



BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org

Application Number P25-11

| | | |
|---------------------|---|--|
| GENERAL | Date of Application <u>07/18/2025</u> | |
| | Property Location <u>606 East Washington St., Medina, OH 44256</u> | |
| | Description of Project <u>Vacate 0.1408 acres of the City of Medina, land east of St. Francis Xavier School, back to St. Francis Xavier Church. Property is part of Outlot 2. Land no longer needs to be 'Public Land' to be used by the St. Francis Xavier School.</u> | |
| | | |
| CONTACT INFORMATION | Applicant | |
| | Name <u>Reverend Anthony Sejba</u> | |
| | Address <u>606 E. Washington</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u> | |
| | Phone _____ Email _____ | |
| | Property Owner | |
| | Name <u>Edward C. Malesic, Bishop of Cleveland</u> | |
| APPLICATION TYPE | Address <u>1404 East 9th Street</u> City <u>Cleveland</u> State <u>OH</u> Zip <u>44114</u> | |
| | Phone _____ Email _____ | |
| | Planning Commission | |
| | Site Plan <input type="checkbox"/> Conditional Zoning Certificate <input type="checkbox"/> Code or Map Amendment <input checked="" type="checkbox"/> | |
| | Preliminary Plan <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/> TC-OV <input type="checkbox"/> Other <input type="checkbox"/> | |
| | Historic Preservation Board Certificate of Appropriateness <input type="checkbox"/> Conditional Sign <input type="checkbox"/> | |
| APPLICANT SIGNATURE | Board of Zoning Appeals Variance <input type="checkbox"/> Appeal <input type="checkbox"/> | |
| | By signing this application, I hereby certify that: | |
| | 1) The information contained in this application is true and accurate to the best of my knowledge; | |
| | 2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record; | |
| | 3) I assume sole responsibility for correspondence regarding this application; and | |
| | 4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application. | |
| OFFICIAL USE | Signature <u>Rev. Anthony F. Sejba</u> Date <u>7-21-25</u> | |
| | Zoning District <u>P-F (Proposed)</u> | |
| | Meeting Date <u>8/14/25</u> | |
| | Fee (See Fee Sheet) \$ <u>275</u> Check Box when Fee Paid <input checked="" type="checkbox"/> | |

P25-11

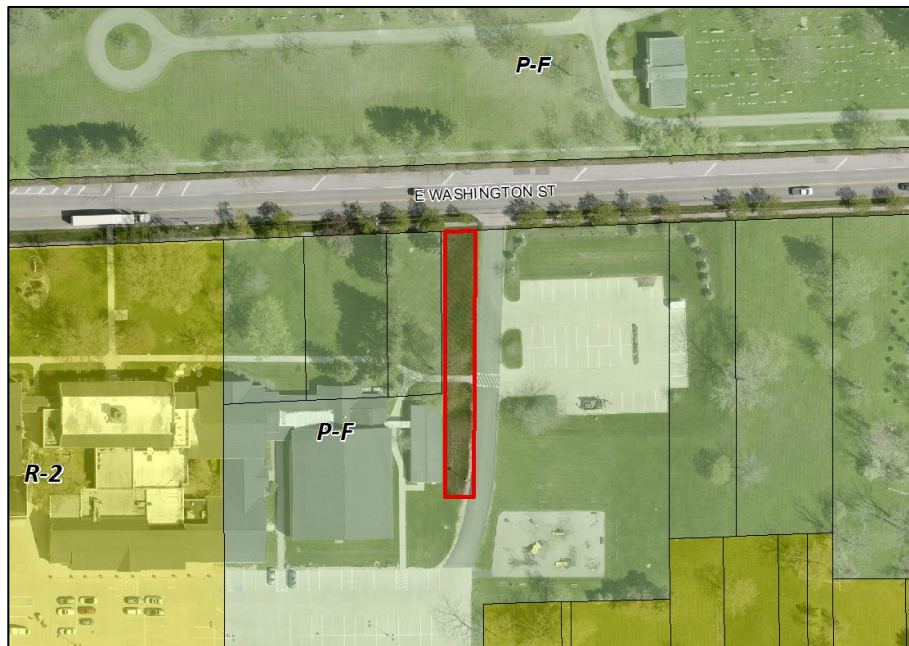
Vacating of Right-of-Way and Zoning District Assignment

Property Owner: City of Medina
Applicant: Reverend Anthony Sejba
Location: East of 606 East Washington Street
Zoning: Proposed P-F (Public Facilities)
Request: Final Plat and Zoning Map Amendment approval for the vacating of right-of-way and assigning a zoning of P-F

LOCATION AND SURROUNDING USES

The subject site is composed of 0.14 acres located on the south side of East Washington Street. Adjacent properties are zoned P-F and contain the following uses:

- North – Spring Grove Cemetery
- South – St. Francis Xavier Parking
- East – St. Francis Xavier School
- West – St. Francis Xavier Parking



BACKGROUND & PROPOSED APPLICATION

In 1987, St. Francis Xavier vacated 0.14 acres of land and dedicated it to the City of Medina via Ord. 138-87. At the time, the 0.14 acres was zoned C-B (Commercial Business), a zoning designation which no longer exists.

Since 1987, the property has been considered public right-of-way and all land surrounding the 0.14 acres has been rezoned to P-F (Public Facilities).

St. Francis Xavier has requested the 0.14 acre right-of-way be vacated and transferred back to the church. The request requires the Planning Commission to approve a Final Plat and provide a recommendation on the proposed P-F zoning classification. City Council must then pass legislation vacating the right-of-way and assigning the zoning classification.

PERMITTED USES AND STANDARDS

There is no current proposed use for the 0.14 acres, however, the P-F District allows the following permitted and conditionally permitted uses:

1130.02 PRINCIPALLY PERMITTED USES.

The following uses shall be permitted in the P-F Public Facilities District:

| Residential | Public/Semi-Public | Commercial |
|---|--|-------------------|
| None | Cemetery | Hospital |
| | Educational Institution | Office |
| | Museum | |
| | Off-Street Parking Lot, Deck, or Garage | |
| | Passenger Transportation Agency and Terminal | |
| | Publicly Owned or Operated Governmental Facility | |
| | Public or Quasi-Public Owned Park or Recreation Facility | |
| | Public Utility | |
| Other Similar Uses as Determined by the Planning Commission | | |

1130.04 CONDITIONALLY PERMITTED USES.

The following uses shall be permitted as conditionally permitted uses in the P-F Public Facilities District subject to the requirements of Chapter 1153, Conditional Zoning Certificates:

| Residential | Public/Semi-Public | Commercial |
|--|-------------------------------------|------------------------------------|
| Assisted Living Facility, Independent Living Facility, or Nursing Home | Conservation Use | Child Day Care Center or Nursery |
| | Wireless Telecommunication Facility | Multiple Uses in a Single Building |
| | Urban Garden | |

COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION

Staff recommends **approval** of application P25-11 to vacate a 0.14 acre right-of-way and assign a zoning of P-F.

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VACATION PLAT IN THE CITY OF MEDINA, VACATING A 25' WIDE RIGHT OF WAY
PART OF OUTLOT 2 IN ORIGINAL MEDINA TWP. LOT 79, NOW IN THE CITY OF MEDINA, OHIO.

ACCEPTED BY THE CITY OF MEDINA BY CITY COUNCIL AT IT'S
REGULAR MEETING HELD ON THE _____ DAY OF _____, 2025.

ORDINANCE NO. _____

PRESIDENT OF COUNCIL _____

APPROVED BY THE MEDINA CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 2025.

PLANNING DIRECTOR _____

SECRETARY _____

APPROVED BY THE MEDINA CITY ENGINEER
THIS _____ DAY OF _____, 2025.

PATRICK PATTON, P.E.
CITY ENGINEER

APPROVED THIS _____ DAY OF _____, 2025.

TAX MAP ASSOCIATE _____

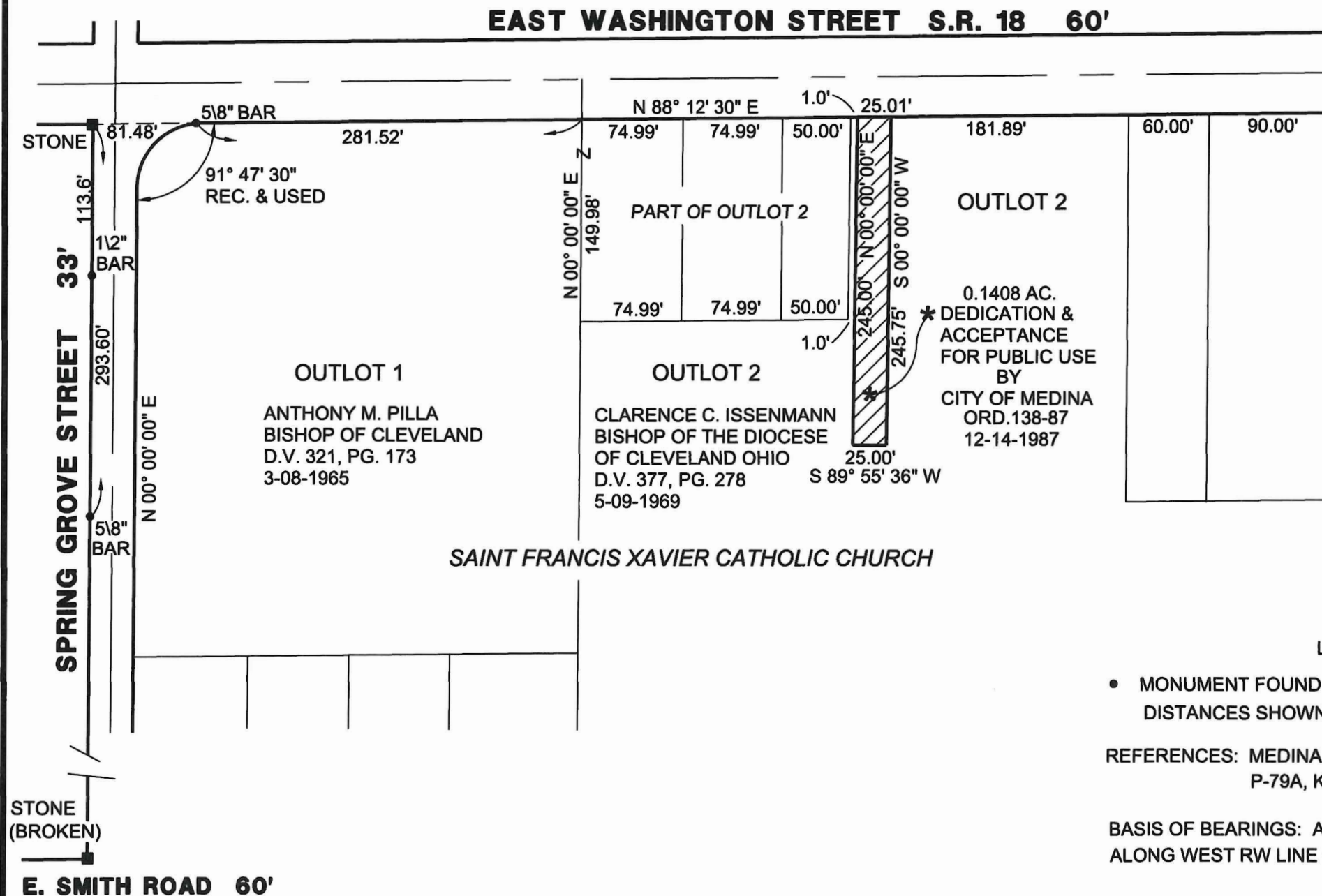
RECEIVED FOR TRANSFER THIS _____ DAY OF _____, 2025.

MEDINA COUNTY AUDITOR _____

RECEIVED AND RECORDED THIS _____ DAY OF _____, 2025.
AT _____ A.M. / P.M. IN PLAT DOC.# _____

FEE \$ _____

MEDINA COUNTY RECORDER _____

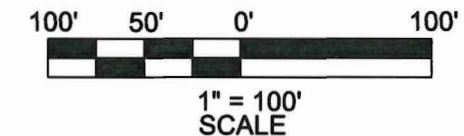


LEGEND

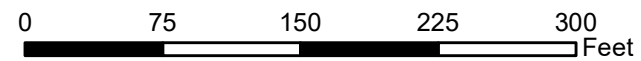
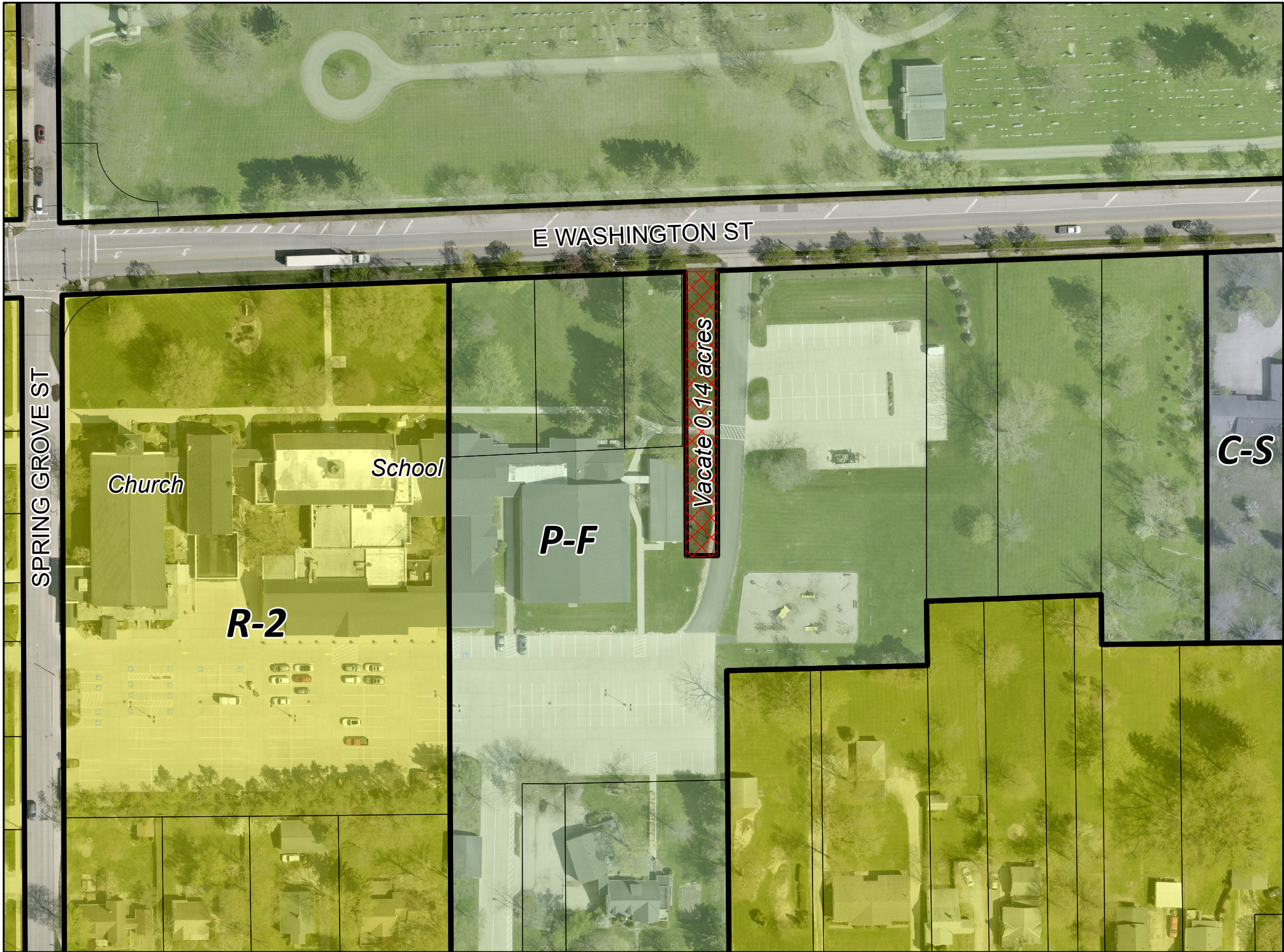
- MONUMENT FOUND & USED, UNLESS OTHERWISE NOTED.
DISTANCES SHOWN ARE RECORD & USED

REFERENCES: MEDINA COUNTY ENGINEERS SURVEY BOOKS
P-79A, K-23, K-140.

BASIS OF BEARINGS: ASSUMED N 00° 00' 00" E
ALONG WEST RW LINE OF SPRING GROVE STREET.



Susan L. Eichhorn
SUSAN L. EICHHORN P.S. 7265
24024 MAY 2024



ORDINANCE NO. 138-87

AN ORDINANCE VACATING A PORTION OF REAL ESTATE ON EAST WASHINGTON STREET AND ACCEPTING A DEDICATION PLAT OF REAL ESTATE ON EAST WASHINGTON STREET FOR STREET AND ALL OTHER UTILITY PURPOSES.

WHEREAS: Ordinance No. 143-83, passed September 26, 1983, dedicated a portion of real estate on East Washington Street at St. Francis Xavier Catholic Church for street and all other utility purposes; and

WHEREAS: At the written request of the property owner, the Planning Commission, at its November 12, 1987 meeting, approved the vacation plat and street dedication plat of a portion of real estate at 612 East Washington Street.

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

SEC. I: That the portion of East Washington Street as shown on Exhibit A, attached hereto and made a part hereof, is hereby vacated.

SEC. II: That the street dedication plat for East Washington Street, as shown on Exhibit B, attached hereto and made a part hereof, is hereby dedicated to public use for street and all other purposes.

SEC. III: It is agreed and understood that the parish of St. Francis Xavier shall be responsible for all upkeep and maintenance on Out Lots 1 and 2 as shown on Exhibit B.

SEC. IV: That this ordinance shall be in full force and effect at the earliest period allowed by law.

PASSED: December 14, 1987

SIGNED: Sally A. Governazzo
President of Council

ATTEST: Catherine L. Horn
Clerk of Council

APPROVED: Dec 20, 1987

SIGNED: [Signature]
Mayor

I hereby certify that the foregoing Ordinance No. 138-87 was duly published by title only in the Medina County Gazette on the 19 day of JANUARY and the 26 day of JANUARY, 1988.

Catherine L. Horn
Clerk of Council

EXHIBIT A
ORD 138-87

ACCEPTANCE OF VACATION:

KNOW ALL MEN BY THESE PRESENTS THAT I ANTHONY PILLA BISHOP, ROMAN CATHOLIC DIOCESE OF CLEVELAND, OHIO FOR ST FRANCIS XAVIER CATHOLIC CHURCH OF MEDINA, OWNER OF THE LANDS ABUTTING THE DEDICATED RIGHT-OF-WAY SHOWN AND DO HEREBY CONSENT AND AGREE TO THE VACATION OF SAID RIGHT-OF-WAY AS SHOWN SHADED IN YELLOW BY THE COUNCIL OF THE CITY OF MEDINA, OHIO.

ANTHONY PILLA, BISHOP
ROMAN CATHOLIC DIOCESE
OF CLEVELAND

WITNESS

COUNTY OF MEDINA SS
STATE OF OHIO

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED ANTHONY PILLA BISHOP, ROMAN CATHOLIC DIOCESE OF CLEVELAND, OHIO FOR ST. FRANCIS XAVIER CATHOLIC CHURCH OF MEDINA, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS OWN FREE ACT AND DEED AND IN TESTIMONY WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO THIS _____ DAY OF _____, 19____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

33'
SPRING GROVE STREET

N 89° 47' 00" E
EAST WASHINGTON STREET 60'

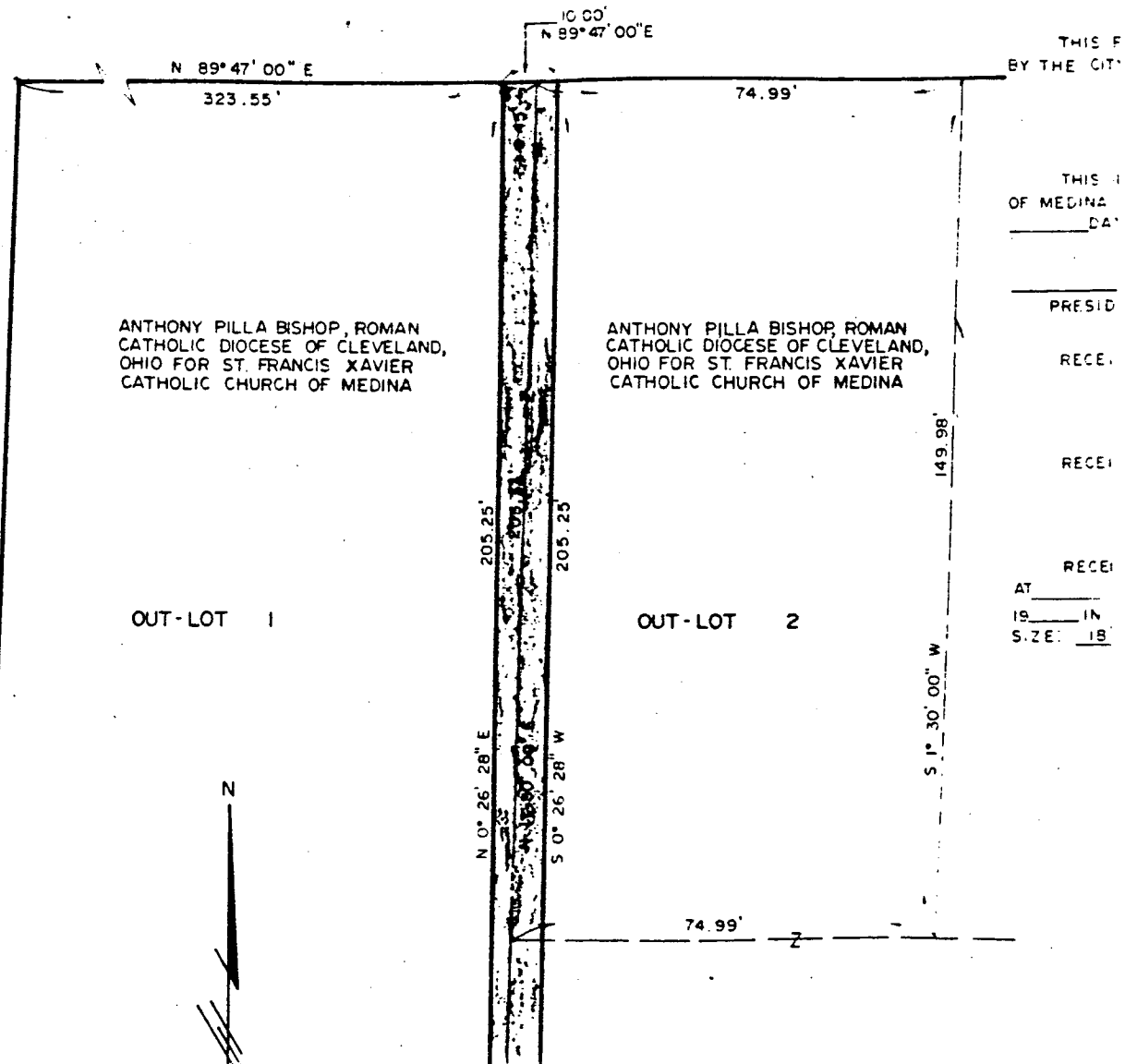


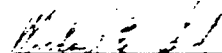
EXHIBIT B
ORD. 138-87

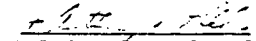
I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND SHOWN ON THIS PLAT,
THAT THE PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED,
THE SURVEY BALANCES AND CLOSES, THAT ALL DIMENSIONAL AND GEODETIC
DETAILS ARE CORRECT, AND THAT THE MONUMENTS SHOWN THEREON
EXIST OR SHALL BE SET AS SHOWN.


THOMAS A. CUNNINGHAM REG. OHIO SURVEYOR No 5274

ACCEPTANCE & DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT
ANTHONY PILLA BISHOP, THE ROMAN CATHOLIC
DIOCESE OF CLEVELAND, OHIO FOR ST. FRANCIS
XAVIER CATHOLIC CHURCH OF MEDINA, OHIO;
THE OWNER OF THE HEREIN DESCRIBED LAND
DOES HEREBY ACKNOWLEDGE THIS PLAT TO
BE HIS OWN FREE ACT AND DEED AND DOES
HEREBY DEDICATE TO PUBLIC USE THAT AREA
SHOWN HEREIN IN YELLOW SHADE.


WITNESS


ANTHONY PILLA, BISHOP
ROMAN CATHOLIC
DIOCESE OF CLEVELAND

COUNTY OF Cuyahoga
STATE OF OHIO. BEFORE ME, A NOTARY PUBLIC
IN AND FOR SAID COUNTY AND STATE PER-
SONALLY APPEARED THE ABOVE SIGNED ANTHONY
PILLA BISHOP, ROMAN CATHOLIC DIOCESE OF
CLEVELAND, WHO ACKNOWLEDGES THE SIGNING
OF THE FOREGOING INSTRUMENT TO BE HIS
FREE ACT AND DEED. IN WITNESS WHEREOF
I HAVE HEREUNTO SET MY HAND AND OFFICIAL
SEAL AT _____ OHIO. THIS _____ DAY OF
_____ 1987

NOTARY PUBLIC

