

The background features a semi-transparent map with a grid overlay. The map shows various colored regions: a large green area at the bottom, a blue area at the top, and a red-hatched area on the left side. A blue line with a small circle at its top end is positioned on the left side of the slide.

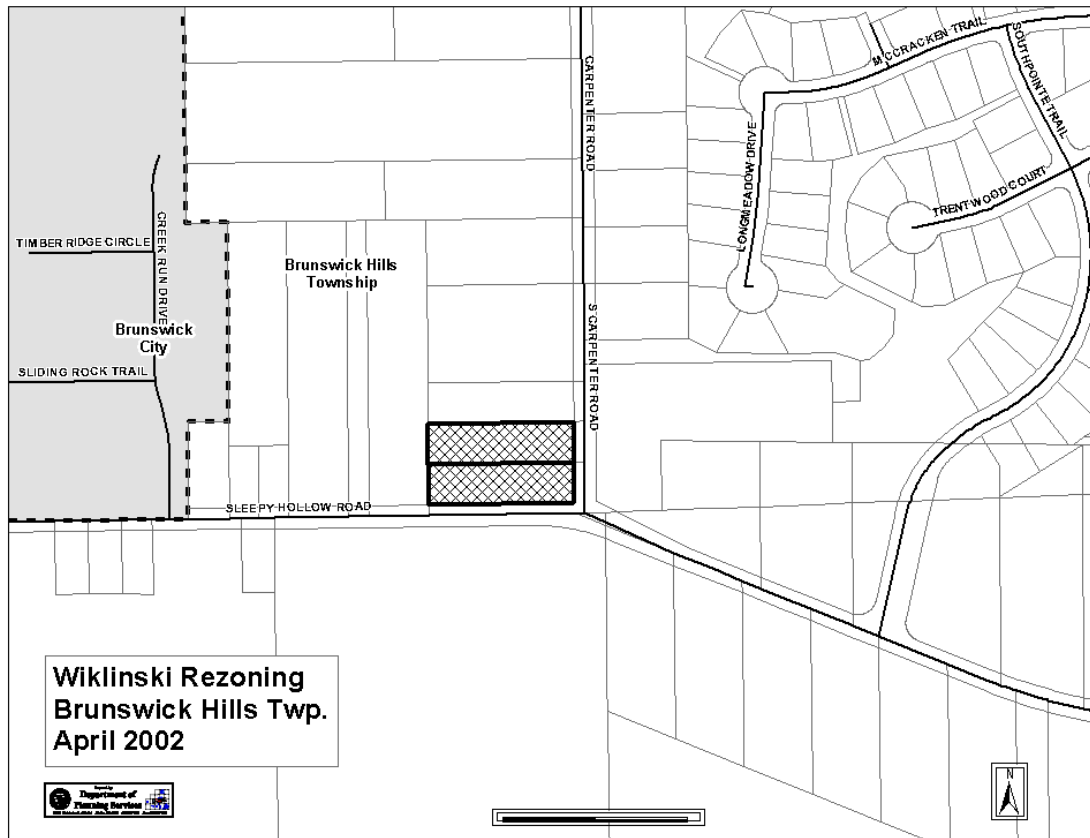
**WHAT INFORMATION
TO
PROVIDE TO THE
PLANNING COMMISSION**

Map Amendments (Rezoning)

Text Amendments

Map Amendments (Rezoning)

#1 A good map!



Map Showing:

- **Roads**
- **Parcels**
- **Existing Zoning Districts**

Other Information:

- **Proposed Zoning District**
- *legal description of property*
- *tax parcel number(s)*
- *property size in acres*
- *if only a portion of the parcel is being considered for re-zoning, a map, drawn at 1"=100' showing the area to be rezoned*

Other Information:

- ***Comprehensive Plan designation***
- ***Reason for rezoning***
- ***Variances involved***
- ***Applicant/ contact information***

Text Amendments:

- ***Citations***
 - ***Chapter***
 - ***Section***
 - ***Paragraph***

Text Amendments:

- ***Exact changes proposed***
 - ***Cross out and add***
 - ***Late edits must be authorized!***

Text Amendments:

- ***Every change proposed***
 - ***Review entire document***
 - ***Word processors are GOOD***
 - ***Inconsistencies are BAD***
 - ***Law suits are UGLY!***

Text Amendments:

- ***Reasons for the change***
 - ***Comprehensive Plan***
 - ***Problem with text***

Text Amendments:

- ***Applicant information***
 - ***Applies to EVERY applicant***
 - ***Township - Resolution or Minutes***

Text Amendments:

- ***Record Keeping***
 - ***Application number***
 - ***Date received, sent to Planning Commission, Public hearings***

Text Amendments:

- **Adoption (ORC 519.12)**
 - **Exact text adopted by trustees**
 - **Update zoning text**
 - **Recorder's Office**
 - **Planning Commission**

Record Keeping:

- *Local responsibility*
- *Keep copies of old text and maps*
- *Mark the old ones **OLD***
- ***Date new versions when effective***
- *Standard forms*



MEDINA COUNTY PLANNING COMMISSION

REVIEW AND RECOMMENDATION

AMENDMENTS TO THE ZONING RESOLUTION

May be initiated by:

- Motion of the Township Zoning Commission
- Passage of a resolution by the Township Trustees
- Filing of an application by one or more of the property owners or lessees

FROM TOWNSHIP ZONING COMMISSION TO COUNTY PLANNING COMMISSION

- Within 5 days of motion, passage of a resolution, or filing of an application, amendment is transmitted.
- Department of Planning Services (DPS) accepts amendment request and places it on the next MCPC regularly scheduled meeting
- DPS prepares a staff review of the amendment

PLANNING COMMISSION SHALL RECOMMEND:

- Approval
- Denial
- Approval with modifications

Such recommendation shall be considered at the public hearing held by the zoning commission on such proposed amendment.
ORC 519.12(E)

PLANNING COMMISSION REVIEW-

MAP AMENDMENTS

- Relationship to the Comprehensive Plan:
 - Community Goals, Objectives and Policies
- Surrounding land uses
- Physical Constraints
 - Natural
 - Manmade
- Relationship to other plans:
 - Thoroughfare Plan
 - Park Master Plan
 - Watershed Plans

PLANNING COMMISSION REVIEW- MAP AMENDMENTS CONT.

- Relationship to adjacent townships
 - Existing land uses
 - Future plans
- Public Utilities/Facilities

OTHER AREAS TO THINK ABOUT

Does the current zoning make sense?

Is there a need to rezone more land similarly?

Are all the uses permitted within the zone district appropriate for this location?

Would another zoning district be more appropriate?

PLANNING COMMISSION REVIEW – TEXT AMENDMENTS

- Intent/Justification
- Implementation tool for Comprehensive Plan?
- Consistency within the Zoning Resolution
- Ramifications for other sections of the Zoning Resolution

OTHER AREAS TO THINK ABOUT

Does this text amendment make sense when applied to land currently zoned?

When applied to the land, how will this text amendment affect surrounding property?

Are definitions needed?

ROLE OF THE SITE PLAN

- **Not** a part of the zoning process except for PUDs
- May be submitted as an indication of what is proposed, but **not binding**.
- May be a means to alleviate some concerns, but this process is subsequent to a zoning map amendment.

“I don’t know if we each have a destiny, or if we’re all just floatin’ around accidental like on a breeze. But I, I think maybe it’s both, maybe both happening at the same time.”

Forrest Gump

What is Good Planning?

Plan Ahead.

Changes should reflect a plan or general overall intent for township growth.

A good plan is like a road map; it shows the final destination and usually the best way to get there. H. Stanely Judd

Using Planning to Make Decisions

ZC member and Trustees can rely on plan, criteria and facts received at meeting to make decision.

- Comprehensive Plan
- Natural Resource Study or Chippewa Lake Watershed Study
- Available GIS data
- 208 Water Quality Management Plan for NE Ohio

Meeting the Needs of the Community as a Whole

Ensure needs of the community as a whole are met and won't be detrimental to adjacent areas.

Zoning regulations need to be sufficient to accommodate changes from residential to commercial or industrial uses.

Education and Training

Zoning Officials need to know:

1. What their legal responsibilities are.
2. What is expected of them.
3. How to run a meeting.
4. About new technologies and land uses.
5. What township and/or county plans are in place for future growth and development.
6. That they can say no.

Things to Keep In Mind

Everything does not stay the same.

Land Use is dynamic and constantly changing.

That farm next door may not always remain a farm, no matter what the current farmer says, and

That house, building, or neighborhood may not always be there.

Existing development does not preclude new development?



“In an apocalyptic way, the land has been given back to us, regardless of who owns it or controls it.” Wall Street Journal, March 19, 2003



Nothing lasts forever.

Flood Damage



Leadership

A commitment to growth of the community in a positive way by community leaders.

A commitment to the education of those who are responsible for making land use decisions.

A commitment to be fair and objective.

Making Conscientious Decisions

- Make decisions in a responsible manner.
- Do the right thing because it benefits the community.
- Make conscientious decisions on amendments.
- Understand that change is inevitable . . . But, maybe not today.

Promote Sound Planning

Take advantage of planners in the community.

Talk to public agencies that:

- use future planning to prepare capital improvement plans,
- mitigate traffic congestion,
- enhance the efficient use of infrastructure,
- protect open space,
- and provide affordable housing for all members of the community..