

REGULAR MEETING OF THE ZONING COMMISSION

Tuesday – July 21, 2026 – 6:00 PM

1. Meeting Called to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes
 - a. June 16, 2026 Minutes
5. Public Address
6. Final Development Plan
7. **Public Hearings**
 - a. **CZC-26-9:** The applicant, the Colerain Township Zoning Commission, is requesting a Text Amendment to Tables 2.2.3-A and 3.1.4-A to permit Dwelling – Single Unit as an allowed use in the GOR (Greenspace, Open Space & Recreation) Zoning District.
 - b. **CZC-26-10:** The applicant, the Colerain Township Zoning Commission, is requesting a Text Amendment to Section 6.3.6 (Administrative Waivers) to allow administrative approval of conforming additions to lawful nonconforming dwelling units in residential zoning districts.
8. Informal Concept Review
9. Old Business
10. New Business
11. **Administrative Matters**
 - a. **CZC-26-11:** Request for Motion to Initiate a Text Amendment to Section 4.8.5(F) to modify the regulations for changeable copy board signs.
 - b. **CZC-26-12:** Request for Motion to Initiate a Map Amendment to rezone parcel 510-0012-0226-00 from PD Planned District to CBM Corridor Mixed.
 - c. **CZC-26-13:** Request for Motion to Initiate a Map Amendment to rezone all NBM-zoned parcels fronting Hamilton Avenue between Crest Road and John Gray Road from NBM Neighborhood Mixed District to CBM Corridor Mixed, together with a limited number of nearby SUR-zoned parcels from SUR Single Unit Residential District to CBM Corridor Mixed.
 - d. **CZC-26-14:** Request for Motion to Initiate a Map Amendment to rezone all LIT-zoned parcels fronting or adjacent to Harrison Road / Avenue from LIT Light Intensity Industrial to CBM Corridor Mixed.
12. Announcements
13. Next Meeting: August 18, 2026
14. Adjournment