

ARTICLE 23 AMENDMENT

The County Commission may from time to time amend, supplement, change, or repeal this Resolution in the manner prescribed by Section 303.12 of the Ohio Revised Code and in accordance with the following:

23.01 RIGHT OF AMENDMENT

A proposed amendment may be initiated by the Rural Zoning Commission, the County Commission, or by the filing of an application by the owners or lessee of property within the area proposed to be changed. All such proposals originating with the County Commission shall be certified to the Rural Zoning Commission. All proposals for zoning amendments shall be accompanied by a site plan as required under Section 21.02.

The Rural Zoning Commission shall set a public hearing date on the proposal and refer the matter to the Planning Commission for a recommendation for approval or denial. Such recommendation shall be considered at the hearing held by the Rural Zoning Commission.

23.02 RECOMMENDATION OF RURAL ZONING COMMISSION

The Rural Zoning Commission, after public hearing, shall recommend the approval, denial or modification of the proposed amendment and submit such recommendation and the recommendation of the Planning Commission to the County Commission.

The County Commission shall, upon receipt of such recommendation, set a public hearing date on the proposed amendment. In the event the County Commission after public hearing denies or modifies the recommendation of the Rural Zoning Commission, the unanimous vote of the County Commission shall be required.

23.03 APPLICATION FREQUENCY LIMITATION

For any parcel of property or portion thereof only one zoning amendment shall be filed for consideration during any consecutive twelve (12) month period unless a change of ownership takes place.

23.04 FEE

When a petition for a change, amendment, supplement, repeal, or modification is filed, and before any action shall be taken as provided in this section, any person desiring such action shall be required to pay a fee to be determined by resolution of the Board of County Commissioners and under no conditions shall such sum or part thereof be refunded except as a result of administrative error.

23.05 WITHDRAWAL PROCEDURE

Any application for an amendment may be withdrawn up to seven (7) days before the first scheduled public hearing or seven (7) days before the second scheduled public hearing thereon. Such request must be in writing, signed by the applicant and filed in the office of the Enforcing officer holding such hearing. Such withdrawal shall void said application and cancel all future proceedings upon said application. If said withdrawal is not properly and timely filed, Article 23.03 of the Zoning Resolution shall apply to any future applications. In no case, shall application fees be refunded, either in part or in whole, regardless of the proceedings or lack thereof, after the filing of any such application for an amendment.