



## **General Zoning Information**

### **Village of Chippewa Lake**

#### **1. Why Zoning**

- a. Zoning protects the health and safety of the residents and guests.
- b. Zoning protects and preserves property values.
- c. Zoning guides how our community develops over time.
- d. Zoning helps to prevent conflicts between neighbors.

#### **2. Why Chippewa Lake**

- a. Chippewa Lake is a small, lake-centered village that has limited land. Chippewa Lake is the village's greatest asset.
  - i. Zoning protects the lake and the village environment.
  - ii. Zoning maintains safety on small, dense lots. Smaller lots require rules to avoid conflicts and hazards.
  - iii. Uniform zoning keeps neighborhoods stable.
  - iv. Zoning ensures fairness.
  - v. Zoning prevents nuisances and conflicts.
  - vi. Ohio law requires zoning.

#### **3. Summary**

- a. Chippewa Lake enforces zoning rules to keep the village safe, fair, orderly, and livable while protecting the lake and everyone's property values.

# General Zoning Information

## Village of Chippewa Lake

### 1. Village Zoning Inspector

- a. **Bud Hardesty**
- b. **Email...** [budhardesty870@gmail.com](mailto:budhardesty870@gmail.com)
- c. **Phone...** 330-416-3666
- d. **Zoning, Local Mail**, Village of Chippewa Lake Attn: Zoning Inspector, PO Box 25, Chippewa Lake, Ohio 44215

### 2. When/who to contact

- a. **Anytime** you have a home or business project you are considering. Zoning can help you find the best information and the correct zoning form(s).
- b. **Village of Chippewa Lake, website** [chippewalake.net](http://chippewalake.net). The Village of Chippewa Lake website has printable local zoning forms and the village zoning code available online. The proper zoning forms are also available from the Zoning Inspector.
- c. **Medina County Engineering (Building Department)**  
330-722-9220, Fax: 330-764-8204, rear of building, 791 W. Smith Rd, Medina, Ohio 44256; Building, electrical, and mechanical permits. <https://medinaco.org/building-department/>
- d. **Medina County Sanitary Engineer, front of building**,  
330-723-9585, Toll-free, 844-722-8404, front of building, 791 W. Smith Rd., Medina, Ohio 44256, water and sanitary permits.  
<https://www.medinaco.org/sanitary/>
- e. **Medina County Health Department**, 330-723-9688, near Walmart, 4800 Ledgewood Dr., Medina, Ohio 44256, water well permits and septic tank permits.
- f. **Ohio Utilities Protection Service**, also known as **OOPS**. Call **OHIO811** or **800-2764**, a free “call before you dig” service that locates and marks underground utilities.