

**CITY OF SOUTH LEBANON, OHIO  
RESOLUTION NO. 2025-33**

**A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, SEPTEMBER 18, 2025, 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 PROPERTY LOCATED ON 150 N. MAIN STREET (PARCEL NO. 12-01-229-004) CONSISTING OF 0.281 ACRES FROM RFP [RESIDENTIAL FLOODPLAIN DISTRICT] TO B-1 [NEIGHBORHOOD 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 property located on 150 N. Main Street (Parcel # 12-01-229-004); 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 property located on 150 N. Main Street (Parcel# 12-01-229-004 ) consisting of 0.281 acres from RFP [Residential Floodplain District] to B-1 [Neighborhood Business District] shall be set for a public hearing on Thursday, September 18, 2025, at 6:00 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio, 45065.

**Section 2.** The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

**Section 3.** All formal actions of City Council regarding this Resolution were adopted in an open meeting of City Council in compliance with all legal requirements, including, but not limited to, Section 121.22 of the Ohio Revised Code.

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**Section 4.** This Resolution is hereby declared to be an emergency measure in accordance with Section 731.30 of the Ohio Revised Code 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.

Adopted this 21<sup>st</sup> day of August, 2025.

Linda S. Burke  
Linda S. Burke, Mayor

Attest: Jennifer O'Brien  
Jennifer O'Brien, Clerk of Council

Rules Suspended:	<u>8/21/25</u> (if applicable)
First Reading:	<u>—</u>
Second Reading:	<u>—</u>
Vote:	<u>10</u> Yeas <u>—</u> Nays
Effective Date:	<u>8/21/25</u>

Prepared by and approved as to form:

Chase T. Kirby  
Chase T. Kirby  
Law Director  
City of South Lebanon, Ohio



**City of South Lebanon**  
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**RECOMMENDATION TO CITY COUNCIL  
ZONING MAP AMENDMENT OF 150 N. MAIN STREET TOTALING 0.281 ACRES OF  
PROPERTY (PARCEL NO. 12-01-229-004)**

FROM: City Planning Commission

Dennis D. Hoff LLC has submitted an application for a zoning map amendment for its property located at 150 N. Main Street (Parcel# 12-01-229-004) consisting of 0.281 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 RFP (Residential Floodplain District) to B-1 [Neighborhood Business District].

On August 12<sup>th</sup>, 2025, the City Planning Commission reviewed said zoning map amendment and unanimously voted to recommend said amendment based on the following factors:

1. This would be consistent with the City's Comprehensive Plan that shows this property's future use as a "Historic Core" area, which promotes mixed use development. With a B-1 zone, the Applicant is planning to locate low intensity uses (hair salon & office space) on the first floor in addition to the existing apartments on the 2<sup>nd</sup> floor which is consistent with the "Historic Core" uses.

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.