



City of South Lebanon
10 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

NOTICE SPECIAL MEETING OF COUNCIL

Rev. Code, Sec. 733.32

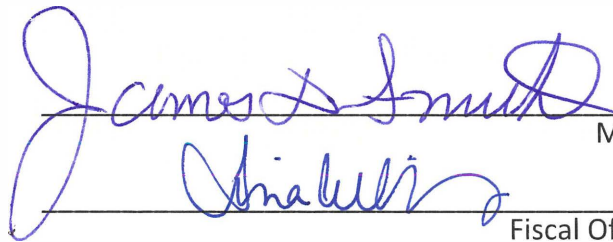
CLERK'S OFFICE, SOUTH LEBANON OHIO
MAY 9, 2022

To: ALL COUNCIL MEMBERS

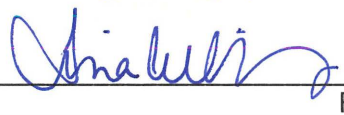
You are hereby notified that a Special Meeting of Council has been called for the purpose of **any action necessary for:**

- 1) Public Hearing for the rezoning of three (3) properties on Mason-Morrow-Millgrove Road owned by the applicant, Vibrant Oil, LLC
- 2) Ordinance 2022-16, Second Reading, approving zoning map amendment for 4.4565 acres of property located on Mason-Morrow-Millgrove Road

Such Special Meeting will accordingly be held on **Thursday** the **12th** day of **May, 2022**, at **6:30** p.m., at the place of the holding of regular meetings.



Mayor



Fiscal Officer

AGENDA
SPECIAL MEETING OF CITY COUNCIL
MAY 12, 2022 at 6:30 P.M.

1. Mayor Smith calls the meeting to order

2. Roll Call:

Linda Allen
Linda Burke
Brenda Combs

Maryan Harrison
Bill Madison
Rolin Spicer

3. Pledge of Allegiance

4. Floor open to the public:

5. New Business:

Public Hearing for the rezoning of three (3) properties on Mason-Morrow-Millgrove Road owned by the applicant, Vibrant Oil, LLC

6. Old Business:

Ordinance 2022-16, Second Reading, approving zoning map amendment for 4.4565 acres of property located on Mason-Morrow-Millgrove Road

7. Executive Session:

8. Adjournment:



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MEMORANDUM

To: Mayor and City Council

From: Jerry Haddix, City Administrator

Date: May 9, 2022

Subject: Vibrant Oil, LLC Rezoning Public Hearing

On the agenda for the Special Council Meeting on May 12th is the public hearing for the rezoning of three (3) properties on Mason-Morrow-Millgrove Road owned by Vibrant Oil, LLC who is also the Applicant. The Applicant is requesting to rezone the properties from I-1 Light Industrial District to B-2 General Business District. The notice was published in the Cincinnati Enquirer on April 11 (30 days prior to hearing) and the attached notice was mailed to surrounding property owners on April 22.

At the Planning Commission meeting on April 4th, the Planning Commission voted to recommend approval of the rezoning request for these properties from I-1 to B-2 Zoning District.

If you have any questions or need additional information, please contact me.



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RECOMMENDATION TO CITY COUNCIL
ZONING MAP AMENDMENT OF THREE (3) PARCELS TOTALING 4.4565 ACRES OF
PROPERTY ON MASON-MORROW-MILLGROVE ROAD (PARCEL NOS. 12-01-103-013,
12-01-103-015 & 12-01-103-017)

FROM: City Planning Commission

Vibrant Oil LLC has submitted an application for a zoning map amendment for its properties on Mason-Morrow-Millgrove Road (Parcel#'s 12-01-103-013, 12-01-103-015 & 12-01-103-017) consisting of 4.4565 acres in accordance with Section 15.7.3(2) of the City Zoning Code. The Property Owner is requesting the rezoning for all three (3) parcels to be from I-1 (Light Industrial District) to B-2 [General Business District].

On April 4, 2022, the City Planning Commission reviewed said zoning map amendment and unanimously voted to recommend said amendment based on the following factors:

1. Said change is consistent with the existing surrounding land uses; and
2. The requested change is consistent with the adopted City Comprehensive Plan.

Per Sec. 15.7.8 of the City Zoning Code, the next step in the Zoning Map Amendment process is for the City Council shall schedule a public hearing at the next regular meeting following receipt of the Planning Commission report.

In addition, since the Owner is intending to construct a convenient store/gas station and a separate multi-tenant commercial building on the property.

ENQUIRER MEDIA

PART OF THE USA TODAY NETWORK

Advertiser:

VILLAGE OF SOUTH LEBANON
10 N HIGH ST

SOUTH LEBANON OH 45065

**LEGAL NOTICE
ATTACHED**

This is not an invoice

Account #: CIN-649527

Total Cost of the Ad \$327.72

Last Run Date: 04/11/2022

of Affidavits 1

AFFIDAVIT OF PUBLICATION

Newspaper: CIN-EN Cincinnati Enquirer

State of Wisconsin

RE: Order # 0005210570

I, Lana Karitz
of the The Enquirer, a newspaper printed in
Cincinnati, Ohio and published in Cincinnati, in said
County and State, and of general circulation in said
county, and as to the Kentucky Enquirer published
in Ft. Mitchell, Kenton County, Kentucky, who being
duly sworn, depose and saith that the
advertisement of which the annexed is a true copy,
has been published in the said newspaper times,
once in each issue dated as follows:

04/11/2022

**CITY OF SOUTH LEBANON
PUBLIC HEARING
LEGAL NOTICE**

Please be advised that a public hearing will be held by the South Lebanon City Council on Thursday, May 12, 2022, at 6:30 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065, to address the following issue:

The purpose of the hearing is to receive public comments on an application for a zoning map amendment submitted by Vibrant Oil LLC to rezone 4.4565 acres of the property located on Mason-Morrow--Millgrove Road in the City of South Lebanon, Warren County, Ohio recorded as Parcel No.'s. 12-01-103-013, 12-01-103-015 & 12-01-103-017 from I-1 (Light Industrial District) to B-2 (General Business District).

The public record is available for inspection during normal business hours, 8:00 AM to 4:30 PM, Monday through Friday, at the Municipal Building. Comments may also be submitted in writing to Jerry Haddix, City Administrator, 10 North High St., South Lebanon, OH 45065 or by email at jhaddix@southlebanonohio.org.

City of South Lebanon
Jerry Haddix,
City Administrator
CIN, Apr 11, '22 #5210570

Lana Karitz
Subscribed and sworn to before me this
11th day of April, 2022

Nancy Heyrman
Notary Public

5.15.23

Commission expires

NANCY HEYRMAN
Notary Public
State of Wisconsin

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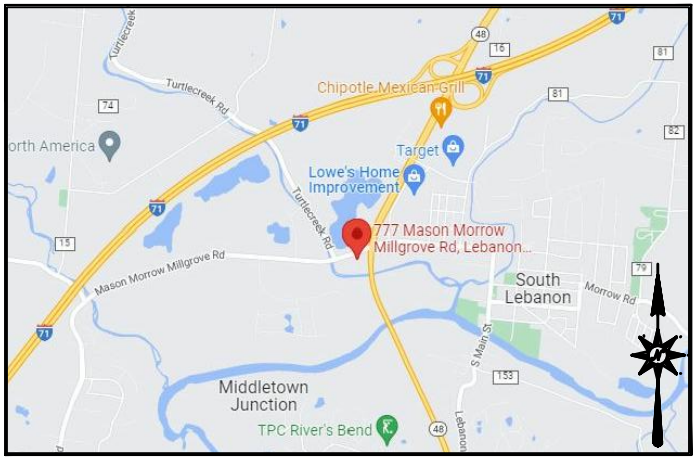
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City of South Lebanon
Jerry Haddix,
City Administrator

* * * * *

SECTION 1, TOWN 4, ENTIRE RANGE 3
UNION TOWNSHIP, WARREN COUNTY, OHIO
4.994 ACRES TOTAL



VICINITY MAP

SURVEYORS NOTES:

- 1) FOUND MONUMENTATION IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 2) DATA SOURCES INCLUDE DOCUMENTS CITED
- 3) EVIDENCE IN GENERAL FITS THE SURVEY

BASIS OF BEARING

THE BEARINGS IN THIS PLAT ARE BASED UPON GPS FIELD MEASUREMENTS UTILIZING THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

BACK REFERENCE

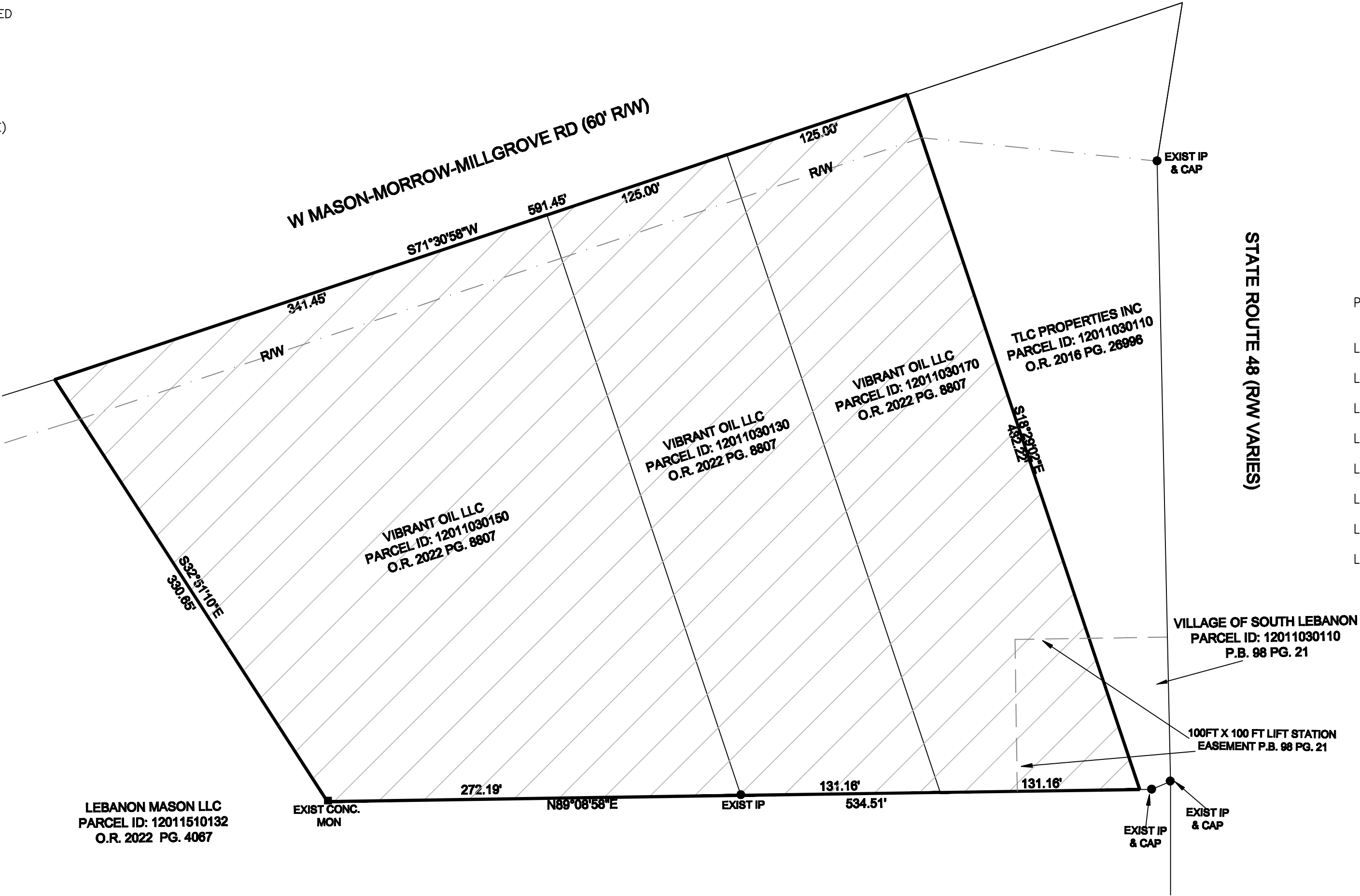
O.R. 2022 PG. 8807
P.B. 98 PG. 21
P.B. 71 PG. 27

LEGEND

- FOUND I.P.
- FOUND MONUMENT
- SET 5/8" X 36" IRON PIN
- W/ CAP S.J. LEESMAN #8352

OWNER

VIBRANT OIL LLC
777 MASON-MORROW-MILLGROVE RD
LEBANON, OHIO 45036



PARCEL CLOSURE

North: 502425.04	East : 1478717.37
Line Course: S 32-51-10 E	Length: 330.65
North: 502147.27	East : 1478896.74
Line Course: N 89-08-58 E	Length: 272.19
North: 502151.31	East : 1479168.90
Line Course: N 89-08-58 E	Length: 131.16
North: 502153.26	East : 1479300.05
Line Course: N 89-08-58 E	Length: 131.16
North: 502155.21	East : 1479431.19
Line Course: N 18-29-02 W	Length: 482.22
North: 502612.55	East : 1479278.31
Line Course: S 71-30-58 W	Length: 125.00
North: 502572.92	East : 1479159.76
Line Course: S 71-30-58 W	Length: 125.00
North: 502533.29	East : 1479041.21
Line Course: S 71-30-58 W	Length: 341.45
North: 502425.04	East : 1478717.37

Perimeter: 1938.83 Area: 217,542 Sq Ft 4.994 Ac.

AREA TO BE REZONED FROM LIGHT INDUSTRIAL
TO COMMERCIAL (B2 GENERAL BUSINESS)
4.994 ACRES

I HEREBY CERTIFY THAT THIS PLAT DEPICTS A SURVEY MADE UNDER MY DIRECTION BY THE METHOD OF RANDOM TRAVERSE, THE NORTH POINT AND BEARINGS SHOWN HEREON ARE BASED ON MAGNETIC NORTH, THE BEARINGS AND DISTANCES SHOWN HEREON HAVE NOT BEEN ADJUSTED FOR CLOSURE: THE UNADJUSTED ERROR OF CLOSURE MEETS OR EXCEEDS 1" IN 10,000' LINEAR ERROR OF CLOSURE RATIO: THIS SURVEY AND PLAT MEETS OR EXCEEDS THE MINIMUM STANDARDS OF ALL LOCAL AUTHORITIES; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN

STEVEN J. LEESMAN OH. P.L.S. NO. 8352 MARCH 17, 2022
DATE

ZONE CHANGE PLAT
PARCEL 120-1103-013,15 & 17
SECTION 1, TOWN 4, ENTIRE RANGE 3
UNION TOWNSHIP, WARREN COUNTY, OHIO
4.994 ACRES TOTAL

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING 513-417-0420
2720 TOPICILLS, CINCINNATI, OHIO 45248



SCALE 1"=60'
DATE: MARCH 17, 2022

