

ZONING MAP AMENDMENT APPLICATION
CITY OF PORT CLINTON

Date Filed: _____ Application No. _____

1. Property Location: _____

Parcel ID. No. _____ Zoning District: From _____ to _____

Lot No. _____ Block: _____ Subdivision: _____

Square Feet of Property: _____

2. Agent _____ Address: _____

City _____ State: _____ Zip: _____

Phone: _____ Email: _____

3. Owner: _____ Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

4. Legal Description: Attached copy of Deed for complete legal description.

5. Attach list of names and addresses of the property owners of all properties located within 200 feet of any part of the property proposed to be rezoned.

An application is hereby made for a zoning map amendment (rezoning) to the Port Clinton Zoning Map. It is understood and agreed to by the applicant and owner that the subject property shall comply with the zoning district regulations of the Port Clinton Zoning Ordinance upon adoption for the district which is being applied for, and; furthermore hereby certify that the information and statements given on this application, drawings and specifications are to the best of our knowledge, true and correct.

Signature: _____

Owner

Printed Name of Owner

Zoning Fee Paid: _____ Scheduled Hearing Date: _____

Notice Letters Mailed: _____ Public Notice Published _____

List of Property Owners Provided: _____ Map of Property Provided: _____

(If more than one owner of the property, attach an 8 1/2 X 11 sheet of paper with the name and address of the other property owner(s) legibly printed on the attached sheet.)

1133.01 GENERAL PROVISIONS.

Whenever the public necessity, convenience, general welfare or good zoning practice require, Council may by ordinance, after receipt of recommendation thereon from the Planning Commission, and subject to the procedure provided by law, amend, supplement or change the regulations, district boundaries or classification of property, now or hereafter established by this Zoning Ordinance.
(Ord. 18-90. Passed 6-26-90.)

1133.02 PROCEDURE FOR CHANGE IN ZONING DISTRICTS OR TEXT.

(a) Applications. Applications for any change of district boundaries or classification of property as shown on the Zoning Map, shall be submitted to the Planning Commission, at its public office, upon such forms, and shall be accompanied by such data and information, as may be prescribed for that purpose by the Commission, so as to assure the fullest practicable presentation of facts for the permanent record. Each application shall be verified by at least one of the owners or lessors of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the applications. Applications for amendments initiated by the Commission shall be accompanied by its motion pertaining to such proposed amendment.

(b) Public Hearing by Planning Commission. Before submitting its recommendations on a proposed amendment to Council, the Planning Commission shall hold a public hearing thereon, notice of which shall be given by one publication in a newspaper of general circulation in the area. The notice shall state the place or places and times at which the proposed amendment to this Zoning Ordinance, including text and maps, may be examined and such other notices as are required by state statutes or the Planning Commission.

(c) Notice to Property Owners. In addition to the published notice as hereinbefore specified, the Planning Commission shall give notice of the time, place and purpose of public hearings to be held by it on proposed amendments or supplements by mailing a postal card or letter of notice not less than ten days prior to the date of hearing, to the owners of all properties lying within 200 feet of any part of the property proposed to be changed. The failure to notify as provided in this subsection shall not invalidate any recommendation adopted hereunder, it being the intention of this subsection to provide notices to the persons substantially interested in the proposed change that an application is pending before the Commission, to make a change in the Zoning Map or the regulations set forth in this Ordinance.

(d) Action of Planning Commission. The Commission may recommend that the application be granted as requested, recommend a modification of the zoning amendment requested in the application, or it may recommend that the application not be granted. These recommendations shall then be certified to Council.

(e) Public Hearing by Council. After receiving from the Commission, the certification of the recommendations on the proposed amendment, and before adoption of such amendment, Council shall hold a public hearing hereon, at least thirty days' notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the City.

(f) Action of Council. After receiving from the Planning Commission certification of the recommendations on the proposed amendment and after holding the above public hearing, Council shall consider such recommendations and vote on the passage of the proposed amendment to the text of this Ordinance or the Zoning Map. Council may overrule the recommendations of the Commission by a three-fourths vote of the full membership of Council.

(Ord. 18-90. Passed 6-26-90.)

1133.03 APPLICATION FEES.

At the time that an application for a change of zoning districts is filed with the Planning Commission, as provided herein, there shall be deposited with the secretary of the Commission, such fee as adopted by Council to cover investigation, legal notices and other expenses incidental to the determination of such matter.

(Ord. 18-90. Passed 6-26-90.)