

CHAPTER 900 - AMENDMENTS

910 GENERAL

Whenever the public necessity, convenience, general welfare, or good zoning practices require, the Board of Township Trustees may by resolution after receipt of a recommendation of the Board of Zoning Commission, amend, supplement, or change the text and/or map of this Resolution.

920 INITIATION OF AMENDMENTS

Amendments of this Resolution may be initiated in one of the following ways:

- a. by adoption of a motion by the Board of Zoning Commission;
- b. by adoption of a resolution by the Board of Township Trustees; or
- c. by the filing of an application by at least one (1) owner or leasee of property within the area to be changed or affected by said amendment.

930 PROCEDURE

Upon said motion, resolution, or filing of an application, said proposed amendment shall be considered in accordance with the following procedure as specified by Section 519.12 of the Ohio Revised Code (ORC).

931 BOARD OF ZONING COMMISSION SUBMISSION TO REGIONAL PLANNING COMMISSION

Within five (5) days after receipt of an amendment, the Board of Zoning Commission shall transmit a copy of the proposed amendment to the Regional Planning Commission. The Regional Planning Commission shall review the proposal and make a recommendation to the Board of Zoning Commission for consideration at the public hearing.

933 REQUIRED NOTICES - PRIOR TO BOARD OF ZONING COMMISSION HEARING

Before holding the public hearing, the Board of Zoning Commission shall give notice of such hearing by publication in at least one (1) newspaper of general circulation in the Township, at least fifteen (15) days before the date of the hearing. The notice shall be for the time and place of the hearing, the nature of the proposed amendment, and a statement that after the conclusion of the public hearing the matter will be referred to the Board of Township Trustees. If the proposed amendment intends to rezone 10 or less parcels of land, written notice of the hearing shall be mailed, by certified mail, at least 20 days before the hearing, to all owners of property within 150 feet of area to be rezoned. The notice shall contain the same information as required of the newspaper notice.

934 RECOMMENDATION BY BOARD OF ZONING COMMISSION

Within 30 days after the public hearing, the Board of Zoning Commission shall recommend to the Board of Township Trustees the approval, disapproval, or approval with modifications of the proposed amendment.

935 BOARD OF TOWNSHIP TRUSTEES HEARING AND NOTICE

Within 30 days after receipt of the recommendation from the Board of Zoning Commission, the Board of Township Trustees shall hold a public hearing giving notice of the hearing in a newspaper in the same manner as specified in Section 933.

936 ACTION BY THE BOARD OF TOWNSHIP TRUSTEES

Within 20 days after the public hearing, the Board of Township Trustees shall either adopt or deny the recommendation of the Board of Zoning Commission or adopt some modification thereof. If the Board of Township Trustees deny or modify the recommendation of the Board of Zoning Commission, the unanimous vote of the Board of Township Trustees is required.

937 EFFECTIVE DATE AND REFERENDUM

Such amendment adopted by the Board of Township Trustees shall become effective 30 days after the date of adoption unless, within 30 days after the date of adoption, a referendum petition is submitted to the Board of Township Trustees requesting the proposed amendment be submitted to the electors of the Township, for approval or rejection, at the next primary or general election. The requirements for said petition are specified in Section 519.12 of the Ohio Revised Code (ORC). No amendment for which a referendum vote has been requested shall be put into effect unless approved by the voters.

940 APPLICATIONS AND FEES

The Board of Township Trustees may establish application forms for amendment requests and require specific information of the applicant. The Board of Township Trustees may also establish fees for said applications to defray the cost of public notices, mailings, etc., as it deems necessary.