

# CITY OF SEVEN HILLS

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## AGENDA

**PUBLIC HEARING OF NOVEMBER 23, 2015**  
**Council Chambers – 6:30 p.m.**

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### CALL TO ORDER

1. ROLL CALL
  
2. READING OF NOTICE OF PUBLIC HEARING  
The Notice of Public Hearing in reference to **Amended Ordinance No. 73-2015** was published in the Parma Sun Newspaper on Thursday, November 5, 2015
  
3. **Amended Ordinance No. 73-2015** – AN ORDINANCE TO AMEND SECTION 931.12, NOTICE; PUBLIC NOTICE, AS CONTAINED IN CHAPTER 931, DEFINITIONS, OF TITLE FIVE, ZONING ADMINISTRATION, AS CONTAINED IN PART NINE, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF SEVEN HILLS, OHIO, FOR THE PURPOSE OF AMENDING NOTICE AND NOTICE TIME REQUIREMENTS AND POSTING LOCATIONS FOR HEARINGS BEFORE THE ZONING BOARD OF APPEALS, AND TO PROVIDE FOR NOTICE REQUIREMENTS FOR MEETINGS BEFORE THE PLANNING COMMISSION INVOLVING PROPOSED CHANGES TO THE ZONING PLAN.  
  
--- Planning Commission Recommendations  
--- Open to the Audience  
--- Council/Administration Commentary
  
4. SUCH OTHER BUSINESS AS MAY COME BEFORE COUNCIL
  
5. ADJOURNMENT

Carol L. Sekerak  
Clerk of Council

# CITY OF SEVEN HILLS

## LEGAL NOTICE

Pursuant to Article V, Section 7(c)(4) of the Charter of the City of Seven Hills, Ohio, public notice is hereby given that there shall be a **PUBLIC HEARING** on the following Ordinance:

### Amended Ordinance No. 73-2015

AN ORDINANCE TO AMEND SECTION 931.12, NOTICE; PUBLIC NOTICE, AS CONTAINED IN CHAPTER 931, DEFINITIONS, OF TITLE FIVE, ZONING ADMINISTRATION, OF PART NINE, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF SEVEN HILLS, OHIO, FOR THE PURPOSE OF AMENDING NOTICE AND NOTICE TIME REQUIREMENTS AND POSTING LOCATIONS FOR HEARINGS BEFORE THE ZONING BOARD OF APPEALS, AND TO PROVIDE FOR NOTICE REQUIREMENTS FOR MEETINGS BEFORE THE PLANNING COMMISSION INVOLVING PROPOSED CHANGES TO THE ZONING PLAN.

Said Public Hearing on the above Ordinance shall be held on **Monday, November 23, 2015**, at 6:30 p.m., in the Seven Hills Council Chambers, City Administration Building, 7325 Summitview Drive, Seven Hills, Ohio. Copies of Amended Ordinance No. 73-2015 are on file in the Office of the Clerk of Council of the City of Seven Hills, Ohio, for inspection by any person interested therein.

By the Order of the Council of the City of Seven Hills, Ohio.

Carol L. Sekerak  
Clerk of Council

**EDITOR'S NOTE:** To be published in the **Parma Sun Newspaper**, just once, on Thursday, November 5, 2015.

# City of Seven Hills

Amended Ordinance No. 73-2015

Introduced By Councilpersons Ernst, Barth,  
Lecznar, Trafis, Leech, Fraundorf, Snitzky

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**AN ORDINANCE TO AMEND SECTION 931.12, NOTICE; PUBLIC NOTICE, AS CONTAINED IN CHAPTER 931, DEFINITIONS, OF TITLE FIVE, ZONING ADMINISTRATION, AS CONTAINED IN PART NINE, PLANNING AND ZONING CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF SEVEN HILLS, OHIO, FOR THE PURPOSE OF AMENDING NOTICE AND NOTICE TIME REQUIREMENTS AND POSTING LOCATIONS FOR HEARINGS BEFORE THE ZONING BOARD OF APPEALS, AND TO PROVIDE FOR NOTICE REQUIREMENTS FOR MEETINGS BEFORE THE PLANNING COMMISSION INVOLVING PROPOSED CHANGES TO THE ZONING PLAN.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEVEN HILLS, OHIO:**

**Section 1.** That Section 931.12, Notice; Public Notice, as contained in Chapter 931, Definitions, of Title Five, Zoning Administration, as contained in Part Nine, Planning and Zoning Code, of the Codified Ordinances of the City of Seven Hills, Ohio, presently reading as follows:

**“931.12 NOTICE; PUBLIC NOTICE.**

(a) Proper notice of a hearing before the Board of Appeals shall be, beside “public notice”, written notice mailed to the owner or his agent at the address given on the appeal and, so far as is practicable, written notice to directly affected property owners or their agents at least three days prior to the date of such proposed hearing, in such manner as the Board may, by its rules, prescribe.

(b) Public Notice. “Public notice” of a hearing or procedure means notice of the time and place thereof published in one issue of a newspaper in general circulation in the Municipality, or by posting notices at five of the most public places in the Municipality as determined and established by ordinance of Council, at least three days prior to the hearing. (Ord. 350. Passed 7-6-44.)”

**be and the same is hereby amended to read as follows:**

**“931.12 NOTICE; PUBLIC NOTICE.**

(a) Proper notice of a hearing on any appeal before the Zoning Board of Appeals shall consist of the following notice(s) given at least five (5) business days prior to the date of such hearing, in such manner as the Board may, by its rules, prescribe:

(1) “Public notice” as set forth in 931.12(b) below; and

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Introduced By Councilpersons Ernst, Barth,  
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(2) Written notice mailed to the owner or his agent at the address given on the application for variance and/or appeal, at least five (5) business days prior to the date of such hearing, and,

(3) Written notice to property owners or their agents directly affected, so far as is practicable, and in such manner as the Zoning Board of Appeals may, by its rules, prescribe at least five (5) business days prior to the date of such hearing.

Written notice shall be deemed given as of the date of mailing or delivery, whichever occurs first.

(b) Public notice. "Public notice" of a hearing before the Zoning Board of Appeals means notice of the time and place thereof:

(1) Posted on the City website, at least 14 days prior to the hearing, and

(2) Posted at City Hall and the Recreation Complex at least 14 days prior to the hearing.

(c) Proper notice of a meeting of the Planning Commission involving proposed changes to the Zoning Plan shall consist of the following notice(s):

(1) "Public notice" as set forth in 931.12(d) below; and

(2) Written notice mailed to the owner or his agent at the address given on the application, at least five (5) business days prior to the date of such meeting, and

(3) Written notice to property owners or their agents directly affected, as determined by the Planning Commission, so far as is practicable, and in such manner as the Planning Commission may, by its rules, prescribe, at least five (5) business days prior to the date of such meeting.

Written notice shall be deemed given as of the date of mailing or delivery, whichever occurs first.

(d) Public Notice. "Public notice" of a meeting before the Planning Commission

# City of Seven Hills

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involving proposed changes to the Zoning Plan means notice of the time and place thereof:

- (1) Published in one issue of a newspaper in general circulation in the Municipality prior to the meeting, and
- (2) Posted on the City website, at least 14 days prior to the meeting, and
- (3) Posted at City Hall and the Recreation Complex at least 14 days prior to the meeting.

**Section 2.** That existing Section 931.12, Notice; Public Notice, as contained in Chapter 931, Definitions, of Title Five, Zoning Administration, as contained in Part Nine, Planning and Zoning Code, of the Codified Ordinances of the City of Seven Hills, Ohio, be and the same is hereby amended as set forth herein.

**Section 3.** That except as herein amended and supplemented, all the provisions of Chapter 931, Definitions, as contained in Title Five, Zoning Administration, of Part Nine, Planning and Zoning Code, of the Codified Ordinances of the City of Seven Hills, Ohio, shall remain in full force and effect.

**Section 4.** This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading July 20, 2015

\_\_\_\_\_  
Michele K. Ernst, President of Council

Second Reading July 27, 2015

Filed with  
the Mayor \_\_\_\_\_

Third Reading \_\_\_\_\_

Approved \_\_\_\_\_

Passed \_\_\_\_\_

Attest \_\_\_\_\_

Carol L. Sekerak, Clerk of Council

\_\_\_\_\_  
Richard P. Dell'Aquila, Mayor

# City of Seven Hills

Amended Ordinance No. 73-2015

Introduced By Councilpersons Ernst, Barth,  
Lecznar, Trafis, Leech, Fraundorf, Snitzky

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Referred to Planning Commission: August 17, 2015

Approved by Planning Commission; *Ed Foley*  
Ed Foley, Chairman

*Jeff Monteforte*  
Jeff Monteforte, Chairman Pro-tem

*Joseph Andres*  
Joseph Andres

*Thomas Littlepage*  
Thomas Littlepage

*October 8, 2015*  
Date

Public Hearing Held:

November 23, 2015

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