

Ross Township

Zoning Commission 101

Land Use Plan Update

Township Zoning

January 18, 2021

Zoning Commission 101

- **Zoning Commissions are set out in the Ohio Revised Code Section 519.04**
- **An advisory board for zoning decisions**
 - In some limited instances, the Zoning Commission can make decisions.
- **If the township ultimately adopts zoning, the Township Zoning Commission replaces the role of the Butler County Rural Zoning Commission. The Township Trustees replace the role of the Butler County Commissioners.**
- **Major roles:**
 - Land use planning
 - Recommendations on zoning map or text amendments
 - Recommendations/decisions on planned developments and potentially site plan reviews

Zoning Commission 101 – Things to Know

- **You are a public board – meetings and hearings are subject to notice and open meetings laws.**
- **All of your meetings are public meetings. You are meeting any time three of you come together to discuss business.**
- **Public hearings (required for zoning amendments and other reviews) require additional notice, public has an opportunity to speak, and takes place at a public meeting.**
 - All public hearings are a public meeting but not all public meetings are a public hearing.
- Alternates – take place of a full member in their absence or when they have to recuse themselves because of a conflict.
- Whoever participates in the public hearing is the one that participates in a decision.

Zoning Commission 101 – Things to Know

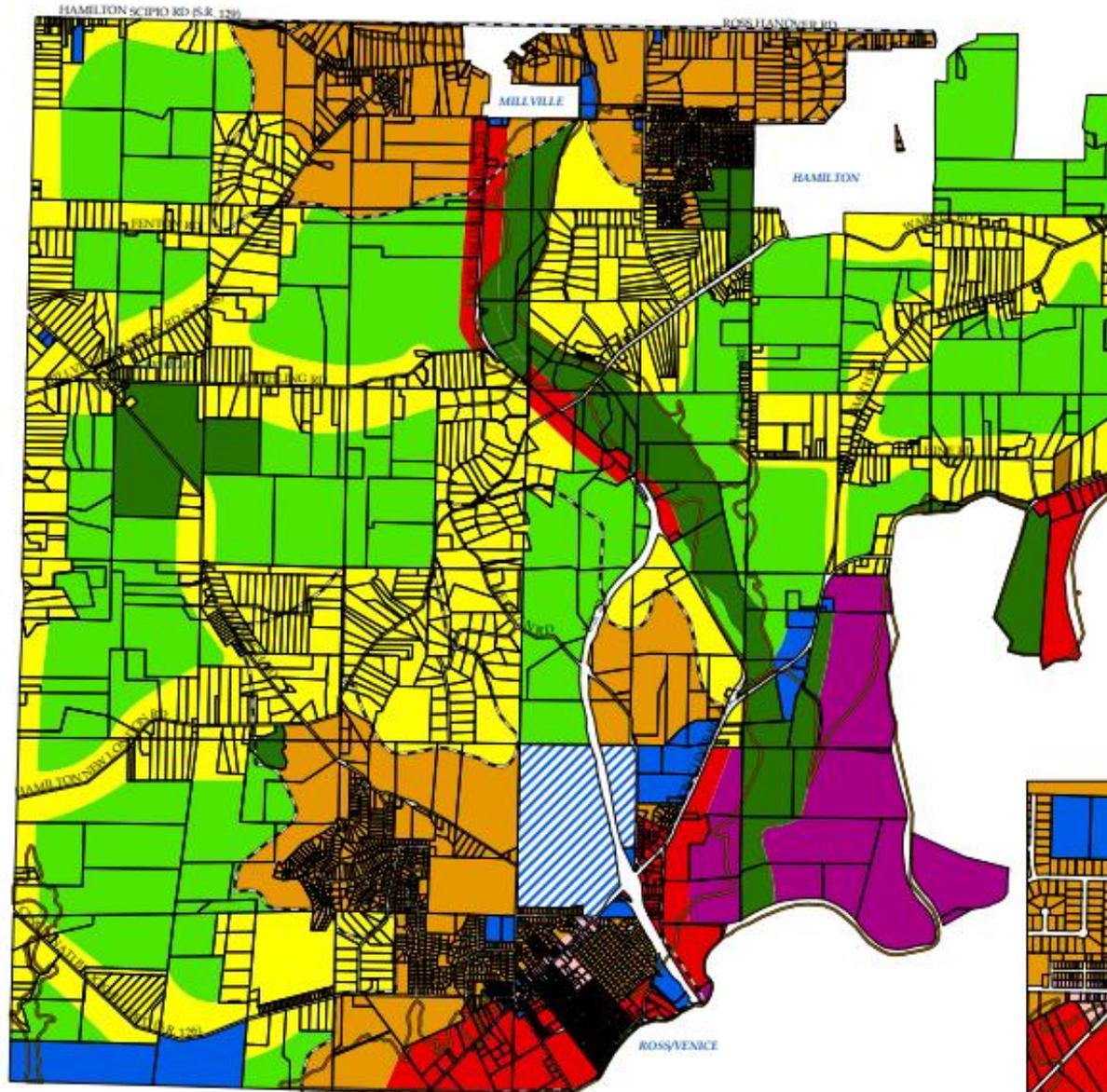
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Envision Ross

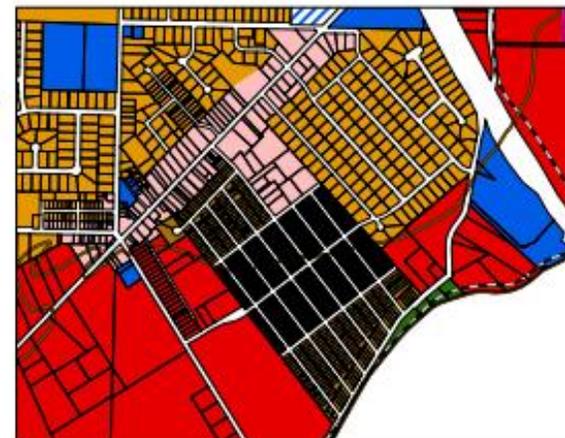
- **Envision Ross is a project to take on township control over zoning, which is currently administered and enforced by Butler County**
- **The Zoning Commission is key in the development of the zoning resolution and zoning map that will have to go to the voters, who ultimately decides on whether the township should have zoning.**
- **In addition to zoning, the project will also include an update to the Ross Township Land Use Plan. A general plan that will outline overall goals and objectives as well as recommended land uses. The Zoning Commission and Trustees will use the plan in making zoning decisions.**
 - **Helps to make more defensible decisions.**

ROSS TOWNSHIP LAND USE PLAN

APPROVED, AUGUST 12, 2008



ROSS/VENICE AREA



-  Developmentally Sensitive
-  Dev Service Boundary
-  Parcels
-  Agricultural
-  Low Density Residential
-  Suburban Residential
-  High Density Suburban Res
-  Neighborhood Business
-  Planned General Business
-  Downtown/Reg Center
-  Gravel Extraction
-  Public/Private Recreation
-  Public/Semi-Public



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Miles



Butler County
Department of Development
Planning Division
Butler County Administration Center
130 High St, Hamilton, Ohio 45011

Envision Ross - Schedule

- **The goal is to have this on the ballot for the 2022 Primary – Approximately May 2022**
- **To accomplish this goal, the draft zoning resolution and map will have to be ready to start the process by November 2021. The following are estimates deadlines:**
 - December 2021 – Zoning Commission Hearing
 - January 2022 – Butler County Planning Commission review
 - January 2022 – Ross Township Trustees Hearing
 - Late February – Date to be determined – Zoning Resolution and Map filed with the Board of Elections
- **This could be a very tricky schedule – if the County Planning Commission or Trustees want to make any changes to the version the Zoning Commission recommends, it will all have to come back to the Zoning Commission to start again.**

Township Zoning

- **Township zoning is highly controlled by the Ohio Revised Code – More specifically, Chapter 519 of the Ohio Revised Code**
- **What the zoning CAN'T DO:**
 - Subdivision – Across Ohio, all subdivision control is via municipalities or counties.
 - Modify Procedures Set out in the ORC – The most common procedures are established in the ORC and must be followed:
 - Zoning Amendment – County Planning Commission recommends to Township Zoning Commission who recommends a decision to the Township Trustees, who decide.
 - Conditional Uses and Variances – Reviewed by the Board of Zoning Appeals (to be established)
 - Planned Developments – Procedure is somewhat up to the township
 - Administration and enforcement – Zoning Inspector

Township Zoning

- **Township zoning is highly controlled by the Ohio Revised Code – More specifically, Chapter 519 of the Ohio Revised Code**
- **What the township zoning CAN DO:**
 - Regulate Land Use – the ultimate goal is to set out where certain uses can take place. Zoning allows this as long as uses are treated uniformly in each district
 - Regulate Certain Design Standards – the zoning can regulate design elements such as signs, parking, landscaping, and lot layout, etc. The township can even regulate architecture, to a certain extent.
 - Give residents more control over their own community

Township Zoning – The Process

- We are going to work on drafting the zoning resolution and the land use plan update simultaneously.
- The zoning resolution is more time sensitive but we want the plan updated prior to the zoning becoming effective.
- We will primarily be working with the Zoning Commission and Trustees but will have strategic involvement from the general public.
- There will be a project website at www.envisionross.com – Not active yet but in the next week it will be.
- We will be starting with the Butler County Zoning Resolution as the base for the zoning.

Township Zoning – What Is Next?

- **Compass Point Planning –**

- Finalize project website
- Develop online survey – combination of zoning and land use questions
- Start drafting preliminary zoning resolution based on Butler County's Resolution

- **Zoning Commission and Trustees**

- Review materials as they are available.
- We will have a follow-up meeting in approximately a month – focused more on the land use plan update