



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY THE PLANNING COMMISSION ON OCTOBER 25, 2021

OHIO TOWNSHIP RESOLUTION 2022-81

- APPLICANT:** Ohio Township Zoning Commission
950 Locust Corner Road
Cincinnati, OH 45245
- OWNERS:** Various Owners
- REQUEST:** Ohio Township Resolution 2022-81: Board of Township Trustees initiated amendments to the Ohio Township Zoning Map to rezone specific properties currently zoned Business "B" District to the Park "P" District.
- HISTORY:** On March 22, 2022, the Clermont County Planning Commission recommended approval of Ohio Township Zoning Text Amendment Case ZT-2022-01.

PROPOSED MAP AMENDMENTS: See attached *Ohio Township Resolution #2022-81*.

1. Ohio Township Board of Trustees hereby initiates an amendment to the Ohio Township Zoning Map to rezone the following parcels from Business "B" District to Park "P" District:

Parcels Numbers:

242702C004, 242702C104, 242702C115, 242702C116, 242702C117,
242702C118, 242702C119, 242702C120, 242702C121, 242702C122,
242702C124, 242702C125, 242702C126, 242702C127, **242702C128***,
242702C129*, 242702C130, 242702C131, 242702C132, 242702C133,
242702C134, 242702C135, 242702C136, 242702C137, 242702C138,
242702C139, 242702C140, 242702C141, 242702C142, 242702C143,
242702C144, 242702C145, 242702C146, 242702C147, 242702C148,
242702C149, 242702C151, 242702C152, 242702C153, 242702C154,
242702C155, 242702C156, 242702C157, 242702C158, 242702F042

(*) Parcel Numbers are missing from the attached Ohio Township Resolution #2022-81, looks like it could just be an administrative error.

STAFF ANALYSIS:

The proposed map amendment detailing the addition of Park "P" District to the Ohio Township Zoning Resolution was filed under *Section 519.12 of the Ohio Revised Code* relative to the Township Zoning Authority.

*(A)(1) Amendments to the zoning resolution may be initiated by motion of the township zoning commission, **by the passage of a resolution by the board of township trustees**, or by the filing of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected by the proposed amendment with the township zoning commission.*

An administrative error has been found regarding the affected parcels. Parcels 242702C128 (WHITAKER RON KEVIN) and 242702C129 (PEMBERTON DAVID A SR. AND CARMEN R) are within the affected area and are not listed.

RECOMMENDATION:

Based on the staff's analysis, a recommendation to move to **RECOMMEND APPROVAL** of Ohio Township Resolution 2022-81 as initiated by the passage of the resolution by the Board of Township Trustees, and with the following conditions:

1. Address and notify the property owners and parcel information to Resolution #2022-81.