## SECTION 716 - PROCEDURE FOR CONSIDERATION OF PROPOSED CHANGE OR AMENDMENT

716.01 **- ESTABLISHMENT OF PUBLIC HEARING BY ZONING COMMISSION -** Upon the certification of such resolution by the Blendon Township Board of Trustees, the adoption of such motion by the Zoning Commission or the filing of such application for a proposed change or amendment of the text of this Zoning Resolution or the Zoning District Map, the Zoning Commission shall set a date for a public hearing.

**716.11 - Hearing Date -** The date for a public hearing shall be set for not less than twenty (20) days nor more than forty (40) days from the date of the resolution, motion or application.

**716.12 - Notice of Hearing -** Notice setting forth the time and the place of such hearing and the nature of the proposed change or amendment shall be given by the Zoning Commission by one (1) publication in one (1) or more newspapers of general circulation in each township affected by such proposed change or amendment at least ten (10) days before the date of such public hearing.

If the proposed change or amendment intends to affect (rezone or redistrict) ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the public hearing shall be mailed by the Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from such area affected by the proposed change or amendment. Such notice is to be mailed to the address of such owners appearing on the County Auditor's current tax list. The failure of delivery of such notice shall not invalidate any such amendment. The published and mailed notices shall set forth the time, date and place of the public hearing, and shall include all of the requirements of ORC 519.12 (C) or (D).

716.02 **- ACTION BY THE FRANKLIN COUNTY PLANNING COMMISSION -** The Franklin County Planning Commission shall consider the proposed amendment and make recommendations concerning the approval, denial or some modification thereof to be considered by the Zoning Commission.

**716.21 - Staff Review -** The staff of the Franklin County Planning Commission together with the Franklin County Engineer, the Franklin County Board of Health and other appropriate agencies or bodies shall present to the Franklin County Planning Commission a written report including all apparent facts, implications and conclusions concerning the proposed change or amendment.

**716.22 - Recommendation -** The Franklin County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval of some modification thereof and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the publichearing held by Blendon Township Zoning Commission on such proposed amendment.

716.03 **- ACTION BY THE ZONING COMMISSION -** After a public hearing, the Zoning Commission shall act on a proposed change or amendment.

**716.31 - Consideration -** The Zoning Commission shall consider the approval, denial or some modification of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and welfare of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

**716.32 - Recommendation -** Within thirty (30) days after the conclusion of the public hearing, the Zoning Commission shall submit to the Blendon Township Board of Trustees a recommendation of approval, denial or some modification of the proposed change or amendment, together with such resolution or application, the text and map pertaining thereto, and the recommendation of the Franklin County Planning Commission.

716.04 **- ACTION BY THE BLENDON TOWNSHIP BOARD OF TRUSTEES -** Upon receipt of such recommendation concerning a proposed amendment the Blendon Township Board of Trustees shall set a time for a public hearing.

**716.41 - Hearing Date -** The date for a public hearing shall be set for not more than thirty (30) days from the date of the receipt of recommendation from the Zoning Commission.

**716.42 - Notice of Hearing -** Notice setting forth the time and place of the public hearing and a summary of the proposed change or amendment shall be given by the Blendon Township Board of Trustees by one (1) publication in one (1) or more newspapers of general circulation in Blendon Township at least ten (10) days before the date of the public hearing.

**716.43 - Final Action -** Within twenty (20) days after such public hearing, the Blendon Township Board of Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof.

In the event the Blendon Township Board of Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Blendon Township Board of Trustees shall be required.

**716.44 - Date of Effect -** Such change or amendment as the Blendon Township Board of Trustees shall adopt shall become effective in thirty (30) days after the date of such adoption unless within such thirty (30) day period there is presented to the Blendon Township Board of Trustees a petition, as set forth in Section 519.12 (H), **Ohio Revised Code,** requesting the Blendon Township Board of Trustees to submit the proposed change or amendment to referendum vote.