

**VILLAGE OF SOUTH LEBANON, OHIO  
RESOLUTION NO. 2020-8**

**A RESOLUTION SETTING A PUBLIC HEARING ON THURSDAY, MARCH 12, 2020, at 6:40 P.M. AT THE SOUTH LEBANON MUNICIPAL BUILDING TO CONSIDER THE RECOMMENDATION OF THE PLANNING COMMISSION IN ACCORDANCE WITH ZONING REGULATIONS SECTION 15.14.15 FOR A R-3 PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN RELATING TO THE AUBURN GROVE DEVELOPMENT AT 5315 COCHRAN ROAD IN ACCORDANCE WITH SECTION 15.14.15, AND PUBLISHING NOTICE OF THE SAME, AND DECLARING AN EMERGENCY**

**WHEREAS**, Abercrombie & Associates, Inc. has submitted an application on behalf of M/I Homes of Cincinnati, LLC for a preliminary development plan for a R-3 Planned Unit Development (PUD) consisting of 42 single family lots on 19.369 acres on the property known as 5315 Cochran Road (Parcel# 17-36-100-025); and

**WHEREAS**, per Sec. 15.14.10 of the Village Zoning Regulations, the Village Planning Commission conducted a public hearing on January 30, 2020, to review the PUD Preliminary Plan for this property; and

**WHEREAS**, the Planning Commission approved the preliminary development plan with modifications and conditions, as attached; and

**WHEREAS**, in accordance with Section 713.12 of the Revised Code and Section 15.14.15 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 Village, at least thirty (30) days prior to the public hearing, as well as make a copy of the proposed PUD Preliminary Plan and any reports of a Village Officer, Board or Commission relating thereto available for public inspection at the Village Offices during said thirty (30) day period; and,

**WHEREAS**, immediate action is required to publish notice of a public hearing for said preliminary development plan and such action is necessary in order to preserve the public peace, health, safety or welfare of the Village.

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

**Section 1.** That the proposed PUD Preliminary Development Plan upon 5315 Cochran Road, Morrow, Ohio 45152 shall be set for a public hearing on March 12, 2020, at 6:40 p.m. at the South Lebanon Municipal Building, 10 N. High Street, South Lebanon, Ohio 45065.

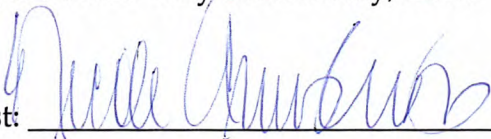
**Section 2.** That the Fiscal Officer shall cause a notice of said public hearing to be published in a newspaper of general circulation in the Village at least thirty (30) days prior to the public hearing, and make available for public inspection a copy of the proposed Planned Unit Development (PUD)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

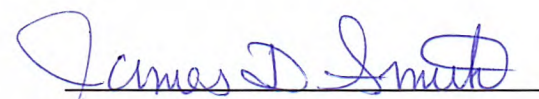
**Section 3.** That the recitals contained within the Whereas Clauses set forth above are incorporated by reference herein.

**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 6<sup>th</sup> day of February, 2020.

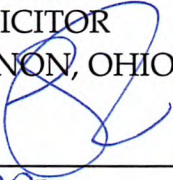
Attest:   
Nicole Armstrong, Fiscal Officer/Clerk

  
James D. Smith, Mayor

Rules Suspended: / /2020 (if applicable)	Effective Date – / /2020
Vote - <u>6</u> Yeas <u>      </u> Nays	
First Reading – / /2020	Effective Date – / /2020
Second Reading – / /2020	
Third Reading – / /2020	
Vote - <u>      </u> Yeas <u>      </u> Nays	

Prepared by and approved as to form:

PAUL R. REVELSON  
VILLAGE SOLICITOR  
SOUTH LEBANON, OHIO

By: 

Date: 2/14/2020