

Chapter 900: Amendments

910 General

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

920 Initiation of Amendments

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

- a. by adoption of a motion by the Zoning Commission;
- b. by adoption of a resolution by the Board of Township Trustees;
- c. by the filing of an application by at least one owner or lessee 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.

931 Zoning Commission Submission to Regional Planning Commission

Within five days after receipt of an amendment request, the 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 Zoning Commission for consideration at the public hearing.

932 Zoning Commission Hearing

The Zoning Commission shall schedule a public hearing not less than 20 days nor more than 40 days after the proposed amendment is filed and provide notices as specified in Section 933.

933 Required Notices — Prior to Zoning Commission Hearing

Before holding the public hearing, the Zoning Commission shall give notice of such hearing by publication in at least one newspaper of general circulation in the Township at least 15 days before the date of hearing. The notice shall set forth 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 re-zone 10 or less parcels of land, written notice of the hearing shall be mailed, at least 20 days before the hearing, to all owners of property within, adjacent to, and across the street from the area to be re-zoned. The notice shall contain the same information as required of the newspaper notice.

934 Recommendation by Zoning Commission

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

935 Township Trustees Hearing and Notice

Within 30 days after receipt of the recommendation from the Zoning Commission, the 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 to Township Trustees

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

937 Effective Date and Referendum

Such amendment adopted by the Township Trustees shall become effective in accordance with Section 519.12 of the Ohio Revised Code.

940 Application 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.