

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT

Section 901 ADMINISTRATION

Section 901-1 ZONING INSPECTOR

A Zoning Inspector shall be employed per Section 5619.16 of the Ohio Revised Code (ORC) to enforce this Zoning Resolution. (Amended 9/17/15)

The Zoning Inspector may serve as Secretary of both the Homer Township Zoning Commission and the Homer Township Zoning Board of Appeals, but shall not be a voting member of either.

Section 901-2 BOARD OF ZONING APPEALS

The Board of Zoning Appeals shall have the power to administer Article VIII - Conditional Zoning Permits, of this Resolution and shall have the power to issue conditional zoning permits as specified and regulated in this Resolution. See Section 301-4 of this Resolution. (Amended 9/17/15)

Section 901-3 SUBMISSION OF APPLICATION

All applications for zoning permits shall be submitted to the Zoning Inspector who may issue zoning permits when all applicable provisions of this Resolution have been complied with. All applications for conditional zoning permits shall be made to the Zoning Inspector and submitted to the Board of Zoning Appeals, which may issue conditional zoning permits in accordance with Article VIII of this Resolution.

Section 901-4 ZONING PERMITS REQUIRED

- A. Before constructing, changing the use of or altering any building, including accessory buildings, or changing the use of any premises, application shall be made to the Zoning Inspector for a zoning permit - see Sec. 301-4 of this Resolution. The applications shall include the following information;
 - 1. A site plan drawn to the indicated scale showing the exact dimensions of the lot or lots to be built on, (Amended 6/27/14)

2. The location, dimensions, height and bulk of structures to be erected,
 3. The intended use,
 4. The yard, open area, and parking space dimensions,
 5. Any other pertinent data as may be necessary to determine and provide for the enforcement of this Resolution.
- B. Within ten (10) days after the receipt of application, the Zoning Inspector shall issue a zoning permit if the application complies with the requirements of this Resolution and the application is accompanied by the proper fee as indicated in Section 901-5 referred to below.
- C. The zoning permit shall become void at the expiration of six (6) months after date of issuance unless construction is started. If no construction is started or use changed within six (6) months of date of permit, a new permit is required upon application.

Section 901-5 PAYMENT OF FEES

The Board of Township Trustees shall by Resolution establish a schedule of fees for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals, and other procedures and services pertaining to the administration and enforcement of this Resolution, after considering the recommendations of the Zoning Inspector, Board of Zoning Appeals, and Zoning Commission with respect to actual administrative costs, both direct and indirect. The schedule of fees shall be posted in the Township Hall and may be altered or amended only by the Board of Township Trustees. Until all such appropriate fees, charges, and expenses have been paid in full, no action shall be taken on any application, appeal, or administration procedure. All direct and related costs for any special studies required by the Township to be made, or for maintenance of a strict record of public hearings shall be borne by the applicant.

Section 901-6 VIOLATIONS

Buildings erected, altered, moved, razed or converted, or any use of land or premises carried on in violation of any provision of this Resolution are declared to be a nuisance per se. Any building or land use activities considered possible violations of the provisions of this Resolution which are observed by the residents of Homer Township shall be reported to the Zoning Inspector.

Section 901-7 INSPECTION

The Zoning Inspector shall inspect each alleged violation and shall, in writing, order correction of all conditions that are found to be in violation of this Resolution.

Section 901-8 CORRECTION PERIOD

All violations shall be corrected within a period of thirty (30) days after the written order is issued or for a longer period of time as indicated by the Zoning Inspector. Any violations not corrected within the specified time period shall be reported to the County Prosecutor who shall initiate prosecution procedures.

Section 901-9 PENALTIES

The owner or owners of any building or premises or part thereof where anything in violation of this Resolution shall be placed or shall exist, and any tenant or occupant of such building or premises, and any architect, builder or contractor who shall assist in the commission of such violation, and any person who shall violate any of the provisions of this Resolution or fail to comply therewith shall for each violation or noncompliance be deemed guilty of a misdemeanor and upon conviction thereof, be fined no less than twenty-five dollars (\$25.00) nor more than five hundred dollars (\$500.00). Each day such violation or failure to comply shall exist shall constitute a separate offense.