

GENERAL INFORMATION

Subject

Request	-	Amendment to the Washington Township Zoning Resolution updating the public notice requirement
Location	-	Washington Township
Applicant	-	Washington Township Board of Trustees

STAFF ANALYSIS

The Washington Township Zoning Commission requests an amendment to the Washington Township Zoning Resolution to update the public notice requirements reflective of House Bill 315. House Bill 315 was a bill that was passed into law on January 2nd, 2025 and became effective on April 3, 2025 that allows townships to publish various required public notices online or on social media instead of newspapers. Under the bill, townships will decrease public notice costs in certain circumstances.

The bill allows townships to forego newspaper advertising and either publish via the state public notice website or the township's website and social media account. However, the bill doesn't apply to all situations. For example, an existing newspaper publication requirement applies to a variety of entities with additional public notice requirements that cover the township, county, and municipal corporations, the newspaper publication requirement is still active for that specific township. Staff supports the townships request and the amendment is shown in EXHIBIT "A."

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend an approval of the proposed amendment to the Washington Township Zoning Resolution shown in EXHIBIT "A" to the Washington Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
WASHINGTON TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z21-C457
DATE: June 25, 2025
TIME: 9:00 A.M.

MLM
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 20

ZONING CHANGES AND TEXT AMENDMENTS

2000 AUTHORITY

Whenever the public necessity, convenience, general welfare or good zoning practice requires, the Board of Township Trustees may, by resolution, after the Zoning Commission recommendations, and subject to the procedures provided by law, amend, supplement, change or repeal the regulation, restrictions and district boundaries or classification of property, now or hereafter established by this resolution or amendments hereof.

2001 PROCEDURES

Amendments or supplements to this Zoning Resolution may be initiated in one of the following ways. The Board of Township Trustees shall upon passage of such resolution, certify it to the Zoning Commission.

- A. By passage of a resolution by the Board of Township Trustees;
- B. By a motion of the Zoning Commission;
- C. By the filing of an application by at least one (1) owner, or a duly authorized agent of the owner of the property within the area proposed to be changed.

2002 APPLICATION AND FEES

The application for any change of district boundaries or classifications of property shall be made on forms obtainable at the office of the Zoning Inspector. The application shall be accompanied by information as may be prescribed by the Zoning Commission, and verified by the owner as to accuracy. A fee shall be paid upon the filing of the application and no action shall be taken on an application until all fees are paid in full.

2003 TRANSMITTAL TO THE LUCAS COUNTY PLAN COMMISSION

Within five (5) days after the adoption of such motion or the certification of such Resolution, or the filing of such application, the Commission shall transmit a copy thereof together with text and map to the Lucas County Planning Commission. The Lucas County Planning Commission shall recommend the approval or denial of the proposed amendment or supplement or the approval of some modification thereof and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission on such proposed amendment or supplement.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2004 HEARING AND NOTICE BY ZONING COMMISSION

Upon the adoption of such motion, or the certification of such resolution, or the filing of such application as covered by paragraph 2001 of this Section the Zoning Commission shall hold a public hearing thereon. The Zoning Commission shall set a date for the public hearing, which date shall not be less than twenty (20) nor more than forty (40) days from the date of the certification of such resolution or the date of the adoption of such motion or the date of the filing of such application. Notice of such hearing shall be given as follows:

- A. The applicant must post and maintain one (1) or more on-site Notices as provided. The applicant shall remove the posted Notices within ten (10) days after the decision of the Board of Township Trustees. No one except the applicant, agent or Township shall remove or tamper with any such Notice during the time it is required to be posted and maintained.
- B. A notice shall be ~~published in one (1) or more newspapers of general circulation in the township~~ **posted on the *Washington Township, Lucas County, Ohio website and Facebook page*** at least ten (10) days before the date of such hearing. The published and mailed notices shall include:
 - 1. The name of the zoning commission that will be conducting the public hearing;
 - 2. A statement indicating that the motion, resolution, or application is an amendment to the zoning resolution;
 - 3. A list of the address of all properties to be rezoned or redistricted by the proposed amendment and of the names of owners of these properties, as they appear on the county auditor's current tax list;
 - 4. The present zoning classification of property names in the proposed amendment and the proposed zoning classification of such property;
 - 5. The time and place where the motion, resolution or application proposing to amend the zoning resolution will be available for examination for a period of at least ten (10) days prior to the public hearing;
 - 6. The name of the person responsible for giving notice of the public hearing by publication or by mail, or by both publication and mail;
 - 7. Any other information requested by the zoning commission;

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2004 HEARING AND NOTICE BY ZONING COMMISSION (cont'd)

8. A statement that, after the conclusion of such hearing, the matter will be submitted to the Board of Township Trustees for its action.
- C. If the proposed amendment intends to rezone ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by Zoning Commission, by first class mail, at least (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 proposed to be rezoned or redistricted, to the addresses of such owners appearing on the Lucas County Auditor's current tax list. The failure of delivery of such notice shall not invalidate any such amendment or supplement.

2005 RECOMMENDATION BY ZONING COMMISSION

The Zoning Commission shall study the proposed change in the terms of public necessity, convenience, general welfare, and good zoning practice. The Zoning Commission shall, within thirty (30) days after such hearing, recommend the approval or denial of the proposed amendment or supplement or the approval of some modification thereof, and submit such recommendation together with such application or resolution, the text and map pertaining thereto and the recommendation of the Lucas County Planning Commission thereon, to the Board of Township Trustees.

2006 PUBLIC HEARING AND NOTICE BY THE BOARD OF TOWNSHIP TRUSTEES

Within thirty (30) days from the receipt of the recommendation of the Zoning Commission, the Board of Township trustees shall hold a public hearing. Notice of the public hearing shall be given by the Board of Township Trustees ~~with at least one (1) publication in a local newspaper of general circulation~~ **by posting on the Washington Township, Lucas County, Ohio website and Facebook page** at least ten (10) days before the date of the public hearing. This notice shall set forth the time and place of the public hearing and the nature of the proposed request.

2007 ACTION BY THE BOARD OF TOWNSHIP TRUSTEES

Within twenty (20) days after such public hearing, the Board of Township Trustees shall either adopt or deny the recommendations of the Zoning Commission or adopt some modification thereof. In the event the Board of Township Trustees deny or modify the recommendation of the Zoning Commission, a majority vote of the Board of Township Trustees shall be required.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2004 HEARING AND NOTICE BY ZONING COMMISSION

2008 EFFECTIVE DATE AND REFERENDUM

- A.** Such amendment adopted by the Board of Township Trustees shall become effective in thirty (30) days after the date of such adoption unless within thirty (30) days after the adoption of the amendment there is presented to the Township Trustees a petition, signed by a number of registered electors residing in the unincorporated area of the Township or part thereof included in the zoning plan equal to not less than eight percent (8%) of the total vote cast for all candidates for governor in such area at the most recent general election at which a governor was elected, requesting the Board of Trustees to submit the amendment to the electors of such area for approval or rejection at a special election to be held on the day of the next primary or general election.
- B.** No amendment or supplement for which such referendum vote has been requested shall be put into effect unless a majority of the vote cast on the issue is in favor of the amendment. Upon certification by the Board of Elections that the amendment has been approved by the voters it shall take immediate effect.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

2307 PUBLIC HEARING AND NOTICE

- A.** Once the application has been received, an on-site notice shall be posted and maintained. No one except the applicant, agent or Township shall remove or tamper with any such Notice during the time it is required to be posted and maintained.
- B.** The Board of Zoning Appeals shall fix a reasonable time for the public hearing of the appeal, give at least ten (10) days' notice in writing to the parties of interest, give notice of such public hearing by ~~one publication in one or more newspapers of general circulation in the county~~ ***posting the meeting on the Washington Township, Lucas County Ohio website and Facebook page*** at least ten (10) days before the date of such hearing, and decide the appeal within a reasonable time after it is submitted. Upon the hearing, any person may appear in person or by attorney.