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November 24, 2025

NOTICE OF PUBLIC HEARING

The Colerain Township Board of Trustees will hold a public hearing on Tuesday, December 9, 2025, at 6:00 P.M. at the Colerain Township Government Complex, 4200 Springdale Road, to consider the following items:

Case BZA-25-26 – Signage Violation - Abandoned Sign

Subject Property: 9403 Colerain Avenue

Parcel No.: 510-0101-0114-00

Owner: White Oak Properties #2, LLC

Request: Declaration of an abandoned sign as a public nuisance pursuant to Ohio Revised Code §505.87 and the Colerain Township Zoning Resolution; and authorization for the Township to order abatement, including removal of the signage and associated structure, and to assess all costs of abatement to the property owner as permitted by law.

Case CZC-25-6 – Zoning Resolution Text Amendment

Applicant: Colerain Zoning Commission

Request: To revise standards related to animal & agricultural uses

Case CZC-25-12 – Zoning Resolution Text Amendment

Applicant: Colerain Zoning Commission

Request: To revise standards related to use permissions

Case CZC-25-13 – Zoning Resolution Text Amendment

Applicant: Colerain Zoning Commission

Request: To revise standards related to short-term rentals

Case No. CZC-25-14 – Zoning Resolution Text Amendment

Applicant: Colerain Zoning Commission

Request: To revise standards regarding the Township-wide cap on Alternative Financial Service businesses to better align with community needs while maintaining protections against overconcentration

Case No. CZC-25-15

Applicant: David Haley

Property Owner: Dennis & Pamela Fernbach

Parcel Number: 510-0182-0009-00

Proposed Action: Zoning Map Amendment to rezone the property located at 3882 Colerain Avenue from RER (Rural-Estate Residential) to AMN (Avenue Mixed North)

Public Inspection of Files

The application files, plans, and supporting documentation for these cases are available for public inspection at least ten days prior to the hearing at the Colerain Township Department of Planning & Zoning, 4200 Springdale Road, Cincinnati, Ohio 45251, Monday through Friday, 8:00 AM to 4:30 PM, excluding holidays.

Public Participation

All property owners, parties in interest, and other affected persons are encouraged to attend and may appear in person or by representative to speak on the proposed actions. If approved, the zoning text amendment and map amendment will amend the zoning resolution.

Contact

David Miller is the person responsible for giving notice of the hearing by publication and may be contacted at the Colerain Township Department of Planning & Zoning at (513) 385-7505. This notice is provided pursuant to R.C. 519.12 (zoning hearing procedures).

