



Perrysburg Township, *Established 1823*
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RESOLUTION 2014-17

Adoption of a Resolution for 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 June 4, 2014, at 6:00 p.m.; whereupon the following resolution came on for consideration on the approved agenda of the Board:

WHEREAS, on January 15, 2014, the Board of Trustees passed the following resolution to proceed with township zoning:

"WHEREAS, Perrysburg Township contains unzoned 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, stabilizes property values and neighborhoods, regulates uses of land and structures, protects landowners from the establishment of noxious or unregulated uses of adjoining land, enables wider ranges of availability of financing, promotes economic development, preserves farmland and quality of life;

WHEREAS, the Perrysburg Township 2010 Community Master Plan established zoning of the unzoned territory as 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 unzoned 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 unzoned 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 "Unzoned Territory"), which shall include the entirety of the Unzoned Territory.*
- 3. It is the intention of this Resolution to cause the addition of the entirety of the Unzoned 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 Unzoned 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 Unzoned 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 Perrysburg Township Zoning Commission and vote upon the adoption of the Zoning Resolution of Perrysburg Township to become effective in the Unzoned 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 Unzoned 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 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"

WHEREAS, pursuant to the aforesaid Resolution the Township Zoning Commission did submit a plan, including both text and maps, representing the recommendations of the Zoning Commission;

WHEREAS, before certifying its recommendations of a zoning plan to the Board of Trustees, the Zoning Commission held two full public hearings on March 10, 2014 and April 14, 2014, with notices thereof published in accordance with law;

WHEREAS, the zoning plan was submitted to the Wood County Planning Commission, which recommended approval on April 1, 2014; and

WHEREAS, the zoning plan was certified to the Board of Trustees for a first public hearing held on May 7, 2014, resubmitted to the Zoning Commission for consideration of a change and a second public hearing of the Board of Trustees was held on May 21, 2014 on the change approved by the Zoning Commission, with notices thereof published in accordance with law;

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

1. That zoning plan recommended by Zoning Commission and certified to the Board of Trustees is adopted.
2. That the Township Fiscal Officer is hereby directed to certify this Resolution to the Wood County Board of Elections 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.
3. That the question to be submitted to the electors shall be as set forth below, subject to approval by the Wood County Board of Elections and Ohio Secretary of State:

PERRYSBURG TOWNSHIP
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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 §121.22 of the Revised Code of Ohio.

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:

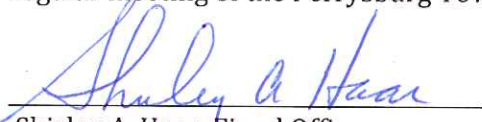
Gary Britten, YES

Robert P. Mack, YES

Craig LaHote, YES

ATTEST:

I certify that the foregoing is a true and accurate copy of Resolution No. 2014-17, passed in the regular meeting of the Perrysburg Township Board of Trustees on June 4, 2014.



Shirley A. Haar, Fiscal Officer