

RESOLUTION G2017-68

RESOLUTION TO INITIATE THE TEXT AMENDMENT PROCESS TO CHANGE SECTIONS 62.1, 66.1, 70.1, 74.1, 78.1, 82.1, and 92.1 USE REGULATIONS OF THE SYMMES TOWNSHIP ZONING RESOLUTION AND DISPENSING WITH THE SECOND READING

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, administer their own zoning resolution and contract with Hamilton County Regional Planning to enforce the code; and

WHEREAS, the Board of Township Trustees have received requests from residents to change the sections in the Zoning Resolution that regulate the setbacks for agricultural buildings or structures on lots less than five (5) acres in size; and

WHEREAS, the Symmes Township Administrator is recommending that the Trustees modify sections 62.1, 66.1, 70.1, 74.1, 78.1, 82.1 and 92.1 Use Regulations for each residential district from *sixty (60) feet to ten (10) feet* as it pertains to the locations/setbacks for all agricultural buildings and structures for all those lots *under five (5) acres* in size which is also an error in the current zoning resolution.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Symmes Township, Hamilton County, Ohio:

Section 1. That the Board of Trustees of Symmes Township of Hamilton County, Ohio hereby initiates the Text Amendment process to change Sections 62.1, 66.1, 70.1, 74.1, 78.1, 82.1 and 92.1 Use Regulations to reduce the setbacks on agricultural buildings and structures from sixty (60) feet to ten (10) feet as the Board believes the Amendment is in keeping with good land use planning and is not in conflict with the best interest of the Township and the public at large.

Section 2. **SECTION 62.1** is recommended to be changed as follows:

Agriculture, on lots ~~more~~ **less** than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ **ten (10)** feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 3. **SECTION 66.1** is recommended to be changed as follows:

Agriculture, on lots ~~more~~ **less** than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ **ten (10)** feet from every property line of adjacent parcels in Residence

Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 4. SECTION 70.1 is recommended to be changed as follows:

Agriculture, on lots ~~more~~ less than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ ten (10) feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 5. SECTION 74.1 is recommended to be changed as follows:

Agriculture, on lots ~~more~~ less than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ ten (10) feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 6. SECTION 78.1 is recommended to be changed as follows:

Agriculture, on lots ~~more~~ less than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ ten (10) feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 7. SECTION 82.1 is recommended to be changed as follows:

Agriculture, on lots ~~more~~ less than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ ten (10) feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 8. SECTION 92.1 is recommended to be changed as follows:

Agriculture, on lots ~~more~~ less than five (5) acres, provided any buildings, structures, exterior storage, refuse, or supplies shall be at least ~~sixty (60)~~ ten (10) feet from every property line of adjacent parcels in Residence Districts and further provided that specific agricultural uses listed in this Article shall comply with specific standards for such uses.

Section 9. It is hereby certified that all formal actions of the Board of Trustees of Symmes Township, Hamilton County, Ohio relating to the adoption of this Resolution were taken in an open meeting of the Board and that all

deliberations of the Board were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 10. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 11. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED NOVEMBER 14, 2017 – RESOLUTION G2017-68

Vote Record: Ms. Leis _____ Mr. Bryant _____ Mr. Beck _____

BOARD OF TRUSTEES:

Jodie L. Leis, President

Kenneth N. Bryant, Vice-President

Philip J. Beck, Trustee

ATTEST:

Carol A. Sims, Fiscal Officer

APPROVED AS TO FORM:

Kevin C. McDonough, Law Director