

RESOLUTION NO. 2026-49

A RESOLUTION AUTHORIZING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, OR APPROVAL OF ANY APPLICATION FOR GASOLINE STATIONS OR AUTOMOBILE SERVICE STATIONS WITHIN THE CITY OF WILLOUGHBY FOR 6 MONTHS AFTER THE EFFECTIVE DATE OF THIS RESOLUTION, AND DECLARING AN EMERGENCY.

WHEREAS, Chapter 1103 of the City of Willoughby Codified Ordinances defines a “Gasoline Station” as an establishment where liquids used as motor fuels are stored and dispersed into the fuel tanks of motor vehicles by an attendant or by person other than the station attendant and may include facilities available for the sale of other retail products; and

WHEREAS, Chapter 1103 of the City of Willoughby Codified Ordinances defines “Automobile service station” as a building, part of a building, structure or space which is used for the retail sale of lubricants and motor vehicle accessories, the routine maintenance and service and the making of repairs to motor vehicles, except that repairs described as major repairs in “garage, repair” shall not be permitted; and

WHEREAS, Gasoline Station and Automobile Service Station share similar impacts related to traffic generation, environmental effects, stormwater management, site circulation, noise, lighting, and compatibility with adjacent land uses; and

WHEREAS, the City Administration requires time to research, evaluate, and propose zoning code amendments to ensure that regulations applicable to these uses appropriately address spacing, design, environmental, and operational standards; and

WHEREAS, in order to complete this review and recommend zoning regulations governing Gasoline Stations and Automobile Service Stations, a temporary moratorium is imposed upon any acceptance, processing or approval of applications for Gasoline Stations or Automobile Service station within the City for 6 months after the effective date of the Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILLOUGHBY, THE COUNTY OF LAKE, AND THE STATE OF OHIO:

SECTION 1. That the Council of the City of Willoughby hereby imposes a temporary moratorium on the acceptance, processing, or approval of any application for Gasoline Stations or Automobile Service Stations within the City of Willoughby for 6 months after the effective date of this Resolution.

SECTION 2. That any such applications for Gasoline Stations or Automobile Service Stations filed prior to the effective date of this Resolution shall continue to be processed and shall be approved or disapproved as if the moratorium established by this Resolution did not exist.

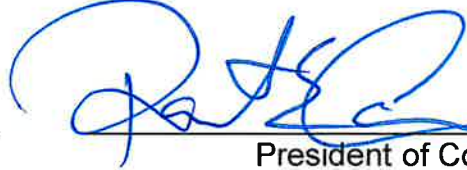
SECTION 3. That this moratorium shall not apply to any legally established conforming facility existing as of the effective date of this Resolution, so long as the proposed activity does not increase intensity of the use, expand the number of pump islands or service bays, or require a major modification to an approved development plan.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby.

SECTION 5. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the inhabitants of the community; and for the further reason to provide for orderly growth and development with the City; and provided that it receives the affirmative vote of two-thirds of the members elected to Council, it shall be in full force and take effect immediately upon its adoption by Council and approval by the Mayor; otherwise, it shall be in full force and take effect from and after the earliest period allowed by law.

Adopted: _____

May 5, 2026



President of Council

Attest: _____

Alina Nosh

Clerk of Council

Date: _____

05.07.26

Approved: _____



Mayor

Submitted to the Mayor for his approval on this _____

6th

day of _____

May

, 2026.



Clerk of Council