



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

## **NOTICE OF SPECIAL MEETING OF COUNCIL**

Rev. Code, Sec. 733.32


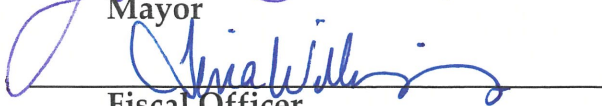
**CLERK'S OFFICE, SOUTH LEBANON, OHIO**  
**February 22, 2023**

### **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 10.655 acres of property located on State Route 48 (Parcel #12-01-451-002) from R-1 (Single Family Residential District) to B-2 (General Business District) as submitted by owner, Gale Froehlich
2. Ordinance 2023-02, Third Reading, approving zoning map amendment for 10.655 acres of property located on State Route 48 (Parcel #12-01-451-002)

Such Special Meeting will accordingly be held of **Thursday**, the 23<sup>rd</sup> day of **February, 2023**, at 6:00 p.m., at the place of the holding of regular meetings.

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Fiscal Officer

**AGENDA**  
**SPECIAL MEETING OF CITY COUNCIL**  
**FEBRUARY 23, 2023 at 6:00 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 10.655 acres of property located on State Route 48 (Parcel #12-01-451-002) from R-1 (Single Family Residential District) to B-2 (General Business District) as submitted by owner, Gale Froehlich

6. Old Business:     Ordinance 2023-02, Third Reading, approving zoning map amendment for 10.655 acres of property located on State Route 48 (Parcel #12-01-451-002)

7. Adjournment:



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## MEMORANDUM

**To:** Mayor and City Council

**From:** Jerry Haddix, City Administrator

**Date:** February 21, 2023

**Subject:** Froehlich Rezoning Public Hearing

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On the agenda for the Special Council Meeting on February 23<sup>rd</sup> is the public hearing for the rezoning of the property on the northwest corner of State Route 48 and Winding River Boulevard owned by Gayle Froehlich who is also the Applicant. The Applicant is requesting to rezone the properties from R-1 Single Family Residential District to B-2 General Business District. The notice was published in the Journal-News Pulse of Lebanon and Mason on January 22, 2023, (30 days prior to hearing) and the attached notice was mailed to surrounding property owners on January 25, 2023.

At the Planning Commission meeting on January 10, 2023, the Planning Commission voted 4-0 to recommend approval of the rezoning request for these properties from R-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 ONE (1) PARCEL TOTALING 10.655 ACRES OF  
PROPERTY ON STATE ROUTE 48 (PARCEL NO. 12-01-451-002)**

FROM: City Planning Commission

Gayle Froehlich has submitted an application for a zoning map amendment for its properties on State Route 48 (Parcel# 12-01-451-002) consisting of 10.655 acres in accordance with Section 15.7.3(2) of the City Zoning Code. The Property Owner is requesting the rezoning for the parcel to be from R-1 (Single Family Residential District) to B-2 [General Business District].

On January 10, 2023, 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.

Richard Tittermary, a realtor with Sibcy Cline Realtors, represented the Owner at the Planning Commission meeting. At this point, there is no planned use for the property although Mr. Tittermary has plans to market the property to hotel and restaurant developers.

## PROOF OF PUBLICATION

STATE OF OHIO

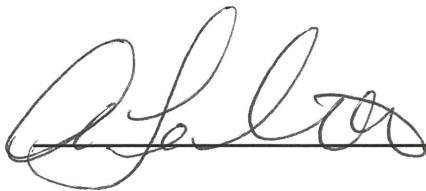
## PUBLIC NOTICE

Before the undersigned authority personally appeared Andrea Feltner, who on oath says that he/she is a Legal Advertising Representative of the Journal-News Pulse of Lebanon and Mason, a weekly newspaper of general circulation in Warren County, and State of Ohio, and he/she further says that the Legal Advertisement, a copy of which is hereunto attached, has been published in the said Journal-News Pulse of Lebanon and Mason, 36 Lines, 1 Time(s), last day of publication being 01/22/2023, and he/she further says that the bona fide weekly paid circulation of the said Journal-News Pulse of Lebanon and Mason was over 22,000 at the time the said advertisement was published, and that the price charged for same does not exceed the rates charged on annual contract for the like amount of space to other advertisers in the general display advertising columns.

CITY OF SOUTH LEBANON  
10 NORTH HIGH ST  
SOUTH LEBANON, OH 45065

Invoice/Order Number:	0000778671
Ad Cost:	\$93.60
Paid:	\$0.00
Balance Due:	\$93.60

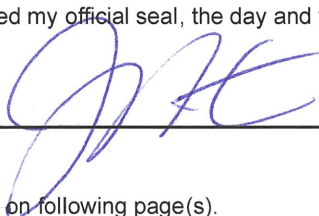
Signed



(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 24th day of January, 2023 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed



JUSTIN PETERSON, Notary Public  
In and for the State of Ohio  
My Commission Expires July 31, 2023

Please see Ad on following page(s).

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SOUTH LEBANON, OH 45065

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**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, February 23, 2023, at 6:00 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 Gayle Froehlich to rezone 10.655 acres of the property located on State Route 48 in the City of South Lebanon, Warren County, Ohio recorded as Parcel No. 12-01-451-002 from R-1 (Single Family Residential 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](mailto:jhaddix@southlebanonohio.org).

City of South Lebanon  
Jerry Haddix  
City Administrator

1-22/2023

0000778671-01

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

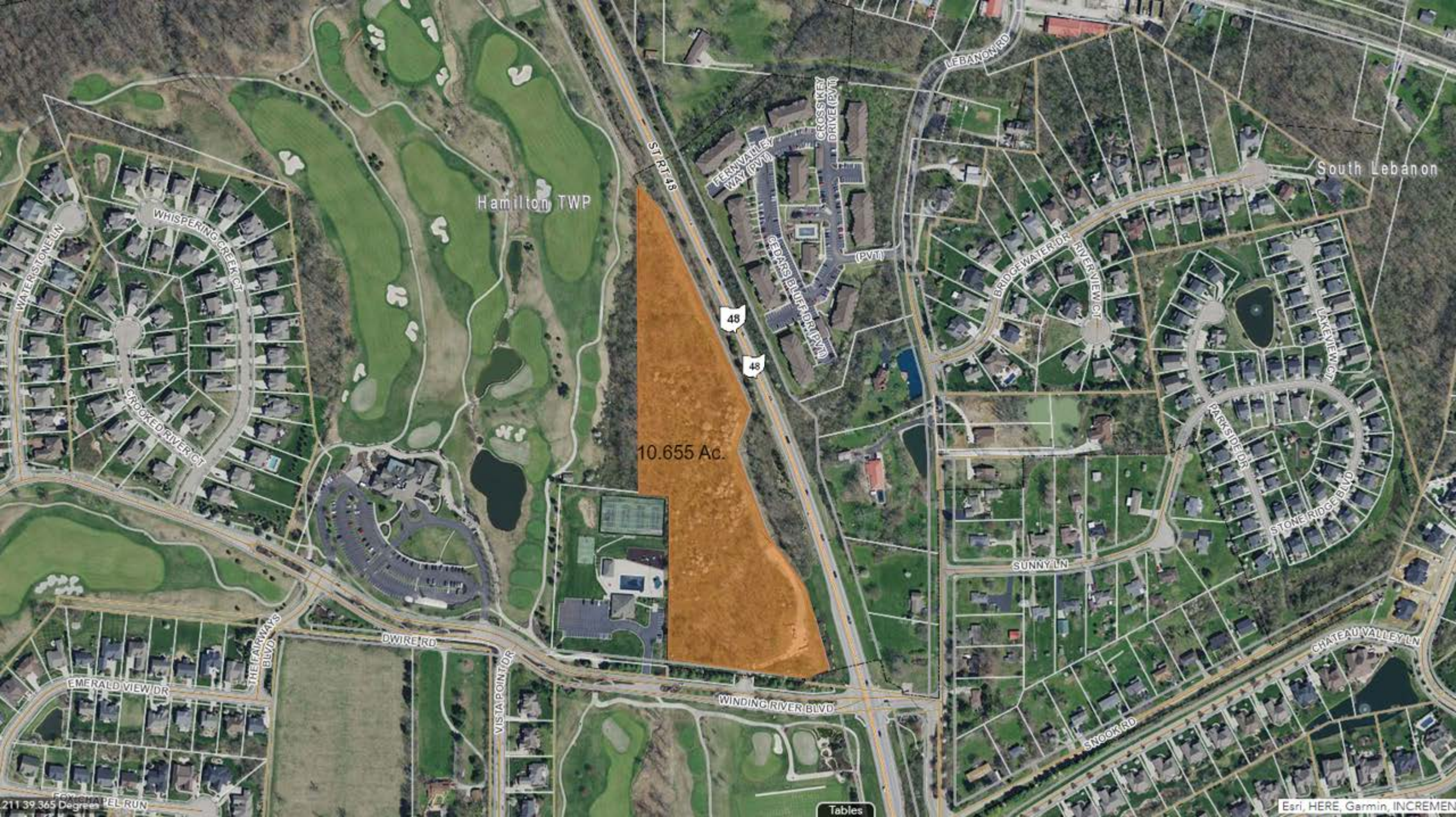
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City of South Lebanon  
Jerry Haddix,  
City Administrator





10.655 Ac.

ST RT 48

48

48

FERN VALLEY WAY (PVT)

CROSSKEY DRIVE (PVT)

GEOARS BLVD (PVT)

(PVT)

LEBANON RD

BRIDGEWATER DR

RIVERVIEW CT

PARKSIDE DR

STONE RIDGE BLVD

CHATEAU VALLEY LN

SNOOK RD

SUNNY LN

WINDING RIVER BLVD

DWIRE RD

VISTA POINT DR

THE FAIRWAYS BLVD

EMERALD VIEW DR

WHISPERING CREEK CT

CROOKED RIVER CT

WATERSTONE LN

South Lebanon

Hamilton TWP

Tables

Esri, HERE, Garmin, INCREMENTAL