

ORDINANCE NO. 83-2011 Offered by: All of Council & P&Z Committee

AN ORDINANCE AMENDING SECTION 1173.23, "TERMINATION," OF THE PLANNING AND ZONING CODE PERTAINING TO CONDITIONAL USES

WHEREAS, the Planning and Zoning Director has recommended changes to Section 1173.23 of the Planning and Zoning Code to permit a one-year extension of approved conditional uses in certain circumstances; and

WHEREAS, the Planning and Zoning Commission held an informal hearing and informational meeting regarding the proposed changes, and has sent its recommendation for approval to Council; and

WHEREAS, this Council believes that it is in the best interest of the Village and its residents to adopt these changes to permit a one-year extension of approved conditional uses in certain circumstances.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, Summit County, State of Ohio:

SECTION 1. That Section 1173.23, "Termination," of the Planning and Zoning Code be amended to read as follows:

"1173.23 TERMINATION AND EXTENSION.

The conditional zoning certificate shall become void at the expiration of one year after the date of issuance, unless the structure or alteration thereof is started or an occupancy certificate is obtained.

Prior to the expiration of a conditional zoning certificate, the Commission may grant a one year extension of the approval provided an applicant demonstrates good cause or need for the extension."

SECTION 2. That Section 1173.23, "Termination," of Planning and Zoning Code, as it existed prior to the effective date of this Ordinance, be, and the same hereby is, repealed.

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: 12-6-2011

*Salvino Beshara*  
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President of Council

ATTEST:  
*Carolyn E. Sullivan*  
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Clerk of Council

*Michael J. ...*  
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Mayor

Dated: 12/9/2011