

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-06**

A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, FEBRUARY 23, 2023, AT 6:00 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 A CERTAIN PROPERTY LOCATED ON STATE ROUTE 48 (PARCEL# 12-01-451-002) CONSISTING OF 10.655 ACRES FROM R-1 [SINGLE FAMILY RESIDENTIAL 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 State Route 48 (Parcel# 12-01-451-002); 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 a certain property located on State Route 48 (Parcel# 12-01-451-002) consisting of 10.655 acres from R-1 [Single Family Residential District] to B-2 [General Business District] shall be set for a public hearing on February 23, 2023, at 6:00 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.

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 19th day of January, 2023.

Attest: _____


Petrina D. Williams, Fiscal Officer/Clerk


James D. Smith, Mayor

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Rules Suspended: 1/19/2023 (if applicable)

Effective Date - 1/19/2023

Vote - 6 Yeas

___ Nays

First Reading - / /2023

Effective Date - / /2023

Second Reading - / /2023

Third Reading - / /2023

Vote - ___ Yeas

___ Nays

Prepared by and approved as to form:

ANDREW P. MEIER

CITY SOLICITOR

SOUTH LEBANON, OHIO

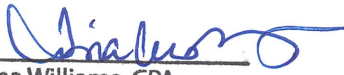
By: 

Date: 1/19/2023

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

1/20/23
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 ONE (1) PARCEL TOTALING 10.655 ACRES OF
PROPERTY ON MASON-MORROW-MILLGROVE ROAD (PARCEL NOS. 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.