



Proposed Amendments for Public Hearing

Zoning Amendment # 2025-001

Section 680.03 – Construction and Use to Comply with Approved Plans, Permits and Certificates

Section 680.03 Existing:

Building permits issued on the basis of plans and applications approved by the Zoning Inspector, Zoning Commission, or Board of Zoning Appeals authorize only the use and arrangement set forth in such approved plans, permits and certificates, including any specific conditions. Prior to occupancy, all construction shall be in compliance with all the aspects of the approved plans, permits, and certificates. Use, arrangement, or construction contrary to that authorized shall be deemed a punishable violation of this Resolution.

Section 680.03 Proposed (shown in bold):

Building permits Zoning certificates issued on the basis of plans and applications approved by the Zoning Inspector, Zoning Commission, or Board of Zoning Appeals authorize only the use and arrangement set forth in such approved plans, permits and certificates, including any specific conditions. Prior to occupancy, all construction shall be in compliance with all the aspects of the approved plans, permits, and certificates. Use, arrangement, or construction contrary to that authorized shall be deemed a punishable violation of this Resolution.

Section 680.04 C – Actions to Bring About Compliance with Zoning Regulations

Section 680.04 C Existing:

C. Action. If any land is used or if any building or structure is located, erected, constructed, reconstructed, enlarged, structurally altered, or used in violation of this Resolution, the Board of Township Trustees, with the assistance of the Zoning Inspector and other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, alteration or use.

Section 680.04 C Proposed (shown in bold):

C. Action. If any land is used or if any building or structure is located, erected, constructed, reconstructed, enlarged, structurally altered, or used in violation of this Resolution, the Board of Township Trustees, with the assistance of the Zoning Inspector and other remedies provided by law, may institute injunction, mandamus, abatement, or any other appropriate action or proceeding, **including seeking judgment for a civil fine, as provided in Section 680.06**, to prevent, enjoin, abate or remove such unlawful location, erection, construction, reconstruction, enlargement, alteration or use.

Section 680.06 – Civil Fine

Section 680.06 Proposed (New Section):

In addition to the other remedies provided by law to enforce this Resolution (see Section 680.04.C above and Ohio R.C. 519.24), whoever violates this Resolution shall be assessed a civil fine of five hundred dollars (\$500) for each offense of violating any section of this Resolution, collected by filing a civil action in the Portage County common pleas court and obtaining a judgment. Each day the violation continues from the date of judgment shall constitute a separate offense and be assessed an additional civil fine of one hundred dollars (\$100), per Ohio R.C. 519.99.

Zoning Amendment # 2025-003

Section 370.03 C – Schedule of Permitted Uses, Industrial Districts

Section 370.03 C Existing:

	L-I Limited Industrial/ Business Park District	G-I General Industrial District
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation	C	C
4. Electric vehicle charging stations	P	P

Section 370.03 C Proposed (shown in bold):

	L-I Limited Industrial/ Business Park District	G-I General Industrial District
C. General Commercial		
1. Auto, truck, machinery repair services	C	P
2. Carpentry, cabinet shop	P	P
3. Indoor commercial recreation, membership/sports fitness center	C	C P
4. Electric vehicle charging stations	P	P