MR. RICHART

MR. TRIPLETT

1137.01 PURPOSE

The City of Galion recognizes that permanently sited manufactured housing presents residential options and opportunities, especially related to cost, which are unavailable with conventional site-built housing. The R-1D Single Family Residential District is established to provide a desirable residential environment for permanently sited manufactured homes, protected from adverse neighboring influences, with adequate access for vehicular traffic and circulation. These permanently sited manufactured homes shall be located and lots shall be development so as to provide overall desirability equivalent to that for other forms of residential development.

1137.02 REQUIREMENTS GENERALLY

Permanently sited manufactured homes, as defined in Chapter 1103 of this Ordinance, shall be considered as a permitted use in any zoning district that permits single-family residential dwellings. Mobile homes as defined in Chapter 1103 and/or Section 4501.01 of the Ohio Revised Code shall not be considered as a permitted or conditional use in this or any other zoning district. A nonconforming mobile home may be replaced by a permanently sited manufactured home, provided such home meets the standards of this Chapter.

1137.03 PERMITTED USES

- (a) One-family detached dwellings.
- (b) One-family individual permanently sited manufactured homes as defined in Chapter 1103 of this Ordinance.
- (c) Public or private parks or playgrounds.

1137.04 ACCESSORY USES

Uses and structures incidental and accessory to specified permitted uses.

1137.05 CONDITIONAL USES

- (a) Nursery schools and day care centers.
- (b) Class I Type A group residential facilities, subject to the requirements of Section 1175.05 of this Ordinance.
- (c) Churches and similar places of public assembly, provided the seating capacity of the sanctuary or main seating area is not more than 400 persons and provided a Site Plan showing the location of all new and expanded use areas and facilities is submitted and approved pursuant to Section 1127.02(g).
- (d) Garages and outbuildings located on other lot(s) than the lot(s) which the manufactured home is located. Such garages and outbuildings shall not be erected in a manner which would prohibit the placement of a permanently sited manufactured

home or erection of a site-built house on the lots where erected by virtue of conflict with other provisions of this Ordinance.

1137.06 DEVELOPMENT STANDARDS

The following standards for the arrangement and development of land and buildings are required in the R-1D District. This set of development standards shall have precedence and shall supersede all conflicting provisions of this Chapter.

- (a) Minimum Lot Area. The minimum lot area shall be 5,000 square feet.
- (b) Minimum Lot Width. Forty-five (45) feet of lot width with frontage on a publicly dedicated, improved street or highway.
- (c) Minimum Front Yard. Twenty (20) feet, or the least of the front yards of the four (4) most proximate principal structures (including porches) on the same side of the street facing thereon, whichever is less. For purposes of this Section, the least front yard used as a reference shall not have been allowed by a previous variance. In no case shall any front yard be less than ten (10) feet.
- (d) Minimum Side Yard Width. Seven-and-one-half (7 ½) feet; Ten (10) feet adjacent to a street. On existing lots of record of sixty (60) feet of lot width or less, the side yard shall be six (6) feet, or the least of the side yards of the four (4) most proximate principal structures on the same side of the street thereon, whichever is less. For purposes of this Section, the side yard used as a reference shall not have been allowed by a previous variance. In no case shall any side yard that abuts a street be less than twelve (12) feet.
- (e) Minimum Rear Yard Depth. Twenty (20) feet.
- (f) Minimum Lot Coverage. Detached dwelling units and their accessory buildings shall not occupy more than forty percent (40%) of any individual lot.
- (g) Garages. All garages shall be located within the rear yard except as provided in 1137.05.