

**AN ORDINANCE APPROVING A LOT SPLIT OF A SINGLE APPROXIMATELY 6.9 ACRE LOT KNOWN AS 3265 RIDGEWOOD ROAD (PARCEL NO. 0901756) AND AUTHORIZING THE EXECUTION AND RECORDING OF A PLAT CONSISTING OF TWO NEWLY CREATED LOTS**

**WHEREAS**, the owner of the approximately 6.9 acre lot known as 3265 Ridgewood Road (Summit County Parcel Number 0901756) has requested the lot be split into two lots; and

**WHEREAS**, the lot split would create two new parcels consisting of 1.16 acres containing an existing house, and a 5.77 acre vacant lot; and

**WHEREAS**, the Planning Commission has approved the proposed lot split; and

**WHEREAS**, the City Administration recommends approval of the proposed lot split to create two new lots.

**NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO THAT:**

**Section 1:** The Council hereby approves the lot split of a single approximately 6.9 acre lot known as 3265 Ridgewood Road (Parcel No. 0901756) and authorizes the execution and recording of a plat consisting of two newly created lots, which is attached hereto as Exhibit A, and legal descriptions that are attached hereto as Exhibits B-1 and B-2.

**Section 2:** The Mayor, the Council President, the Clerk of Council, and/or the City Engineer are hereby authorized and directed to sign the approved plat that is attached hereto as Exhibit A, and to take the actions necessary to record the plat and legal descriptions that are attached hereto as Exhibits B-1 and B-2 with the Summit County Fiscal Office in accordance with applicable law.

**Section 3:** The approval and execution of the plat and the legal descriptions shall be subject to any conditions set forth by the Planning Commission in their approval of same.

**Section 4:** It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

**Section 5:** This Ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: \_\_\_\_\_, 2026

Approved: \_\_\_\_\_, 2026

\_\_\_\_\_  
Jonathon Groza, President of Council

\_\_\_\_\_  
Russell T. Sharnsky, Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

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**CERTIFICATION OF PASSAGE**

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn, hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on \_\_\_\_\_, 2026.

\_\_\_\_\_  
Tonja K. Caldwell, Clerk of Council

**CERTIFICATION OF POSTING**

This is to certify that on \_\_\_\_\_, 2026 the within Ordinance was published as required by Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

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Tonja K. Caldwell, Clerk of Council