

Ordinance No: 26-05-030

Committee: Judiciary and Annexation

AN ORDINANCE TO AMEND THE CITY OF VAN WERT ZONING MAP BY APPROVING A CONDITIONAL ZONING PETITION FILED PURSUANT TO VAN WERT CODE OF ORDINANCES SECTION 150.12 (C) TO DESIGNATE CERTAIN REAL PROPERTY CONSISTING OF 901.698+/- ACRES WITH THE I-2, GENERAL INDUSTRIAL ZONING CLASSIFICATION AND DECLARING AN EMERGENCY.

WHEREAS, a conditional zoning petition was filed with the City on March 9, 2026, pursuant to Van Wert Code of Ordinances Section 150.12 (C) concerning 901.698+/- acres which are described in Exhibit “A” attached hereto and are depicted in Exhibit “B” attached hereto (the “Property”) and which are being annexed or have been annexed to the City; and

WHEREAS, the petitioner under the conditional zoning petition requested that the Property be designated with the I-2, General Industrial classification; and

WHEREAS, the City Council of Van Wert (“City Council”) has determined that it is desirable and necessary to approve the conditional zoning petition as presented; and

WHEREAS, the City Council deems it desirable and necessary to require that any development of the Property with improvements and uses which may differ from adjacent residential uses to install and maintain appropriate buffering between such development and uses on the Property and such adjacent residential uses in accordance with the standards set forth in Exhibit “C” attached hereto; and

WHEREAS, the City’s Planning Commission held a public hearing on the conditional zoning petition on March 26, 2026, and voted to recommend approval of the same to City Council; and

WHEREAS, City Council held a public hearing on the conditional zoning petition on May 4, 2026; and

WHEREAS, this Ordinance is hereby declared to be an emergency measure, to be effective immediately upon passage, such emergency being necessary for the immediate preservation of the public peace, health, safety, or welfare, to wit: for the preservation and addition of employment opportunities in the City of Van Wert; to preserve and increase municipal real property and income tax revenues for the City; to protect the value of previously made public infrastructure investments by the City will serve the Property; in furtherance of the provisions of that certain Pre-Annexation Agreement dated November 14, 2014, by and among City Council, the Board of Trustees of Ridge Township, Van Wert County, Ohio, and the Board of County Commissioners of Van Wert County, Ohio (the “BOC”); in furtherance of that certain Pre-Annexation Agreement dated December 22, 2014 by and among the City Council, the Board of Trustees of Hoaglin Township, Van Wert County, Ohio, and the BOC; and in furtherance of that certain Pre-Annexation Agreement dated June 14, 2016, by and among City Council, the Board of Trustees of Pleasant Township, Van Wert County, Ohio, and the BOC.

Be it **ORDAINED** by the Council of the City of Van Wert, Van Wert County, Ohio, to wit:

Section 1. To approve the classification of the Property into the I-2, General Industrial zoning district under the Van Wert Code of Ordinances.

Section 2. To require that development and use of the Property which differs from existing residential improvements and uses that exist or may be permitted to be developed and operated on real property that is adjacent to the Property adhere to the buffering requirements set forth in Exhibit “C” attached hereto.

Section 3. It is hereby found and determined that all formal actions of City Council concerning and relating to the adoption of this legislation were adopted in an open meeting of City Council, and that all deliberations of City Council and/or its committees that resulted in such formal action were in meetings open to the public, in compliance with Section 121.11 of the Ohio Revised Code.

Section 4. This Ordinance is hereby declared to be an emergency measure, necessary for the immediate preservation of the public peace, health, safety and welfare, and as an emergency measure this ordinance shall take effect and be in force from and after its passage by City Council and approval by the Mayor.

Passed this _____ day of _____, 2026.

Eric Hurless – President Pro Tempore of Council

Attest: _____
Stephanie R. Phillips, Clerk of Council

Thad R. Eikenbary, Acting Mayor