



Perrysburg Township, *Established 1823*
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RESOLUTION 2014-01
**DECLARING INTENTION TO PROCEED
WITH TOWNSHIP ZONING
UNDER SECTIONS 519.02 TO 519.25 OF THE
REVISED CODE**

The Board of Trustees of Perrysburg Township, Wood County, Ohio met at a regular meeting of the Board, on January 15, 2014, at 6:00 p.m.; whereupon the following resolution came on for consideration on the approved agenda of the Board:

WHEREAS, Perrysburg Township contains un-zoned territory, wherein the existing Zoning Resolution of Perrysburg Township is not in effect;

WHEREAS, township zoning provides for the orderly development of land, use of land for its most suitable purpose, protection for the environment, management of traffic and density, management of aesthetics, protection of property values and neighborhoods, regulation of land uses and structures, protection of landowners from the establishment of noxious or unregulated uses of adjoining land, greater availability of financing, economic development, farmland preservation and quality of life;

WHEREAS, the Perrysburg Township 2010 Community Master Plan established zoning of the un-zoned territory as a goal and strategy to promote balanced and managed growth within the Township;

WHEREAS, the Board of Trustees believes it is in the best interest of the landowners in the un-zoned territory of the Township, that the entirety of such territory should be added to the territory in which the Zoning Resolution of Perrysburg Township is in effect; and

WHEREAS, in order to proceed with the addition of the un-zoned territory, it is necessary for the Board of Trustees to pass this Resolution declaring its intention to proceed under sections 519.02 to 519.25 of the Revised Code, upon its own initiative, in accordance with RC 519.03:

NOW THEREFORE, IT IS HEREBY RESOLVED, by the Board of Trustees of Perrysburg Township, who voted as certified below:

1. In order to avail itself of the powers conferred by section 519.02 of the Revised Code, the Board of Trustees declares its intention to proceed under sections 519.02 to 519.25 of the Revised Code, upon its own initiative, in accordance with RC 519.03.
2. This Resolution is limited in application to territory in the Township wherein the Zoning Resolution of Perrysburg Township is not presently in effect (the "Un-zoned Territory"), which shall include the entirety of the Un-zoned Territory.
3. It is the intention of this Resolution to cause the addition of the entirety of the Un-zoned Territory to the territory in which the Zoning Resolution of Perrysburg Township is in effect (the "Zoned Territory"), in accordance with RC 519.05.

4. The Perrysburg Township Zoning Commission is directed to submit a plan, including both text and maps, representing the recommendations of the Zoning Commission for the carrying out by the Board of Trustees of the powers, purposes, and provisions set forth in sections 519.01 to 519.99, inclusive, of the Revised Code.

5. In the process of developing its recommendations for text and maps, the Perrysburg Township Zoning Commission is requested to consider the following statements of principle as guidelines:

- A. The text of the plan shall be the current version of the text of the Zoning Resolution of Perrysburg Township, as applicable within the Zoned Territory, without modification.
- B. The recommended plan shall include a Zoning District Map, which shall become a part of the Zoning Resolution of Perrysburg Township.
- C. The Zoning District Map, proposed for the Un-zoned Territory, shall not cause any parcel of land to become non-conforming by reason of a presently existing use on the land.
- D. Reasonable requests by landowners for zoning district designations different from the presently existing use on the land shall be given due consideration.
- E. The Zoning District Map should include the entirety of the Un-zoned Territory.
- F. The zoning plan shall not be inconsistent with the vision and expectations adopted in the 2010 Community Master Plan.

6. The Board of Trustees will consider the recommendations of the Wood County Planning Commission and the Perrysburg Township Zoning Commission and vote upon the adoption of the Zoning Resolution of Perrysburg Township to become effective in the Un-zoned Territory; and thereupon, shall cause the question of whether or not the proposed plan of zoning shall be put into effect to be submitted to the electors residing in the Un-zoned Territory for their approval or rejection at the general election on November 4, 2014.

7. The question to be submitted to the electors shall be as set forth herein, subject to final approval by the Wood County Board of Elections and Ohio Secretary of State; and may be the following question:

PERRYSBURG TOWNSHIP
PROPOSED ZONING FOR
UN-ZONED TERRITORY

A Majority Affirmative Vote is Necessary for Passage

The Board of Township Trustees has adopted a proposed plan of zoning, including both text and maps, which will add the entirety of the un-zoned territory within the Township to the territory in which the Zoning Resolution of Perrysburg Township is presently in effect. Approval of the plan means that the entirety of the un-zoned territory will become subject to the regulations set forth in the Zoning Resolution of Perrysburg Township and will be divided into districts in accordance with the zoning district map included in the plan. The full text and map are posted at the polling place.

Shall the zoning plan for the un-zoned territory of Perrysburg Township as adopted by the Board of Township Trustees be approved?	YES
	NO

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREUPON Trustee LaHote moved and Trustee Mack seconded the adoption of the Resolution; and the roll was called on the question of adoption thereof; resulting as follows:

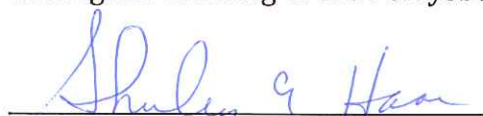
Gary Britten, ABSENT

Robert P. Mack, YES

Craig LaHote, YES

ATTEST:

I certify that the foregoing is a true and accurate copy of Resolution No. 2014-01, passed in the regular meeting of the Perrysburg Township Board of Trustees on January 15, 2014.


Shirley A. Haar, Fiscal Officer