

## **ARTICLE 12 Zoning Commission and Zoning Amendments**

### **12.01 Appointment and Composition of the Zoning Commission**

- A.** The Township Zoning Commission shall comprise five residents of Copley Township appointed by the Trustees to five-year terms, with the terms staggered so that the term of one member expires each year.
- B.** The appointment of alternate members of the Zoning Commission and the removal of members of the Zoning Commission shall be governed by the provisions and procedures specified in O.R.C. § 519.04.

### **12.02 Meetings and Duties of the Zoning Commission**

- A.** The Zoning Commission shall meet regularly for the purpose of regulating land use within the Township in accordance with the Comprehensive Land Use Plan and Copley Township Zoning Resolution. Actions of the Zoning Commission are subject to the approval of the Board of Trustees.
- B.** The Zoning Commission shall meet as required to consider proposed Amendments to the Copley Township Zoning Resolution. Actions of the Zoning Commission are subject to the approval of the Board of Trustees.

### **12.03 Initiation of Zoning Amendments**

Amendments to the Zoning Resolution may be initiated by:

- A.** Motion of the Township Zoning Commission, or
- B.** Passage of a Resolution by the Copley Township Trustees and subsequent certification to the Township Zoning Commission, or
- C.** Filing an application with the Zoning Commission by one (1) or more owners of property within the area proposed to be changed or affected by the proposed amendment to the Township Zoning Resolution.

#### **12.04 Application for Amendment of the Zoning Resolution**

- A.** When a proposed amendment to the Zoning Resolution would result in a change in the text of the Zoning Resolution but would not result in a change of zoning classification of any specific property, the applicant shall submit a written statement to the Zoning Commission explaining the nature and effect of the proposed amendment, identifying the areas which are most likely to be directly affected by such change and in what way they will be affected, demonstrating how the amendment is consistent with the intent and purpose of the Comprehensive Land Use Plan and this Zoning Resolution.
  
- B.** When a proposed amendment to the Zoning Resolution would result in a change in the zoning classification of any specific property, the applicant shall submit a written statement to the Zoning Commission containing the following:
  - 1. A legal description of the property.
  - 2. A scaled map of the property, correlated with the legal description, and clearly showing the property's location and stating the area of the property in square feet and/or acres.
  - 3. A listing of all property owners contiguous to and directly across the street (name, address, city, state and zip code).
  - 4. The name, address and phone number of the applicant.
  - 5. The applicant's interest in the property, and if the applicant is not the owner, the name and address of the owner(s).
  - 6. Description of the present use of the property and existing zoning.
  - 7. Description of the proposed use of the property, the requested zoning, and, if applicable, the time schedule for development.
  - 8. Explaining how the amendment is consistent with the intent and purpose of the Comprehensive Land Use Plan and this Zoning Resolution.
  - 9. Additional exhibits as may be required by the Zoning Inspector such as a plot plan or site plan showing existing and proposed structures, easements, watercourses, curb cuts and description of the use of

adjoining property that are necessary to describe existing or proposed conditions.

- C. An application for an amendment to the Zoning Resolution shall be accompanied by the payment of a fee in an amount determined by the fee schedule adopted by the Township Trustees, which fee shall not be refundable.

#### **12.05 Procedures for Consideration and Adoption of Amendments to the Zoning Resolution**

The procedures for the consideration and adoption of amendments to the Zoning Resolution shall be those provided for in O.R.C. § 519.12.

#### **12.06 Amendment to Definition**

Whenever an amendment is made to the Zoning Resolution, the appropriate definitions pertinent to such amendments shall be included in Article 14 of the Zoning Resolution

#### **12.07 Amendments to Comprehensive Development Plans (CDP)**

The procedures for the consideration and adoption of amendments made to the Comprehensive Development Plan shall be those provided for in O.R.C. § 519.12.