

**VILLAGE OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2017-12**

**AN ORDINANCE APPROVING ZONING MAP AMENDMENTS TO CERTAIN
PROPERTIES IN THE VILLAGE OF SOUTH LEBANON, CONSISTING OF 0.3256
ACRES FROM RFP [RESIDENTIAL FLOOD PLAIN DISTRICT] TO B-1
[NEIGHBORHOOD BUSINESS DISTRICT]**

WHEREAS, per Resolution No. 2017-27, the Village Council initiated a zoning map amendment for 383 South Main Street (Parcel# 12-01-401-005) consisting of a 0.3256 acre parcel from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District]; and,

WHEREAS, in accordance with Section 15.7.7 of the Village of South Lebanon Zoning Regulations, on September 5, 2017, the Village Planning Commission, heard the aforementioned Rezoning Application and issued its recommendation to the Village Council that the zoning amendment be granted, as requested; and,

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulations, the Village Council scheduled the Rezoning Application for a public hearing; and,

WHEREAS, the Village Council held the public hearing on October 26, 2017 at 6:30 P.M., after publication and other proper notice thereof, to consider the recommendation of the Planning Commission; and,

WHEREAS, upon considering the recommendation of the Planning Commission, a copy of which is incorporated by reference herein, and being no persons present to give testimony during the public hearing, the Council finds the process has been in accordance with Article 7 [Amendment Procedures], and adopts the recommendation of the Planning Commission; and,

WHEREAS, immediate action is required to take action within thirty (30) days after the above public hearing as prescribed in Section 15.7.11 of the Zoning regulations, and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of South Lebanon, Ohio, at least three-fourths of all members elected thereto concurring:

Section 1. That the Council does hereby amend the official Zoning Map of the Village of South Lebanon, Ohio, as follows:

<u>Property Address</u>	<u>Parcel No.</u>	<u>Acreage</u>	<u>Zoning Classification</u>
383 S. Main Street- South Lebanon, OH 45065	12-01-401-005	0.3256 ac.	from RFP [Residential Flood Plain] to B-1 [Neighborhood Business]

Section 2. Upon the expiration of the period of referendum provided by law (the effective date being 30 days after the date of adoption), within fifteen (15) days of the effective date, the Zoning Administrator shall amend the Official Zoning Map to reflect the zoning changes in accordance with Sec. 15.7.14 [Zoning Map Amendments] of the Zoning Regulations.

Section 3. That the Council is acting in its legislative capacity in approving this Ordinance.

Section 4. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

Section 5. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 6. That it is found and determined that all formal actions of the Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Approved this 2nd day of November, 2017.

Attest: Nicole Armstrong
Nicole Armstrong, Fiscal Officer/Clerk

James D. Smith
James D. Smith, Mayor

First Reading - 11/3 /2017

Effective Date - / /2017

Second Reading - / /2017

Third Reading- / /2017

Vote - ___ Yeas

___ Nays

Prepared by and approved as to form:

PAUL R. REVELSON
VILLAGE SOLICITOR
SOUTH LEBANON, OHIO

By: [Signature]

Date: 11/2/17

CERTIFICATE OF POSTING

I, Nicole Armstrong, Fiscal Officer of the Village of South Lebanon, Ohio do hereby certify I posted a true and accurate copy of this ordinance or resolution, summary of ordinance or resolution, or statement, order, proclamation, notice or report, at five public places within the Village as authorized by Section 731.25 of the Ohio Revised Code and Ordinance 98-08 of Village of South Lebanon, Ohio.

11/3/17
Date

Nicole Armstrong
Nicole Armstrong
Fiscal Officer
Village of South Lebanon,
Ohio