ORDINANCE 2021-07

VILLAGE OF NEW RICHMOND, OHIO

Council for the Village of New Richmond, Ohio met in regular session this day of day of 2021 with the following members present:

Becky Ploucha, Ves Mary Allen, Ves Richard Feldkamp, Ves Melanie Slade, Ves Gary Skeene Ves Gary Skeene

Councilperson <u>Skeepe</u> moved for adoption of the following:

AN ORDINANCE CHANGING THE ZONING OF PARCEL #242708G053 IIN
THE ASHBURN WOODS SUBDIVISION FROM R-2 SINGLE FAMILY TO
PLANNED UNIT DEVELOPMENT (P.U.D.) AND APPROVING A
PRELIMINARY DEVELOPMENT PLAN ON THE CONDITION
THAT THE ANNEXATION OF PARCEL #242708G053 INTO
THE VILLAGE OF NEW RICHMOND IS SUCCESSFUL

Whereas, an agent representing the owners of parcel #242708G053 submitted an application to the Village of New Richmond to change the zoning of said parcel from its current zoning classification of R-2 Single Family (Ohio Township) to Planned Unit Development (P.U.D. hereafter) and a Preliminary Development Plan represented by attached (Exhibit A) for said P.U.D., and

Whereas, the owners of parcel #242708G053 petitioned the Board of County Commissioners of Clermont County, Ohio, on February 4, 2021, for annexation of the aforementioned Property consisting of approximately 62.8313 acres of land, more or less, in Ohio Township, Clermont County, Ohio, to the Village of New Richmond, Ohio and such process is still pending completion; and

Whereas, the requested P.U.D. zoning change is proposed to allow for the development of the property for the construction of single-family residence structures, and

Whereas, the New Richmond Planning Commission properly noticed and held a public hearing on March 4, 2021, to allow the public to provide input on the requested P.U.D. zoning change application and recommended the approval of the new P.U.D. zoning classification and the Preliminary Development Plan with conditions/modifications, and

Whereas, the New Richmond Planning Commission recommended approval with conditions/modifications on the requested P.U.D. zoning change application and the Preliminary Development Plan and such approval of the P.U.D. zoning change application and the Preliminary Development Plan with conditions/modifications was forwarded to Village Council in writing;

Whereas, the New Richmond Village Council properly noticed and held a public hearing on April 13, 2021, to allow the public to provide input on the requested P.U.D. zoning change application and the Preliminary Development Plan with modifications; and

Whereas, pursuant to the requirements of the New Richmond Village Council, no later than fifteen (15) days following the public hearing held on April 13, 2021, the Village Council is required to approve, reject, or modify the written recommendation of the New Richmond Planning Commission.

BE IT ORDAINED by the Council of the Village of New Richmond, Ohio a majority of its members concurring.

SECTION 1. That the Village Council approves the requested P.U.D. zoning change application and the Preliminary Development Plan with modifications as recommended by the New Richmond Planning Commission

SECTION 2. That upon the successful completion of the pending annexation process regarding parcel #242708G053, that the zoning of parcel #242708G053 shall be rezoned from R-2 Single Family (Ohio Township) to P.U.D. and that the official Village of New Richmond Zoning Map shall be modified and appropriately noted "PUD" for parcel #242708G053 on the underlying zoning district designation.

SECTION 3. That the tract of land proposed for rezoning and referred to as parcel #242708G053 is included herein by reference as Exhibit "A".

SECTION 4. That the Preliminary Development Plan with modifications, as approved, is included herein by reference as Exhibit "B".

SECTION 5. The timetable for any potential referendum shall begin upon the acceptance of the Village of New Richmond of the annexation of parcel #242708G053 by resolution or ordinance as set forth in R.C. 709.04.

SECTION 6. That Council finds and determines that all formal actions relative to the passage of this ordinance were taken in an open meeting and that all deliberations of Council which resulted in the passage of this Ordinance were taken in meetings open to the public, in full compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 7. That the Village by a ³/₄ majority vote hereby dispenses with the requirement that the Ordinance be read on three separate days and hereby authorizes the adoption of the Ordinance upon its first reading.

SECTION 8. That this Ordinance shall take effect and be in force from the earliest date allowed by law.

Councilperson <u>Feldkamp</u> seconded the motion to adopt the foregoing Ordinance and upon roll call the vote was as follows:

Larry Prues	Ves
Mary Allen	Ves
Richard Feldkamp	V05_
Melanie Slade	Ves
Becky Ploucha	105
Gary Skeene	Ves
First Reading	April 13, 2021
Second Reading	April 27, 2021
Third Reading	
Adopted:	April 27, 2021 Date
ATTEST:	
Kathy Fucho	Glenn B. Ewing
CLERK OF COUNCIL, Kat	hy Fuchs MAYOR, Glenn Ewing
Approved as to form::	
End St	

SOLICITOR, Scott Sollmann