

**ORDINANCE NO. 2019-11**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HURON TO REFLECT THE REZONING OF APPROXIMATELY 94.7 ACRES OF LAND LOCATED AT 1101 RYE BEACH ROAD, PARCEL NUMBER 42-67003.000, FROM THE CURRENT R-1 (SINGLE FAMILY RESIDENTIAL ) TO B-3 (GENERAL BUSINESS) PUD AND TO INCLUDE THE PARCEL IN THE PLANNED INDUSTRIAL OVERLAY ZONE; AND DECLARING AN EMERGENCY**

**WHEREAS**, pursuant to Section 1121.05 (a) of the Codified Ordinances, the City is divided into nine categories of zoning districts, and;

**WHEREAS**, Section 1121.05 (b) of the Codified Ordinances prescribes that all zoning districts be duly approved and recorded on an adopted Zoning Map on file in the Office of the City Clerk, and;

**WHEREAS**, the City received an application from Mimi Land Company, LLC to rezone approximately 94.7 acres of land located at 1101 Rye Beach Road, Parcel Number 42-67003.000 (hereinafter the "Property"), from R-1 (Single Family Residential) to B-3 (General Business) PUD and to include the Property in the Planned Industrial Overlay Zone; and

**WHEREAS**, pursuant to Section 1139.03 of the Codified Ordinances, the rezoning application has proceeded through a process of public hearing review and recommendation by the Planning Commission; and

**WHEREAS**, the Huron City Council was advised of the Planning Commission recommendation to support the rezoning request as presented; and

**WHEREAS**, Huron City Council, as required by Section 1139.03 of the Codified Ordinances, held a Public Hearing on the proposed rezoning request on May 14, 2019, and finds and concludes that the rezoning application should be approved because it promotes the public necessity, convenience and general welfare, and further constitutes good zoning practice.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

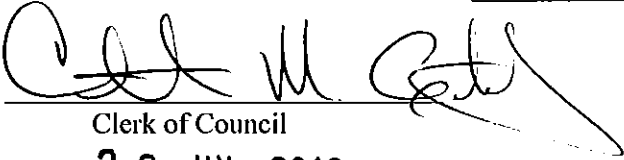
**SECTION 1.** That the official Zoning Map for the City of Huron previously adopted on December 27, 2016 by Ordinance 2016-33 shall be and hereby is amended to change the zoning classification of the Property known as 1101 Rye Beach Road, parcel number 42-67003.000 (Exhibit A), from R-1 (Single Family Residential) to B-3 (General Business) PUD and to include the Property in the planned industrial project overly zone and shall supersede all previously published zoning maps for the City.

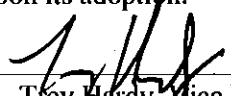
**SECTION 2.** Prior to October 1, 2019, Mimi Land Company, LLC shall submit a lighting plan and contingency plan to the City of Huron Planning Commission regarding existing and proposed industrial greenhouses on the Property as required by new Section 1126.17 and amended Section 1126.05(f) of the Codified Ordinances of the City of Huron and as a supplement to the prior site plan approval for the expansion at the Property.

**SECTION 3.** That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council

and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public in compliance with the law, including ORC Sec. 121.22.

**SECTION 4.** This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public health, safety and general welfare of the residents and for the further reason that the rezoning of the Property shall be immediately effective because a portion of the Property is currently used for an industrial greenhouse use and the remaining portions of the Property will be used for this same use and rezoning the entire Property allows for orderly development and the application and enforcement of the City's newly adopted industrial greenhouse regulations to the entire Property; **WHEREFORE** this Ordinance shall take effect immediately upon its adoption.

ATTEST:   
Clerk of Council

  
Trey Hardy, Vice Mayor

ADOPTED: 23 JUL 2019