



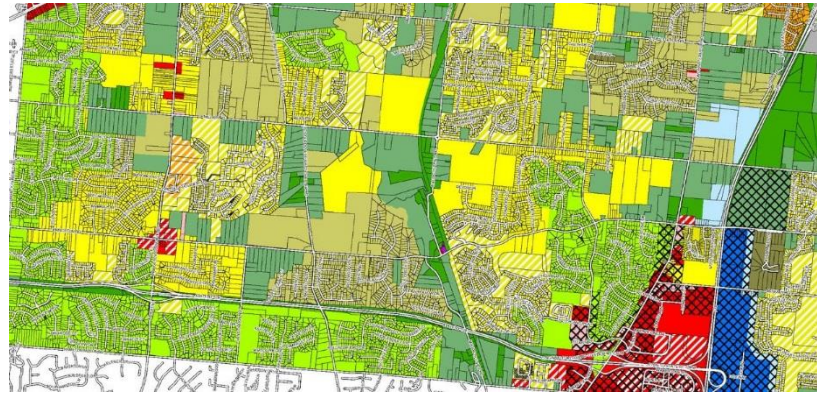
Zoning

Presented by Jessica Logothetides

Assistant Civil Prosecutor

Office of the Stark County Prosecutor- Kyle L. Stone

Zoning



- ▶ Zoning is the legislative method of regulating land use by the division of a political subdivision (city, village, township, or county) into districts and the enactment of local regulations to control the buildings and uses within the districts.
- ▶ The board of township trustees may regulate by resolution, in accordance with a comprehensive plan, in the interest of the public health and safety, control: (1) building location, height, bulk, stories, and size and other structures, including tents, cabins, and trailer coaches; (2) percentages of lot areas which may be occupied, setback building lines, sizes of yards, courts, and open spaces; (3) density of population; (4) the uses of buildings and other structures, including tents, cabins, and trailer coaches; (5) the uses of land for trade, industry, residence, recreation, and other purposes; and (6) the establishment of reasonable landscaping and residential architectural standards, but excluding exterior building materials.

Basic Zoning Concepts

▶ Zoning Resolution

- ▶ Lays out the exact regulations. Zoning codes typically establish several applicable zone districts in the community, the uses allowable in each zone (e.g. residential, commercial, industrial), requirements for setbacks, parking, and other site layout elements.
 - ▶ Also includes information on procedures for zoning applications, appeals, variances etc..

▶ Zoning Map

- ▶ Color-coded map that shows the locations of zone districts in the community.

▶ Comprehensive Plan

- ▶ Long-term plan that guides all aspects of a community's development over the next 20 or 30 years. A comprehensive plan serves as the basis for zoning regulations, and describes existing conditions and goals for housing, economic development, transportation, land use, public facilities, and the natural environment.

Enforcement of Zoning Regulations

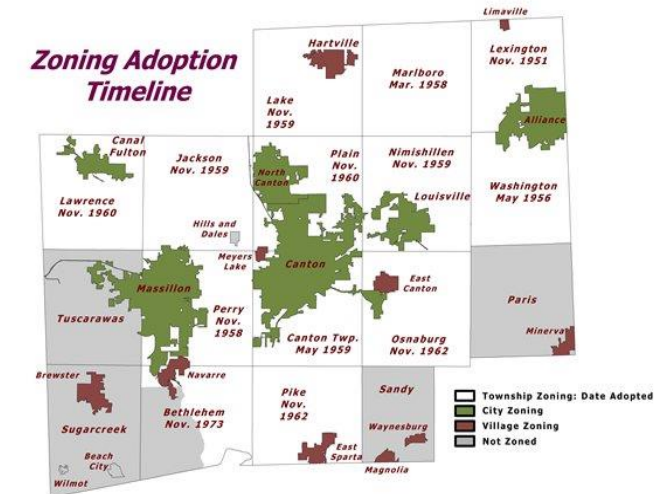
- ▶ For the purpose of enforcing the zoning regulations, the board of township trustees may:
 - ▶ provide for a system of zoning certificates
 - ▶ establish and fill the position of township zoning inspector
 - ▶ Responsibility is to enforce the zoning resolution
 - ▶ Zoning Resolution must have sufficient specificity so the zoning inspector does not operate with excessive discretion.

Powers of township board of zoning appeals

- ▶ The Board of Zoning Appeals provides a venue to property owners with unique conditions related to their property, who are seeking relief from the strict requirements of the zoning resolution.
- ▶ R.C. 519.14
 - ▶ Hear and decide appeals where it is alleged there is error in any order made by an administrative official in the enforcement of R.C. sections 519.02-519.25, or of any resolution
 - ▶ To hear and decide requests for variances from zoning resolution
 - ▶ To hear and decide requests for conditional uses
 - ▶ Revoke an authorized variance or conditional zoning certificate granted for the extraction of minerals
 - ▶ Township remedies for violation of other conditional use permits and variances are limited to enforcement actions in court.

The Board of Zoning Appeals

- ▶ The BZA is an administrative board that is quasi-judicial in nature.
 - ▶ Operates more like a court:
 - ▶ Notice
 - ▶ Administer oaths
 - ▶ Hearing
 - ▶ Opportunity to introduce evidence (cross-examine of witnesses)
 - ▶ Right to appeal to a court
 - ▶ Private deliberation



Variances

- ▶ Minor departure or exception from the strict rule or literal enforcement or interpretation of zoning provision.
- ▶ Variance always relate to individual hardship peculiar to the property for which a variance is sought.
- ▶ Intended to alleviate a situation in which for no public reason, zoning for an area more stringently burdens one parcel of land than others.
- ▶ 2 Types
 1. Use
 2. Area

Use Variance

- ▶ A use variance allows a use of land that is not permitted in the district in which the property is placed.
 - ▶ Example- if in a single-family district that doesn't allow a dentist office, a request for a variance to allow a dentist office is a request for a use variance.
- ▶ Standard is unnecessary hardship
 - ▶ Must be a showing that all permitted uses are not economically feasible or cannot be efficiently continued.
 - ▶ Landowner unable to use the property for the purposes for which it is zoned, landowner deprived of the beneficial use of the land. In effect the restriction amounts to a taking.
 - ▶ The mere fact that one's property can be put to a more profitable use does not, in itself, establish an unnecessary hardship where less profitable alternatives are available within the zoning classification.
 - ▶ Hardship not created by the applicant
 - ▶ Not adversely affect rights of adjacent owners
 - ▶ Not adversely affect public health, safety, or general welfare
 - ▶ Consistent with general spirit and intent of zoning resolution

Area Variance

- ▶ Area variance involves an exception from such requirements as yard, lot, height, setback, etc.
- ▶ Standard is practical difficulties (lesser standard than unnecessary hardship)
- ▶ *Duncan* factors to be considered include:
 - (1) would the property yield a reasonable return without the variance;
 - (2) is the variance substantial;
 - (3) will the essential character of the neighborhood be substantially altered or adjoining properties suffer a substantial detriment;
 - (4) will the variance adversely affect governmental services;
 - (5) did the owner purchase the property with knowledge of the zoning restriction;
 - (6) can problem be solved by some manner other than granting of a variance;
 - (7) whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Conditional Uses

- ▶ Legitimate use under the ordinance but is granted subject to meeting specified condition in the ordinance.
 - ▶ In issuing a conditional zoning certificate, BZA is governed by whatever the terms and conditions are imposed by the zoning resolution.
- ▶ BZA cannot issue a zoning certificate for a permit that does not conform to applicable zoning regulations.
- ▶ Resolution must provide standards that are clear to guide the board in the exercise of its authority.

Non-conforming Uses

- ▶ Nonconforming uses arise when a legal existing uses, or uses formerly permitted by a prior zoning ordinance, are no longer allowed under a new ordinance.
- ▶ 3 regulatory considerations
 1. Prohibit retroactive application of zoning ordinance.
 2. Address abandonment or interruption of use.
 - ▶ In townships any nonconforming use that is “voluntarily discontinued for 2 years or more” must thereafter be used in conformity with the applicable zoning ordinance.
 3. Provide that legislative bodies must allow for reasonable completion, restoration, reconstruction, extension, or substitution.
- ▶ Nonconforming uses can be subject to reasonable police power. Police power can only be applied when the use immediately or directly imperils public health or safety.

To Summarize....

- ▶ A permitted use in a zoning district is allowable by right; in other words, a property owner does not have to ask permission to have a permitted use.
- ▶ A nonconforming use is a property use that existed prior to current zoning regulations and is allowed to continue under a grandfather clause.
- ▶ A variance allows the development of property in a manner which the zoning regulation would not otherwise permit, provided the circumstances of the property satisfy the proper standard (unnecessary hardship/practical difficulties).
- ▶ Conversely a conditional use, which is a legitimate use under the resolution, but is granted subject to meeting specified conditions as outline in the township zoning resolution.

CONDUCTING THE HEARING

- ▶ Call meeting to order.
 - ▶ Keep in mind: be prepared for an appeal and understand the importance of a record
- ▶ Ground rules
 - ▶ Order or presentation, formality, recording, etc.
- ▶ Administer Oaths
- ▶ Testimony-allow all persons to testify and allow for cross-examination
- ▶ General Format
 - ▶ Chairperson announces application
 - ▶ Applicant presents case/evidence
 - ▶ Opponents present arguments/evidence
 - ▶ Applicant presents rebuttal
 - ▶ Board deliberates and renders decision
 - ▶ Conclusion of fact supporting the decision

Court Action

- ▶ Landowners adversely affected by the BZA can appeal the decision to the court of common pleas.
 - ▶ The common pleas court will overturn the decision of the BZA if the decision was unconstitutional, illegal, arbitrary, capricious, unreasonable, or unsupported by the preponderance of substantial, reliable, and probative evidence on the record.
 - ▶ Filing of appeal with court suspends further action by BZA.
- ▶ Worried about having a decision challenged in court? The short answer to avoiding litigation is simple - you can't.
 - ▶ But you can strengthen the position of the BZA's decision should it be challenged by following standard decision making processes and proper procedures.
- ▶ BZA must follow proper procedural rules= notice, hearing, timely etc.
- ▶ BZA's act in an administrative or quasi-judicial capacity.
 - ▶ Present evidence, administer oath to witnesses, provide for examination and cross-examination, and set forth facts upon its decision.
 - ▶ Findings, unbiased decision, complete record

Ethical Considerations

- ▶ Issues to consider in maintaining the public trust and insuring fairness in the process include:
 - ▶ (a) conflict of interest; and
 - ▶ (b) ex parte communications.
- ▶ No board member should vote or take any official action in violation of Ohio ethics law.
 - ▶ For example-if the neighbor of a board member has requested a zoning variance that, if granted, will increase or decrease the value of the board member's property, the board member is prohibited from voting on the variance.
 - ▶ Recusal
- ▶ Ex parte communications are communications that could be seen as an attempt to influence a decision-making official off the record and out of the presence of other parties.
 - ▶ Board members to refrain discussing official matters of the Board with the public or with any applicant outside of the regularly scheduled meeting of the Board

Other Considerations

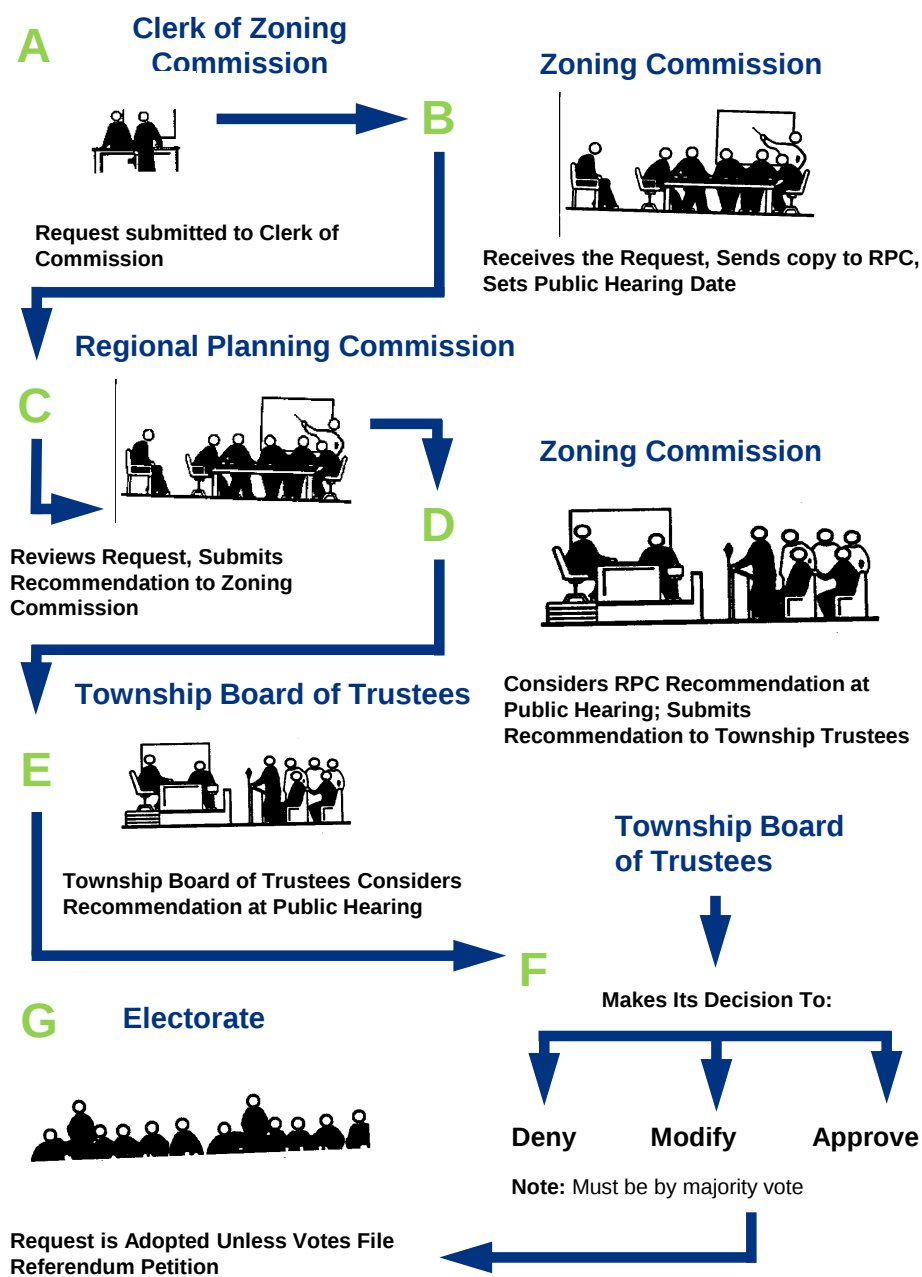
- ▶ Preemption
 - ▶ Political subdivisions (counties, townships, and municipalities) cannot enact zoning regulations that conflict with state law.
- ▶ Agricultural Exemption
- ▶ The Ohio Revised Code “confers no power” on townships:
 - ▶ To prohibit the use of any land for agricultural purposes.
 - ▶ To prohibit the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located.
 - ▶ Including buildings/structures that are used primarily for vinting and selling wine and that are located on land any part of which is used for viticulture. R.C. 519.21(A)
- ▶ Townships may regulate agriculture in some circumstances:
 - ▶ In a platted subdivision approved under law or
 - ▶ In an area of 15 or more lots approved under law that are contiguous to one another
 - ▶ Then the township may regulate:
 - ▶ Agriculture on lots of one acre or less.
 - ▶ Buildings or structures incident to the use of land for agricultural purposes on lots greater than one acre but not greater than five acres by: set back building lines; height; and size.
 - ▶ Dairying and animal and poultry husbandry on lots between 1 and 5 acres when at least 35% of the lots are developed. R.C. 519.21(B)
- ▶ R.C. 519.21(C) also limits the regulation of specific activities such as farm markets/agritourism

Zoning Commission

- ▶ Commission is responsible for the development of the zoning resolution and advises the board of township trustees on text and map amendments
- ▶ Commission is composed of five members (appointed by the trustees) who reside in the unincorporated area of the township.
 - ▶ Term of members are to be of such length and so arranged that the term of one member will expire each year
 - ▶ Trustees may appoint 2 alternate members to take place of an absent regular member according to the procedures detailed by the resolution
- ▶ Zoning Commission members shall be removable for nonperformance of duty, misconduct in office, or other cause by the board, upon written charges being filed by the board, after a public hearing regarding the charges, and after a copy served upon the member at least 10 days before the hearing.
 - ▶ Hearing to occur 60 days after charges filed. Member shall be given opportunity to heard. (majority of board may also decide to suspend participation of the zoning commission during the period of up to 60 days before the hearing.)
 - ▶ Suspension and removal may be appealed to the court of common pleas
 - ▶ Vacancies shall be filled by the board for the unexpired term.

SCRPC Zoning Overview

- Zoning Amendments/Timeline
 - Requirements for zone change amendments are found in ORC 519.12
 - These are not suggestions, but requirements for any proposals to change zoning districts (map amendments) or modify the township's zoning resolution (text amendments)-include overlay districts.
 - The township should maintain records for all zone changes that are proposed
 - Adequate record-keeping of township action is important!
 - Without the required record of the adoption of an amendment, the adoption cannot be presumed and the amendments do not become law.
 - The failure to record the adoption of an amendment substantially affects the right to request a referendum.



Amendments

- ▶ Initiation of an amendment may occur through any three methods:
 1. By the motion of the zoning commission
 2. By the passage of a resolution by the board of township trustees subsequently certified to the zoning commission
 3. By filing with the commission of an application by one or more of the owners or lessees of property within the area proposed to be changed or affected by a proposed amendment

Amendment Process

► HEARING Before Zoning Commission; Notice

- ❑ Not less than 20 nor more than 40 days from the date of certification of the resolution (board of township trustee) or adoption of the motion (zoning commission) or the date of the filing of the application (landowner/lessee) the zoning commission sets a hearing
 - ❑ Hearing Notice must appear by one publication in one or more newspaper of general circulation in the township at least ten days before the hearing.
 - ❑ When the proposed amendment intends only to rezone ten or fewer parcels of land as listed on the county auditor's current tax list, the zoning commission gives written notice, by first class mail, at least ten days before the date of the public hearing to all owners of property within and contiguous to and directly across the street from the area proposed to be rezoned. Owners' addresses are to come from the county auditor's current tax list. The failure of delivery of the notice does not invalidate any such amendment. R.C. 519.12(B)
 - ❑ R.C. 519.12(C) require the contents of the published and mailed notice to include, in addition to the time, date, and place: (1) the zoning commission's name; (2) a statement that the action contemplated is an amendment to the zoning resolution; (3) the list of the addresses of the properties proposed to be rezoned; (4) the present and proposed zoning of the property; (5) the time and place where the motion, resolution, or application proposing the amendment will be available for inspection for a period at least ten days before the public hearing; (6) the name of the person responsible for giving notice for the hearing; (7) a statement that, after the hearing's conclusion, the matter will be submitted to the township board for action; and (8) any other information requested by the zoning commission.
- ❑ If the proposed amendment: (1) alters the text of the zoning resolution; or (2) rezones more than ten parcels of land, R.C. 519.12(D) require a in addition to the time, date, and place: (1) the zoning commission's name; (2) a statement that the action contemplated is an amendment to the zoning resolution; (3) the time and place where the text and maps of the proposed amendment will be available for examination for a period of at least ten days prior to the hearing; (4) name of the person responsible for giving notice of the hearing by publication; (5) a statement that, after the hearing's conclusion, the matter will be submitted to the township board for action; and (6) any other information requested by the zoning commission
 - ❑ Revised Code only requires notification by publication, not notification by mail to individual property owners.

Referral to RPC

- ▶ Within 5 days after the motion, resolution, or application, the zoning commission is required to transmit a copy, along with the text and map, to RPC.

Township Initiated Zoning Amendments

Zoning amendments (text or map amendments) initiated by the Township should be sent to RPC (within 5 days of action) with a copy of the Resolution from the Township Trustees or Motion from the Township Zoning Commission.

Example of Resolution by Township Board Trustees

JACKSON TOWNSHIP BOARD OF TRUSTEES, STARK COUNTY, OHIO

RESOLUTION

RESOLUTION NO. 18-254

ADOPTED: 12-20-18

SUBJECT: Initiation of Zoning Text Amendment

The Board of Trustees of Jackson Township, Stark County, Ohio, met in regular session on the 20th day of December, 2018 with the following members present:

Todd J. Hawke
Jamie Walters
John E. Pizzino

Trustee HAWKE moved for the adoption of the following resolution:

WHEREAS, the Jackson Township Board of Trustees from time-to-time receive recommendations for text amendments to the Jackson Township Zoning Resolution

WHEREAS, the Jackson Township Board of Trustees having reviewed the attached text changes and believe the recommendations deserve consideration by the Jackson Township Zoning Commission.

BE IT RESOLVED THAT, pursuant to ORC 519.12(A)(1), we authorize the Zoning Inspector, as the Board of Trustees' designee, to file an application with the Jackson Township Zoning Commission initiating a text amendment to the Jackson Township Zoning Resolution. Associated fees are hereby waived.

Trustee WALTERS seconded the motion and upon roll call the vote resulted as follows:

Mr. Hawke	<u>Yes</u>
Mr. Walters	<u>Yes</u>
Mr. Pizzino	<u>Yes</u>

The foregoing is a true and correct counterpart of Resolution Number 18-254, duly adopted on December 20, 2018 and filed with me as the Township Fiscal Officer on December 21, 2018.


Randy Gonzalez, Fiscal Officer

The foregoing resolution is approved as to form:


Michael B. Vaccaro, Law Director

Township Initiated Zoning Amendments

Zoning amendments (text or map amendments) initiated by the Township should be sent to RPC (within 5 days of action) with a copy of the Resolution from the Township Trustees or Motion from the Township Zoning Commission.

Example of Motion by Township Zoning

From: 12/07/2016 12:15 #835 P.002/002

MA-1-2017

Marlboro Township

ZONING COMMISSION 7344 Edison St., NE
Hartville, Ohio 44632

BOARD OF ZONING APPEALS

December 7, 2016

Stark County Regional Planning
201 – 3rd Street NE
Canton, OH 44702

Dear Planning Commission:

Marlboro Township Zoning Commission met on December 6, 2016 and is requesting that the following changes to the Marlboro Township Zoning Resolution be included in your regular January meeting agenda.

SECTION 603 SUPPLEMENTARY REGULATIONS

SECTION 603.8 ILLEGAL SUBSTANCES

Prohibit in any zone, the use of any property in Marlboro Township for cultivation, dispensing and/or processing of any substance deemed illegal in State or Federal Law.

If you should have any questions or need further documentation please contact my office at 330-935-2830. Thank you.

Sincerely,
Linda L. Marx
Linda L. Marx
Administrative Assistant

JA#1, 2016

Jackson Township Zoning Department Amendment Application

Amendment #: 624-16 Application #: 1-16-50 Date Filed: 1/22/2016

Property Owner(s)
Jackson Township Residents

Applicant(s)
Jackson Township Zoning Commission
5735 Wales Ave. NW
Massillon, Ohio 44646
330-632-8023

State Applicant
(Township
Trustees, Zoning
Commission, etc.)

Request to Rewrite Zoning Resolution: X
Request to Rezone Property: 1/4 Section: All

Premises Affected
All of Jackson Township

Jackson Township, Stark County, Ohio (Legal Description on File When Applicable).

Proposal: propose misc. text changes to the zoning resolution, including, but not limited to, requiring a permit for a residential fence, adding definitions for restaurant (A)&(B), restaurant with drive thru and Shopping Center/Plaza, setbacks for freestanding decks and boat docks, and a modification to the parking regulation table.

Explain purpose
and/or reasoning
for the text
amendment

Reason: To update the zoning resolution book.

Text Topic: Misc. Text amendments

Filing Fees:
Zoning Amendment Map or Text: \$450.00
R-3, R-6 or PBRD Site Plan Review: \$250.00-Plus \$450.00
map amendment fee

Applicant

Date Paid: Receipt #: Secretary, Zoning Commission

Applicant will be responsible for additional costs incurred in the event of READVERTISEMENT and RENOTIFICATION or SPECIAL STUDIES deemed necessary by the ZONING COMMISSION.

Recommendation Of Zoning Commission:

Date: 2/18/2016

Decision Of Trustees:

Date:

Adding different
color font helps
RPC identify what
exactly is being
modified, and
what already
exists

624-16

Amendment ~~624-16~~
SECTION 201.2

Add definitions as follows:

Restaurant, Type A-An establishment, with an occupancy load of greater than seventy-five (75) occupants per the Stark County Building Code, which is located in a building for the preparation of meals and beverages which are consumed on its premises by customers seated at tables and/or counters either inside or outside the establishment and engage in providing customers with take-out service of food and beverages for off-site consumption. This definition shall include taverns, lounges, bars, clubs & lodges

Restaurant Type B- An establishment, with an occupancy load of seventy-five (75) or less occupants per the Stark County Building Code, which is located in a building that that is primarily engaged in the preparation and serving of meals and beverages which are consumed on its premises by customers seated at tables and/or counters either inside or outside the establishment and engage in providing customers with take-out service of food and beverages for off-site consumption. This definition shall include taverns, lounges, bars, clubs and lodges.

Restaurant, Drive Thru – An establishment in which there is no seating inside or outside the establishment for customers and meals or beverages are served at a drive up window only to be consumed off premises by customers.

REASON: To clarify the definition of restaurant use.

Add definition of Shopping Center/Plaza-A commercial development containing four or more individual business retail and service uses and designed as a planned development project with shared parking and access drives.

REASON: To define what is considered a Shopping Center/Plaza

SECTION 401.7 FRONT AND SIDE YARD EXCEPTIONS

In any Residential District where the lot width of any lot platted prior to November 13, 1959, is sixty (60) feet or less, at the required front building line, the side yard setback shall be permitted to be five (5) feet on each side for the principal and accessory buildings and structures.

REASON: Clarification purposes that this applies to principal and accessory structures.

SCHEDULE 401.11

Change 8-Fences:

Column A:	B.	C.	D.	E.	F.	G.
Accessory building, use or structure	Yard in which use or building permitted	Minimum Distance in feet from structure to:				Maximum Height of Structures (in feet)
		Rear Lot Line	Side Lot Line	Street R-O-W Line	From Principal building	
8. Fences to	Front-Side or Rear	Double	Double	6'	Double	10'
8. Fences	Front, Side and Rear	See Section 401.12F				

Example of Application by Private Citizen

Citizen Initiated Zoning Amendments

Zoning amendments (map amendments) initiated by a private citizens should submit an application to the township, who then (within 5 days) transmit a copy of the application and map of the subject tract(s) proposing the zone change.

Each township should have their own application to be filled out for zone change requests

Nim#3, 2010
DEC 15 2010

Nimishillen Township Board of Zoning

No. 2011 - 1
Filed: Dec. 13, 2010

Note: This request must be typewritten and filed with the Township Zoning Commission.

Applicant: RITA SOMMERS-HUKILLS Address: 10011 GEORGETOWN ST. NE
LOUISVILLE, OH 44641

Owner(s) of Premises Affected: Rita Sommers-Hukills to rezone one parcel of land (Parcel No. 33-06607) at 10000 Georgetown Street NE, Louisville, Ohio 44641.

Lessee of N/A **Address:** N/A
Premises Affected

To the Township Zoning Commission and Board of Township Trustees:

I hereby make application and request the Township Zoning Commission to consider and petition Township Trustees to amend the Zoning Resolution as hereinafter requested, dated **December 13, 2010.**

Premises affected is situated on the **SOUTH** side of **10000 GEORGETOWN STREET** known as **Par. No. 33-06607** (Street/Avenue)

The lot (or lots) has a frontage of **374** feet plus or minus and a depth of **25** feet on Georgetown Street and a frontage of **170** feet plus or minus and a depth of **260** feet on Maplegrove Avenue. The premises are presently in **R-1 Single Family Residential** District.

It is requested that the premises be rezoned to **R-2 One and Two Family Residential** District.

The following are all of the individuals, firms or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the premises which are the subject of this request: (Check from tax records, in County Court House if not known.) Use additional sheet if required.

NAME	ADDRESS
1. <u>(SEE ATTACHED LIST)</u>	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

Page 1 of 2

The reasons for requesting such a reclassification is as follows: (Use additional pages if necessary).

The reason for reclassification is to consider a request for a zone change on one parcel of land located at 10000 Georgetown Street, Parcel No. 33-06607, Southeast Quarter of Section 35, Nimishillen Township, Stark County, State of Ohio, to change from R-1 Single Family Residential District to R-2 One and Two Family Residential District.

Please attach a sketch showing the property involved in the proposed change from **R-1 Single Family Residential District to R-2 One and Two Family Residential District** and locate by name on the sketch the respective lots of those beforementioned properties affected by this request. The sketch should also contain the dimensions of properties shown and a North arrow, and the category of existing development of those beforementioned lots, and the district boundary lines.

Rita Sommers-Hukills
RITA SOMMERS-HUKILLS

Page 2 of 2

Regional Planning Commission Action

- Reviews proposed amendment at regularly scheduled meeting
- Recommendation is made by Regional Planning Commission

Zoning Commission Action

- At the previously scheduled public hearing (set no more than 20 nor less than 40 days from receipt of the application, resolution or motion), the zoning commission considers the recommendation of the regional planning commission
- A recommendation of approval, denial or approval of some modification must be made within 30 days after the public hearing
- The recommendations of the zoning commission and regional planning commission shall be forwarded to the township trustees, along with the application, resolution or motion and the text and/or map pertaining to the proposed amendment

Processing of Amendment by Township Trustees

- Board of Township Trustees schedules a public hearing on the proposed amendment not more than 30 days from the receipt of the recommendation from the zoning commission.
- Newspaper notice of public hearing must be published at least 10 days prior to the hearing
 - See Section 519.12(F) and 519.12(G) for specific language
 - 519.12(F)= notice requirements if amendment is proposing to rezone 10 or fewer parcels
 - 519.12(G)=notice requirements if amendment is to the zoning resolution test or proposal to rezone more than 10 parcels of land

Township Trustee Action

- A recommendation of approval, denial or approval of some modification must be made within 20 days after the public hearing
 - If the board denies or modifies the recommendation of the zoning commission, a majority vote of the board is required
- Any amendment adopted by the trustees becomes effective in 30 days from the date of their decision, unless a petition of referendum is filed within that 30 day period
- Trustees are required to file all adopted zoning amendments with the Stark County Recorder with 5 working days after their effective date
 - A copy is also filed with RPC