

**CITY OF SOUTH LEBANON, OHIO
RESOLUTION NO. 2023-54**

A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, FEBRUARY 1, 2024, at 6:15 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 RELATING TO THE [INITIAL] ZONING UPON ANNEXATION OF 1770 MASON-MORROW-MILLGROVE ROAD CONTAINED IN THE HUDAWN ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY

WHEREAS, the annexation into the City of the property commonly known as 1770 Mason-Morrow-Millgrove Road, Lebanon, Ohio 45036 (Parcel#'s 12-07-100-003-1 and 12-07-100-003-2), containing 6.603 acres, was recorded in the Warren County Recorder's Office on July 13, 2023; and

WHEREAS, said property was zoned B-2-Community Commercial Business (Warren County Zoning) prior to annexation; and

WHEREAS, per Sec. 15.7.13(3) of the City Zoning Regulations, the City Planning Commission conducted a public hearing on December 12, 2023, to review the permanent zoning for this property; and

WHEREAS, the Planning Commission recommends the permanent zoning of this property to be B-2 General Business District, as attached; and

WHEREAS, in accordance with Section 713.12 of the Revised Code and Section 15.7.8 of the Zoning Regulations, 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 Upon Annexation 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 initial zoning upon annexation of 1770 Mason-Morrow-Millgrove Road, Lebanon, Ohio 45036 shall be set for a public hearing on February 1, 2024, at 6:15 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.

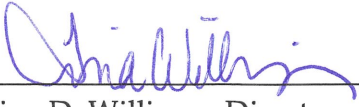
Section 2. That the Director of Finance shall cause a notice of said public hearing to be published in a newspaper of general circulation in the City at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed initial zoning upon annexation of said property, 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 21st day of December, 2023.

Attest: 
Petrina D. Williams, Director of Finance/Clerk

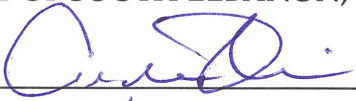

James D. Smith, Mayor

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Rules Suspended: <u>12/21/2023</u> (if applicable)	Effective Date – <u>12/21/2023</u>
Vote - <u>6</u> Yeas <u> </u> Nays	
First Reading – / /2023	Effective Date – / /2023
Second Reading – / /2023	
Vote - <u> </u> Yeas <u> </u> Nays	

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

By: 
Date: 12/21/2023

**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 1, 2024, at 6:15 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065, to address the following issue:

Zoning Upon Annexation: 1) From B-2 Community Commercial Business Zone (unincorporated zoning, Warren County) to the B-2 General Business District for the property known as 1770 Mason-Morrow-Millgrove Road (6.603 acres, Parcel ID 12-07-100-003-1 & 12-07-100-003-2).

The public record is available for inspection during normal business hours, 8:00 AM to 4:30 PM, Monday through Friday, at the South Lebanon 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.

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Please publish one time in the Journal News Pulse of Lebanon & Mason on December 31, 2023
Please proof of publication

Jerry Haddix
City Administrator
City of South Lebanon
10 North High Street
South Lebanon, OH 45065