

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2022-15**

**A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, MAY 12, 2022,
AT 6:30 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER
THE RECOMMENDATION OF THE PLANNING COMMISSION IN
ACCORDANCE WITH ZONING REGULATIONS SECTION 15.7.7 FOR A
ZONING MAP AMENDMENT FOR CERTAIN PROPERTIES LOCATED ON
MASON-MORROW-MILLGROVE ROAD (PARCEL#’S 12-01-103-013, 12-01-103-015
AND 12-01-103-017) CONSISTING OF 4.4565 ACRES FROM I-1 [LIGHT
INDUSTRIAL DISTRICT] TO B-2 [GENERAL BUSINESS DISTRICT], AND
DECLARING AN EMERGENCY**

WHEREAS, the City Planning Commission, in accordance with Section 15.7.7 has certified to the Council a proposed Zoning Map Amendment, a copy of which is attached hereto and made a part hereof, relating to certain properties on Mason-Morrow-Millgrove Road (Parcel#’s 12-01-103-013, 12-01-103-015 & 12-01-103-017); and,

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulation, the Council is required to conduct a public hearing on such matters and cause notice of the same to be published in a newspaper of general circulation in the City, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed Zoning Resolution Map Amendment and any reports of a City Officer, Board or Commission relating thereto available for public inspection at the City Offices during said thirty (30) day period; and,

WHEREAS, immediate action is required to publish notice of a public hearing for a zoning resolution map amendment and such action is necessary in order to preserve the public peace, health, safety or welfare of the City.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of South Lebanon, at least two-thirds of all members elected thereto concurring:

Section 1. That the proposed Zoning Map Amendment for certain properties located on Mason-Morrow-Millgrove Road (Parcel#’s 12-01-103-013, 12-01-103-015 & 12-01-103-017) consisting of 4.4565 acres from I-1 [Light Industrial District] to B-2 [General Business District] shall be set for a public hearing on May 12, 2022, at 6:30 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.

Resolution 2022-15

Page 2

Section 2. That the Fiscal Officer shall cause a notice of said public hearing to be published in a newspaper of general circulation in the City at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed Zoning Map Amendment and any reports of the Planning Commission or any other City Officer, Board or Commission relating thereto, at the City Offices between the hours of 8:00 a.m. and 4:30 p.m.

Section 3. That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

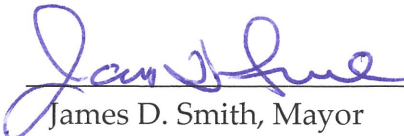
Section 4. That this Resolution is hereby declared to be an emergency measure in accordance with Ohio Rev. Code § 731.30 for the immediate preservation of the public peace, health, safety and general welfare; and, this Resolution shall be in full force and effective immediately upon its passage.

Section 5. That it is found and determined that all formal actions of the Council concerning and relating to passing this Resolution were adopted in an open meeting of Council in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Adopted this 7th day of April, 2022.

Attest:



Petrina D. Williams, Fiscal Officer/Clerk


James D. Smith, Mayor

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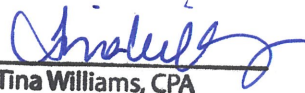
Rules Suspended: <u>4/7/2022</u> (if applicable)	Effective Date – <u>4/7/2022</u>
Vote - <u>6</u> Yeas ___ Nays	
First Reading – / /2022	Effective Date – / /2022
Second Reading – / /2022	
Third Reading – / /2022	
Vote - ___ Yeas ___ Nays	

Prepared by and approved as to form:
ANDREW P. MEIER
CITY SOLICITOR
SOUTH LEBANON, OHIO

By: 
Date: 4/7/2022

CERTIFICATE OF POSTING

I, Tina Williams, CPA, Fiscal Officer of the City 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 City as authorized by Section 731.25 of the Ohio Revised Code and Ordinance 98-08 of the **City of South Lebanon, Ohio**

4/8/22
Date

Tina Williams, CPA
Fiscal Officer
City of South Lebanon, Ohio



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

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.