

**CITY OF SOUTH LEBANON, OHIO
ORDINANCE NO. 2026-09**

AN ORDINANCE AMENDING ORDINANCE 2025-22 AND SECTIONS 111.1 AND 111.2 OF THE CITY-ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE TO ESTABLISH A THREE (3) CALENDAR DAY APPEAL PERIOD FOR HIGH GRASS, WEED, AND VEGETATION VIOLATIONS, TO DESIGNATE THE CITY ADMINISTRATOR AS THE HEARING OFFICER FOR SUCH APPEALS, TO PROVIDE FOR JUDICIAL REVIEW IN THE WARREN COUNTY COURT OF COMMON PLEAS.

WHEREAS, the City of South Lebanon adopted Ordinance 2025-22, establishing procedures for appeals under the International Property Maintenance Code; and,

WHEREAS, City Council finds that violations involving high grass, weeds, and unmanaged vegetation require expedited review and enforcement to protect the public health, safety, and welfare; and,

WHEREAS, City Council desires to establish a shorter appeal period and administrative review process for such violations while retaining existing appeal procedures for all other property maintenance matters;

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

Section 1. Sections 111.1 and 111.2 of the City-adopted International Property Maintenance Code are hereby amended as set forth in Attachment “A” attached hereto and incorporated herein by reference.

Section 2. All other provisions of Ordinance 2025-22 and the International Property Maintenance Code, including Section 111.8 regarding stays of enforcement pending appeal, shall remain unchanged and in full force and effect.

Section 3. The City Administrator shall maintain a written record of all appeals heard pursuant to the Ordinance and shall issue a written decision setting forth findings and the basis for the decision.

Section 4. The recitals contained in the Whereas clauses set forth above are incorporated by reference herein.

Section 5. All formal actions of the City Council regarding this Ordinance 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.

Ordinance 2026-09 Amending Property Maintenance Code

Adopted this 2nd day of July, 2026.

Linda S. Burke

Linda S. Burke, Mayor

Attest: Petrina D. Williams

Petrina D. Williams, Director of Finance/Clerk

Rules Suspended: - (if applicable)

First Reading: 6/18/26

Second Reading: 7/2/26

Vote: 4 Yeas

1 Nays

Effective Date: 8/1/26

Prepared by and approved as to form:

Chase T. Kirby

Chase T. Kirby

Law Director

City of South Lebanon, Ohio

ATTACHMENT "A"

SECTION 111 – MEANS OF APPEALS

[A] 111.1 Application for Appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal as provided herein.

For violations involving high grass, weeds, or other vegetation regulated by Section 302.4 (Weeds), a written application for appeal shall be filed with the City Administrator within three (3) calendar days after the notice, order, or decision was served.

The City Administrator shall hear and decide such appeals and may affirm, modify, or reverse the determination of the code official.

The City Administrator shall issue a written decision. The decision of the City Administrator shall constitute the final administrative decision of the City.

Any person adversely affected by the final administrative decision may appeal such decision to the Warren County Court of Common Pleas pursuant to Chapter 2506 of the Ohio Revised Code.

For all other notices, orders, or decisions issued under this code, a written application for appeal shall be filed within twenty (20) calendar days after the notice, order, or decision was served and shall be heard by the Board of Appeals as otherwise provided in this Code.

An application for appeal shall be based upon a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.

[A] 111.2 Designation of Board.

The South Lebanon Board of Zoning Appeals shall serve as the Board of Appeals for all appeals arising under this code, except appeals involving high grass, weeds, or other vegetation regulated by Section 302.4, which shall be heard and decided by the City Administrator pursuant to Section 111.1.