

ORDINANCE NO. 001-2023

AN ORDINANCE AMENDING SECTION 1105.08 OF THE MAUMEE CODIFIED ORDINANCES AND ORDINANCE 106-2020 AND DECLARING AN EMERGENCY.

WHEREAS, Section 1105.08 of the Maumee Codified Ordinances and Ordinance 106-2020 need to be amended to update the notice requirements and other requirements related to planning commission matters.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Maumee, Ohio, that:

SECTION 1. That Section 1105.08 of the Maumee Codified Ordinances and Ordinance 106-2020 be amended as follows:

1105.08 PUBLIC HEARING REQUIREMENTS.

The purpose of a public hearing is to obtain comments and input from the general public and affected property owners with regard to proposed changes to the Zoning Code and/or District Map.

(a) Filing with Municipal Clerk. After the adoption of a motion by Council or Planning Commission, or after the filing of a complete petition or application with the Municipal Clerk, the Municipal Clerk shall place such motion, petition, or application on the agenda of the Planning Commission and shall schedule the matter for public hearing before the Planning Commission.

(b) Notice.

(1) Public Notice. Notice of the time and place of a public hearing shall be posted on the City Website and at the Maumee Municipal Building at least seven (7) calendar days prior to the date of the hearing. During the seven-day period, the text of the motion, application, or petition, together with all maps, plans, and reports submitted with reference thereto, shall be on file for public examination in the office of the Municipal Clerk.

(2) Notice by Sign on Subject Property. In the case of a rezoning of property, a sign shall be placed on the subject property indicating the proposed rezoning action under consideration. Such a sign shall be of such size, format, and content as specified by the Zoning Administrator and shall be visible on the subject property beginning no later than seven (7) days prior to the scheduled hearing and shall remain on such property until such time as a recommendation is made by the Plan Commission to City Council. This provision shall not apply for the initial zoning of a parcel annexed into Maumee.

(3) Notice by First Class Mail. If the proposal to rezone, or redistrict, or for issuance of a special permit hereunder, includes ten (10) or fewer parcels of land as listed on the tax duplicate, written notice of the public hearing shall also be mailed by the Municipal Clerk by first class mail at least fifteen (15) calendar days before the date of the public hearing to the Applicant and to owners of real estate adjacent to and directly across the street from such parcel or parcels to the addresses of such applicants and owners appearing on the current tax list of the Auditor of Lucas County or the mailing list of the Treasurer of Lucas County. This provision shall not apply for the initial zoning of a parcel annexed into Maumee.

(4) The failure of delivery of any notice, failure to place a sign or the removal of any sign after initial placement on the premises shall not invalidate any ordinance, measure or regulation.

(c) Public Hearing. After all evidence, testimony and information has been assembled and heard, the Chairman shall then accept a motion to close the public hearing and upon receiving a majority of affirmative votes, shall proceed to the deliberation of the amendment. The Chairman may also accept a motion to adjourn the hearing to a date specific if it is determined that additional information or testimony is necessary.

(d) Action by Planning Commission. The Planning Commission shall report its recommendation to Council within fifteen (15) calendar days after the close of the public hearing, unless the applicant agrees to an extension of time. Following the above referenced fifteen 15 day period the City Council may consider the matter.

