

BOSTON TOWNSHIP TRUSTEES

HEARING ON PROPOSED ZONING RESOLUTION CHANGES INITIATED BY THE BOSTON TOWNSHIP ZONING COMMISSION

July 8, 2015

The Public Hearing on proposed Zoning Resolution changes initiated by the Zoning Commission was opened by Trustee Chair Amy Anderson at 6:30 p.m. The public hearing was advertised according to ORC.

In attendance were: Amy Anderson, Trustee Chair, Trustees Jerry Ritch and Randy Bergdorf, Fiscal Officer Joanne Noragon, Legal Counsel Ed Pullekens, and Zoning Commission member Marty Griffith.

The Boston Township Zoning Bylaw Amendments revised and approved by the Boston Township Zoning Commission, reviewed at their Public Hearing of May 12, 2015, and were presented to the Trustees for their Public Hearing.

The Trustees reviewed the overview of the proposed changes submitted by the Zoning Commission:

Boston Township Board of Township Trustees

HEARING ON PROPOSED ZONING RESOLUTION CHANGES INITIATED AND RECOMMENDED BY THE BOSTON TOWNSHIP ZONING COMMISSION PER ORC 519.12.

July 8, 2015

Preamble

On May 18, 2015 the Boston Township Zoning Commission forward to the Boston Township Trustees recommendations and documents relating to certain proposed amendments to the Boston Township Zoning Resolution. Upon receipt of the recommendations and documents from the Zoning Commission, by letter dated May 18, 2015, the Trustees set the date of July 8, 2015, at 6:00 PM for the public hearing on the proposed amendments as required by the Ohio revised Code. Further, the Township Board of Trustees ordered that notice of the hearing be published in the *West Side Leader*, a newspaper of general circulation in the township. Said notice of hearing was published in the *West Side Leader* on June 11, 2015.

For purposes of a general background:

The Boston Township Zoning Commission has been reviewing the Boston Township Zoning Resolution in regard to the regulation of Accessary Buildings.

The purpose of the review was to address various issues to update the zoning resolution. The Zoning Commission held numerous meeting to review and discuss possible changes.

After review, the Zoning Commission passed a resolution to adopt changes in the current Boston Township Zoning Resolution. The changes were then forwarded to the Summit County Planning Commission for review. The Summit County Planning Commission at a meeting held on March 19, 2015 reviewed the proposed changes and issued its recommendations of the proposed changes. In summary, the Planning Commission Summit County Planning Commission recommended approval with comments of the proposed text amendment.

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After review and consideration of the Summit County Planning Commission's recommendations, the Zoning Commission moved to amend the applicable zoning resolution and the notified the Summit County Planning Commission that the matter would be set for a public hearing on Tuesday, May 12, 2015.

A legal notice of the public hearing for review of the proposed Text Amendments to the Boston Township Zoning resolution by the Boston Township Zoning Commission was published in the *The West Side Leader*, a newspaper of general circulation.

The public hearing by the Zoning Commission was held on Tuesday May 12, 2015, after which the Zoning Commission recommended the approval of the zoning amendments. As previously stated, the Planning Commission forwarded its recommendation of approval to the Trustees on May 18, 2015.

Tonight's public meeting is to consider the Text Amendments to the Boston Township Zoning Resolution and presented and approved by the Zoning Commission.

1. The meeting is subject to the Ohio Open Meeting Act-the Ohio Sunshine Law. All comments of the public, discussion and deliberation of the Township Trustees will occur in open session. Comments from the public will be taken with discussion and comments from the Township Board of Trustees. (Executive Sessions or closed-door sessions will NOT be permitted.)
2. Upon the Conclusion of the public hearing and within 20 (twenty) days, the Township Board of Trustees shall either adopt or deny the recommendations of the Township Zoning Commission. The Township Board of Trustees may also choose to some (limited) modification of the proposed amendment.
3. The vote of the Township Board of Trustees to adopt, deny, or modify the Zoning Commission's recommendations requires only a "majority" vote.
4. The proposed amendments, if adopted by the Township Board of Trustees, shall become effective in 30 (thirty) days after the date of its adoption, unless a referendum petition is filed with the Township Board of Trustees to submit the issue of the proposed amendment to the electors of the township, by placing it on the ballot for the next primary or general election.
5. Any referendum petition must be:
 - a. Signed by a number of registered electors residing in the unincorporated area of the township or part of that unincorporated area included in the zoning plan equal to not less than eight per cent of the total vote cast for all candidates for governor in the area at the most recent general election at which a governor was elected.
 - b. Requesting the Township Board of Trustees to submit the amendments to the electors of that area for approval or rejection at a special election to be held on the day of the next primary or general election that occurs at least 75 days after the petition is filed.
 - c. Each part of this petition shall contain the number and full and correct title, if any, of the zoning amendment resolution, motion, or application, furnishing the name by which the amendment is known and a brief summary of its contents (ORC 519.12(H)).

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6. Within 5 (five) working days after the amendment's effective date, the Township Board of Trustees shall file the amendment in the offices of the County Recorder and the County Planning Commission.

After discussion, **Motion** by Bergdorf, seconded by Ritch accept the changes as presented. All voting yes. Meeting duly adjourned. **[2015-08-01]**

Motion by Bergdorf, seconded by Ritch to adjourn. All voting yes. Meeting duly adjourned. **[2015-08-02]**

CHAIRMAN

FISCAL OFFICER