2.04 ZONING COMMISSION The Board of Trustees, for the purpose and intent of this zoning resolution, has hereby created and established the Goshen Township Zoning Commission, hereafter referred to as the Zoning Commission.

(A) Appointment and Organization

 (1) The Zoning Commission shall be composed of five members who reside in the unincorporated area of Goshen Township, Clermont County, Ohio, to be appointed by the Board of Trustees.

 (2) Members shall serve five-year terms with the term of one member expiring each year.

 (3) Each member shall serve until his or her successor is appointed and qualified.

 (4) Members of the Zoning Commission shall be removable for non-performance of duty, misconduct in office, or other cause, by the Board of Trustees. Such removal may take place after a public hearing has been held regarding such charges, a copy of the charges having been served upon the member so charged at least 10 days prior to the hearing, either personally or by registered mail or by leaving same at his or her usual place of residence. The member shall be given an opportunity to be heard and answer such charges.

(5) All complaints alleging non-performance of duty, misconduct in office, or other cause that may justify removal of a Zoning Commissioner shall be presented, in writing, to the Board of Trustees. If upon receipt of said written complaint the Board of Trustees determines that the allegations so justify, the Board shall proceed with a public hearing as set forth herein.

(6) Vacancies shall be filled by appointment by the Board of Trustees and shall be for the time remaining in the unexpired term.

(B) Alternates

(1) The Board of Trustees may appoint two alternate members to the Zoning Commission for a term of two years each.

(2) An alternate member shall take the place of an absent regular member at any meeting of the Zoning Commission.

 (3) An alternate member shall meet the same appointment criteria as a regular member.

 (4) When attending a meeting on behalf of an absent member, the alternate member may vote on any matter the absent member is authorized and eligible to vote for and provided the member attended all pertinent public meetings or hearings.

(5) When a vacancy occurs, alternate members do not automatically become full members of the Zoning Commission. Alternate members have to be appointed to replace a full member upon a vacancy.

 (C) Roles and Powers

(1) The Zoning Commission shall have the authority to initiate proposed amendments to the text of this zoning resolution and/or the official zoning map.

 (2) The Zoning Commission shall have the authority to review all proposed amendments to the text of this zoning resolution and/or the official zoning map and make recommendations to the Board of Trustees.

(3) The Zoning Commission shall review all PD preliminary development plans and zoning map amendment applications and make recommendations to the Board of Trustees.

(4) The Zoning Commission shall review and decide on all PD final development plan applications.

(5) The Zoning Commission shall review and decide on applications for development in the PDO District pursuant to Section 6.03.

 (6) The Zoning Commission shall act as the architectural review board for the township as authorized in Section 519.171 of the ORC.

(7) The Zoning Commission shall perform all other duties as specified for township zoning commissions in the ORC and as specified in this zoning resolution.

(D) Organization and Bylaws

 (1) The Zoning Commission shall elect a chairman from its membership and shall appoint a recording secretary, who need not be a member of the Zoning Commission.

(2) The Zoning Commission may organize and adopt bylaws for its own governance provided they are consistent with state law and with any other resolution of the township.

(E) Meetings

 (1) Meetings shall be held at the call of the chair, or at the call of any two members, and at such other times as the Zoning Commission may determine.

(2) All meetings shall be open to the public, except as exempted by law.

(3) The Zoning Commission shall keep minutes of its proceedings showing the vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be a public record, unless exempted by law, and be immediately filed in the office of the Board of Trustees.

(F) Quorum and Recommendations or Decision

 (1) Any combination of three or more regular or alternate members of the Zoning Commission shall constitute a quorum.

 (2) The Zoning Commission shall act when three members, who are eligible to vote, concur on a recommendation or decision.

**ZONING COMMISSION MEMEBERS**

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| TERRY SETTLE |
| DAVID DINWIDDIE |
| LEE LEWIS |
| DAVE CUREE |
| BRANDON OTTKE |
| DAVID FRISBY |
| STEVE PEGRAM |