## SECTION 710 - PENALTIES FOR VIOLATION

**710.01 - PENALTY FOR VIOLATION OF ZONING RESOLUTION -** Any person violating any provision of any article of this Zoning Resolution, or who shall violate or fail to comply with any order made thereunder; or who shall falsify plans or statements filed thereunder; or who shall continue to work upon any structure after having received written notice from the Administrative Officer to cease work, shall be guilty of a misdemeanor, and subject to the penalty provided in Section 519.99, **Ohio Revised Code.**

**710.011Remedies for Violation of Zoning Resolution.** In case any building is or is proposed to be located, erected, constructed, reconstructed, enlarged, changed, maintained or used or any land is or is proposed to be used in violation of any regulation in or any provisions of this Resolution or any amendment thereto, the Board of Township Trustees, the Zoning Inspector, Prosecuting Attorney of the county, or any adjacent or neighboring property owner who would be especially damaged by such violation, in addition to other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action, actions, proceedings to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, change, maintenance or use.

## SECTION 711 – CREATION OF THE ZONING COMMISSION

711.01 **APPOINTED BY THE BLENDON TOWNSHIP BOARD OF TRUSTEES.** There shall be a Blendon Township Zoning Commission consisting of five (5) members appointed by the Blendon Township Board of Trustees as provided by Section 519.04 of the Ohio Revised Code. The Board of Trustees may appoint two (2) alternate members to the Zoning Commission.

711.02 **ORGANIZATION AND MEMBERS.** The Zoning Commission shall organize and adopt rules in accordance with the Zoning Resolution. Meetings of the Commission shall be held at the call of the chairman, in accordance with the Zoning Resolution, and at such other times as the Commission determines. The Zoning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact, and shall keep records of its other official actions. The Zoning Commission shall perform such functions and duties as may be set forth in the Zoning Resolution and/or applicable law.

## SECTION 715 - AMENDMENTS OR SUPPLEMENTS TO ZONING RESOLUTION

**715.01 - CHANGE OR AMENDMENT BY BLENDON TOWNSHIP BOARD OF TRUSTEES -** The Blendon Township Board of Trustees may change or amend the text of this Zoning Resolution and/or the Zoning District Map.

**715.11 - Initiation by Resolution -** Proposed changes or amendments may be initiated by the Blendon Township Board of Trustees by resolution or by motion of the Zoning Commission.

**715.12 - Initiation by Application -** Proposed changes or amendments may be initiated by one or more owners or lessees of land within the area that is proposed to be changed o r a f f e c t e d by amendment of the Zoning Resolution.

**715.13 - Resubmission of Application -** If a proposed amendment or supplement initiated by application

is disapproved by the Blendon Township Board of Trustees, another application for amendment affecting the land included in the disapproved application shall not be submitted within one (1) year from the date of disapproval, except with a statement by the Blendon Township Zoning Commission of changed or changing conditions affecting the land sufficient to warrant reconsideration.

**715.05 - INITIATION OF ACTION BY OWNER OR LESSEE OF LAND -** Two (2) copies of a provided application form shall be filed with the Administrative Officer not less than thirty (30) days prior to the public hearing of the Rural Zoning Commission at which the proposal is to be considered.

**715.51 - Application -** The application for any proposed change or amendment shall contain:

1.) A description or statement of the present and proposed provisions of this Zoning Resolution or the proposed change of the district boundaries of the Zoning District Map;

2.) A description by map or text of the property to be affected by the proposed change or amendment;

3.) A statement of the relation of the proposed change or amendment to the general health, safety and welfare of the public in terms of need or appropriateness within the area by reason of changed or changing conditions and the relation to appropriate plans for the area;

4.) A list of owners and addresses of property within, contiguous to, and directly across the road from and all other property owners within three hundred (300) feet of the boundary of such area proposed to be rezoned. Such list shall be in accordance with the Franklin County Auditor's current tax list;

**715.52 - Fees -** Applicants shall pay a fee to Blendon Township of Franklin, Ohio, for each application for any proposed change or amendment to cover the necessary administrative and advertising costs. The required fee is listed on the department's most current schedule of fees.