



THE CITY OF
Zanesville

401 Market Street • Zanesville, Ohio 43701
Zanesville City Council Clerk
Phone (740) 617-4875
E-mail : council@coz.org

Council – Mayor Government

ZANESVILLE CITY COUNCIL
Community Development Committee Agenda

May 18, 2023 at 4:30 p.m.

Located in Council Chambers on the 2nd floor of Zanesville City Hall

This meeting is open to the public to attend in person or
remotely by using the information below.

This meeting is for discussion pertaining to the upcoming Ordinances, Resolutions, and discussion items of the Community Development Committee for review as follows:

1. **Roll Call**
2. **Approval of Minutes of March 27, 2023.**
3. **Ordinance No. 2023-53 – An Ordinance approving the annexation of approximately 5.6 acres owned by the Zanesville City School District and the Muskingum Valley Park District to the City of Zanesville and Declaring an Emergency.**

DISCUSSION ITEMS:

4. **600 Block of Main Street**
5. **CDBG 2023 Allocation Program**
6. **Downtown Summer Concerts**

This meeting is open to the public who may attend by phone or via the Internet using the information below.

Phone 1-844-621-3956 US Toll Free or 1-415-655-0001 US Toll Use Access Code: **126 750 8098 #**

Online with WebEx- Enter **zanesvillecity.webex.com** in web browser. Enter Meeting Information: **126 750 8098**

COMMUNITY DEVELOPMENT COMMITTEE MEETING – MARCH 27, 2023

The Zanesville City Council Community Development Committee met at 5:00 p.m. on Monday, March 27, 2023 in the Council Chambers of City Hall.

Mr. Baker: This is the March 27, 2023 meeting of Zanesville City Council’s Community Development Committee. It’s 5:00 in the City Council Chambers. Can we do a roll call?

The committee members present were: Councilperson Mark Baker, Chairman; Councilperson Jan Bradshaw for Second Ward; Councilperson Todd Ware for Third Ward; and Councilperson Brad Wolfe for Fourth Ward.

Others in attendance were:

Billie Corns, Clerk of Council
Chris Crook, Times Recorder Reporter
Glen Gregor, IT
Mayor Don Mason

Cody Pettit, Council-at-Large
Matt Schley, Community Development Director
Daniel Vincent, President of Council

APPROVAL OF MINUTES OF FEBRUARY 27, 2023

Mr. Baker: Hearing that we have a quorum, the first item up for bid is the approval of the minutes of February 27, 2023.

Miss Bradshaw moved to approve the minutes of February 27, 2023, and Mr. Wolfe seconded the motion.

Mr. Baker: Those in favor of such approval, please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed.

Mr. Baker: The ayes have it; the minutes are hereby approved. The next item is Ordinance 2023-26.

3. Ordinance No. 2023-26 – An Ordinance to amend and revise the zoning map and make permanent zoning in the City of Zanesville, Ohio as herein provided.

Matt Schley: So, this is to rezone three parcels on State Street that are currently zoned C-4 Highway Commercial. The owners are the Mattingly family, and they have requested to rezone to industrial. These...we’ll just take a step back...to be honest, this is very simple, and it’s cleaning up our zoning map. Essentially what it is the surrounding areas is industrial, the properties are used industrially. The Mattingly’s are attempting to clean up some of those zoning issues with their properties. As such, they need to rezone to I-1. This went before the Planning Commission in February. Due to timelines and how meetings fell, we weren’t able to get it on for first reading until the first meeting in March. There

will be a public hearing on this in April. We've had zero comments from the public for or against this. And it was unanimously recommended by the Planning Commission for adoption.

Mr. Baker: Matt, how long have these parcels been used for industrial?

Matt Schley: For a very long time. I can't give you an exact timeline.

Mr. Baker: So, what exactly prompted the need to clean this up, the zoning map?

Matt Schley: I am not privy to that information. My assumption is that they're attempting to combine some of their lots, and you can't have two zoning classifications on one lot.

Mr. Baker: That makes sense. Okay. Anything else from the committee?

Mr. Ware: What is currently on those lots?

Matt Schley: They are vacant.

Mr. Ware: They're vacant? I don't quite understand. Is that right next to the carwash or?

Matt Schley: No, this is at Mattingly Foods. These specific lots are across the street from B&H Towing.

Mr. Ware: Okay.

Mayor Mason: You would not be able to notice these being different than the rest of the parking lot. I actually think it was zoned that way, maybe 15 years ago, because someone was selling cars there.

Matt Schley: It's possible.

Mayor Mason: And they rezoned it because of that. And I'm just going from memory from when I was on the Planning Commission, like 15 years ago.

Matt Schley: We had also heard reports, and we've heard about the cars, but we also had heard at one time Mattingly's wanted to have a storefront there. And you couldn't have that in industrial, so they had changed it. I don't, for whatever reason, we changed these three lots to C-4. It's not currently being used for commercial. It's being used as an industrial parcel.

Mr. Ware: So that's where the parking lot sets at right now?

Matt Schley: Yes.

Mr. Baker: Anything else from the committee? Hearing nothing, I will entertain a motion to recommend this for passage by City Council.

ORDINANCE NO. 2023 – 53
INTRODUCED BY COUNCIL

AN ORDINANCE APPROVING THE ANNEXATION OF APPROXIMATELY 5.6 ACRES OWNED BY THE ZANESVILLE CITY SCHOOL DISTRICT AND THE MUSKINGUM VALLEY PARK DISTRICT TO THE CITY OF ZANESVILLE AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ohio Revised Code Sections 709.023, the Zanesville City School District and the Muskingum Valley Park District (together, the “Owners”), as property owners and seeking the annexation of approximately 5.6 acres of real property (the “Property”) from Falls Township (the “Township”) to the City of Zanesville (the “City”), filed with the Board of County Commissioners of Muskingum County, Ohio, an expedited type two annexation petition on April 27, 2023 (the “Petition”); and

WHEREAS, notice of the Petition was duly served upon the City, the Township and the adjacent property owners as prescribed by law; and

WHEREAS, on May 8, 2023, this Council passed Ordinance No. 2023-48, consenting to the Petition as prescribed by law; and

WHEREAS, Ohio Revised Code Section 709.023(C) provides that if the Township has not adopted a Resolution consenting to such annexation with twenty-five (25) days after the Petition is filed, it shall be deemed to have given such consent, which 25-day period expired May 22, 2023; and

WHEREAS, the Ohio Revised Code Section 709.023(C) requires the legislative authority of the political subdivision to which the Property is proposed to be annexed pass an ordinance stating (i) what municipal services such political subdivision will provide the Property, and (ii) that the existing zoning of the Property shall be compatible with the political subdivision’s zoning requirements or adequate screening and buffering is to be included in the development plan; and

WHEREAS, on May 8, 2023, the City passed Ordinance No. 2023-49 (i) providing for the municipal services the City intends to provide the Property should it be annexed, and (ii) stating that the proposed zoning of the Property by the City will comply with existing zoning and that any future zoning classification will ensure the implementation of the proper buffer; and

WHEREAS, on May 11, 2023, the Board of County Commissioners adopted Resolution No. 23-0517, determining that the Owners complied with all statutory requirements of Ohio Revised Code Section 709.023 and approving the Petition; and

WHEREAS, the City has received from the County a certified copy of the record of the annexation proceedings.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Zanesville, Muskingum County, Ohio, that:

ORDINANCE NO. 2023 – 53

SECTION 1. The Council hereby approves the annexation of the Property owned by the Owners to the City and confirms the actions of the City’s Clerk of Council with respect to such proceedings.

SECTION 2. The City grants to the annexed territory all the rights, privileges and public services, including police, fire protection and normal services as required of a municipal corporation and as are provided to other real property located within the City. The residents shall also be subject to the powers of the City as are the inhabitants within the original limits of the City.

SECTION 3. The Clerk of Council is authorized and directed to sign any certificates or documents, and to take such other actions as are desirable, advisable, necessary or appropriate, to finalize the annexation and to consummate the transactions contemplated by this Ordinance including the notice and certification requirements of Section 709.011 and 709.06 of the Revised Code.

SECTION 4. This Council finds and determines that all formal actions of this Board and of any of its committees concerning and relating to the adoption of this Resolution were taken, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were held, in meetings open to the public, in compliance with the law.

Passed this ____ day of _____, 2023

ATTEST: _____
Billie Corns
Clerk of Council

Andrew Roberts
President Pro-Tempore of Council

APPROVED: _____, 2023

This legislation approved as to form:

Donald Mason,
Mayor

Law Director’s Office