

ORDINANCE NO. 2013- 3658

**AN ORDINANCE ADOPTING THE RECOMMENDATION OF THE PLANNING COMMISSION TO ZONE THE AREA ACCEPTED FOR ANNEXATION BY ORDINANCE NO. 2013-3645 CONTAINING 3.9379 ACRES OF LAND, MORE OR LESS, AS "B-2" GENERAL COMMERCIAL DISTRICT.**

**WHEREAS**, the Fremont Planning Commission, having met in regular session on August 6, 2013, recommended that the area accepted for annexation by Ordinance No. 2013-3645 containing 3.9379 acres of land to be zoned as "B-2" General Commercial District.

**WHEREAS**, a public hearing was held on September 19, 2013 and notice thereof was given as provided by law and all interested parties were given an opportunity to be heard;

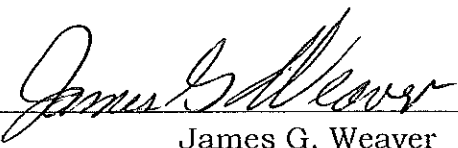
**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FREMONT, STATE OF OHIO:**

**SECTION 1.** That the Comprehensive Zoning Map, as amended, be and same is hereby revised by imposing the City Zoning Code and zoning the area accepted for annexation by Ordinance No. 2013-3645 which contains 3.9379 acres of land as "B-2" General Commercial District (map attached as Exhibit A).

**SECTION 2.** That the City Engineer is hereby authorized and directed to make the above referred to changes on said Zoning Map presently on file in the Office of the City Engineer.

**SECTION 3.** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and 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 Revised Code of Ohio.

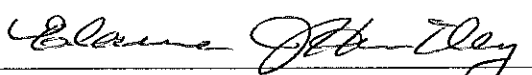
**SECTION 4.** This ordinance shall take effect and be in force from and after its passage and publication according to law.

  
James G. Weaver  
President of Council

PASSED: 9-19-13

Effective date: 9-19-13

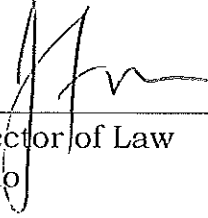
YEAS: 7 NAYS: 0

  
Elaine J. Huntley, City Council Clerk

  
James H. Ellis III, Mayor

ORDI813

Approved as to form:



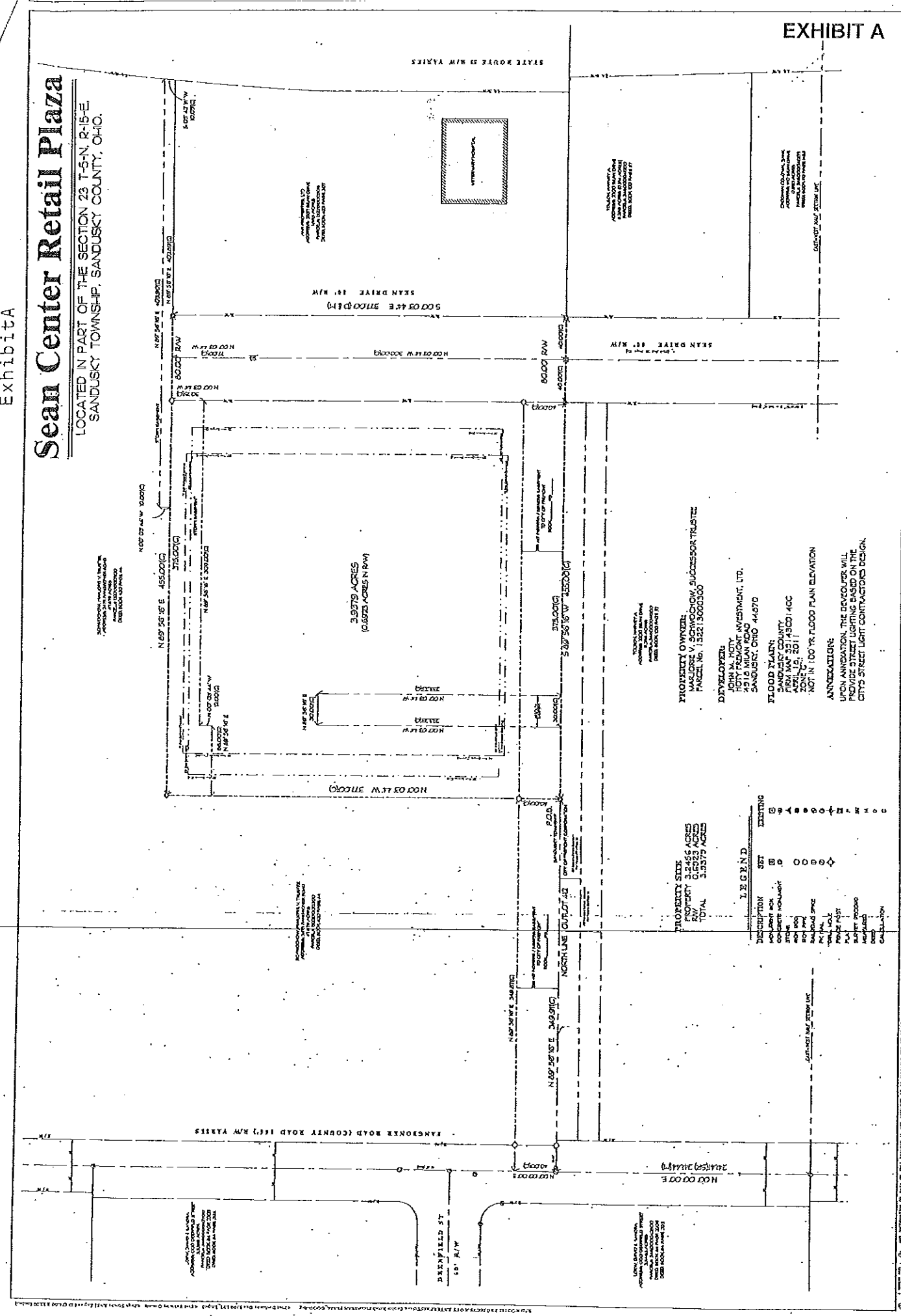
---

James F. Melle, Director of Law  
City of Fremont, Ohio

Exhibit A

# Sean Center Retail Plaza

LOCATED IN PART OF THE SECTION 23 T-5-N, R-15-E,  
SANDUSKY TOWNSHIP, SANDUSKY COUNTY, OHIO.



PROPERTY OWNER:  
MAKLORE V. SCHWENK, SUCCESSOR TRUSTEE  
PARCEL NO. 132213000300

DEVELOPER:  
JOHN M. HOY  
101 PRUDENT INVESTMENT, LTD.  
2600 EAST AVENUE  
SANDUSKY, OHIO 44870

FLOOD PLAIN:  
SANDUSKY COUNTY  
FLOOD ZONE MAP  
APRIL 18, 2011  
ZONE: A  
NOT IN 100 YEAR FLOOD PLAIN ELEVATION

ANNEXATIONS:  
UPON ANNEXATION, THE DEVELOPER WILL PROVIDE STREET LIGHTING BASED ON THE CITY STREET LIGHT CONTRACTORS DESIGN.

PROPERTY SITES  
PROPERTY 3,245 ACRES  
TOTAL 3,245 ACRES

**LEGEND**

DESCRIPTION	SYMBOL	EXISTING
INFLUENT BOX	□	○
SEWER MANHOLE	⊙	○
BOX CULVERT	⊙	○
BOX PIPE	○	○
ROUND PIPE	○	○
2' DIA.	○	○
4" DIA.	○	○
6" DIA.	○	○
8" DIA.	○	○
12" DIA.	○	○
18" DIA.	○	○
24" DIA.	○	○
30" DIA.	○	○
36" DIA.	○	○
42" DIA.	○	○
48" DIA.	○	○
54" DIA.	○	○
60" DIA.	○	○
66" DIA.	○	○
72" DIA.	○	○
78" DIA.	○	○
84" DIA.	○	○
90" DIA.	○	○
96" DIA.	○	○
102" DIA.	○	○
108" DIA.	○	○
114" DIA.	○	○
120" DIA.	○	○
126" DIA.	○	○
132" DIA.	○	○
138" DIA.	○	○
144" DIA.	○	○
150" DIA.	○	○
156" DIA.	○	○
162" DIA.	○	○
168" DIA.	○	○
174" DIA.	○	○
180" DIA.	○	○
186" DIA.	○	○
192" DIA.	○	○
198" DIA.	○	○
204" DIA.	○	○
210" DIA.	○	○
216" DIA.	○	○
222" DIA.	○	○
228" DIA.	○	○
234" DIA.	○	○
240" DIA.	○	○
246" DIA.	○	○
252" DIA.	○	○
258" DIA.	○	○
264" DIA.	○	○
270" DIA.	○	○
276" DIA.	○	○
282" DIA.	○	○
288" DIA.	○	○
294" DIA.	○	○
300" DIA.	○	○
306" DIA.	○	○
312" DIA.	○	○
318" DIA.	○	○
324" DIA.	○	○
330" DIA.	○	○
336" DIA.	○	○
342" DIA.	○	○
348" DIA.	○	○
354" DIA.	○	○
360" DIA.	○	○
366" DIA.	○	○
372" DIA.	○	○
378" DIA.	○	○
384" DIA.	○	○
390" DIA.	○	○
396" DIA.	○	○
402" DIA.	○	○
408" DIA.	○	○
414" DIA.	○	○
420" DIA.	○	○
426" DIA.	○	○
432" DIA.	○	○
438" DIA.	○	○
444" DIA.	○	○
450" DIA.	○	○
456" DIA.	○	○
462" DIA.	○	○
468" DIA.	○	○
474" DIA.	○	○
480" DIA.	○	○
486" DIA.	○	○
492" DIA.	○	○
498" DIA.	○	○
504" DIA.	○	○
510" DIA.	○	○
516" DIA.	○	○
522" DIA.	○	○
528" DIA.	○	○
534" DIA.	○	○
540" DIA.	○	○
546" DIA.	○	○
552" DIA.	○	○
558" DIA.	○	○
564" DIA.	○	○
570" DIA.	○	○
576" DIA.	○	○
582" DIA.	○	○
588" DIA.	○	○
594" DIA.	○	○
600" DIA.	○	○
606" DIA.	○	○
612" DIA.	○	○
618" DIA.	○	○
624" DIA.	○	○
630" DIA.	○	○
636" DIA.	○	○
642" DIA.	○	○
648" DIA.	○	○
654" DIA.	○	○
660" DIA.	○	○
666" DIA.	○	○
672" DIA.	○	○
678" DIA.	○	○
684" DIA.	○	○
690" DIA.	○	○
696" DIA.	○	○
702" DIA.	○	○
708" DIA.	○	○
714" DIA.	○	○
720" DIA.	○	○
726" DIA.	○	○
732" DIA.	○	○
738" DIA.	○	○
744" DIA.	○	○
750" DIA.	○	○
756" DIA.	○	○
762" DIA.	○	○
768" DIA.	○	○
774" DIA.	○	○
780" DIA.	○	○
786" DIA.	○	○
792" DIA.	○	○
798" DIA.	○	○
804" DIA.	○	○
810" DIA.	○	○
816" DIA.	○	○
822" DIA.	○	○
828" DIA.	○	○
834" DIA.	○	○
840" DIA.	○	○
846" DIA.	○	○
852" DIA.	○	○
858" DIA.	○	○
864" DIA.	○	○
870" DIA.	○	○
876" DIA.	○	○
882" DIA.	○	○
888" DIA.	○	○
894" DIA.	○	○
900" DIA.	○	○
906" DIA.	○	○
912" DIA.	○	○
918" DIA.	○	○
924" DIA.	○	○
930" DIA.	○	○
936" DIA.	○	○
942" DIA.	○	○
948" DIA.	○	○
954" DIA.	○	○
960" DIA.	○	○
966" DIA.	○	○
972" DIA.	○	○
978" DIA.	○	○
984" DIA.	○	○
990" DIA.	○	○
996" DIA.	○	○
1000" DIA.	○	○

THIS PLAN AND SPECIFICATIONS FOR THE SEAN CENTER RETAIL PLAZA WERE PREPARED BY THE ENGINEER AND ARCHITECT FOR THE PROPERTY OWNER AND DEVELOPER. THE ENGINEER AND ARCHITECT ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN, AND THE USER ACCEPTS ALL RISK AND LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PLAN. THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS PLAN.