

EXHIBIT A

PROPOSED ARTICLE XI, PLANNING COMMISSION

SECTION 11.03, PLANNING COMMISSION – POWERS AND DUTIES

PROPOSED REPEAL OF ARTICLE XII, BOARD OF ZONING AND BUILDING APPEALS

Present Charter		Proposed Charter		Reasoning
ARTICLE XI PLANNING COMMISSION SECTION 11.03, PLANNING COMMISSION – POWERS AND DUTIES The Planning Commission shall have the power and duty to advise the Council concerning the preparation of plans and maps for the future physical development and harmonious improvement of the Municipality; to evaluate the planning and design, location, removal, relocation and alteration of new, renovated, or expanded structures; any public building or structure and public property; the location, widening, extension and vacation of streets, alleys, public ways, parks, playgrounds, recreation areas and other public places; the approval of plats for the subdivision of lands; the regulation and restriction of the location of buildings and other structures and of premises to be used for trade, industry, residence, or other specified uses; the regulation and limitation of heights of buildings or other location of buildings or other structures to be erected or altered; regulation of the bulk and location of buildings and other structures to be erected or altered,		ARTICLE XI PLANNING COMMISSION SECTION 11.03, PLANNING COMMISSION – POWERS AND DUTIES The Planning Commission shall have the power and duty to advise the Council concerning the preparation of plans and maps for the future physical development and harmonious improvement of the Municipality; to evaluate the planning and design, location, removal, relocation and alteration of new, renovated, or expanded structures; any public building or structure and public property; the location, widening, extension and vacation of streets, alleys, public ways, parks, playgrounds, recreation areas and other public places; the approval of plats for the subdivision of lands; the regulation and restriction of the location of buildings and other structures and of premises to be used for trade, industry, residence, or other specified uses; the regulation and limitation of heights of buildings or other location of buildings or other structures to be erected or altered; regulation of the bulk and location of buildings and other structures to be erected or altered,		ARTICLE XI PLANNING COMMISSION SECTION 11.03, PLANNING COMMISSION – POWERS AND DUTIES The purpose of the change is to move jurisdiction for these matters from Board of Zoning and Building Appeals to Planning Commission. ARTICLE XII BOARD OF ZONING AND BUILDING APPEALS The purpose of the change is to repeal the Board of Zoning and Building Appeals and transfer its powers and duties for appeals of interpretations, decisions, and orders of City officials pertaining to zoning, building, and landscaping to the Planning Commission. Appeals of any Planning Commission matters would be available through the Franklin County courts as provided by Ohio law. The change is intended to consolidate related functions within a single public body that regularly considers such matters, and reduce administrative costs.

including the percentage of lot occupancy, set back building lines, and the area of yards, courts and other open spaces; and such other powers and duties as may be imposed upon it by resolution or ordinance of Council. ARTICLE XII BOARD OF ZONING AND BUILDING APPEALS SECTION 12.01, COMPOSITION AND TERM The Board of Zoning and Building Appeals shall consist of five (5) members. On the first January 2 following the effective date of this Charter, one (1) of the five (5) electors shall be appointed by the City Council to serve a term of three (3) years, one (1) shall be appointed by the City Council to serve a term of two (2) years, one (1) shall be appointed by City Council to serve a term of one (1) year, one (1) shall be appointed by the Mayor to serve a term of three (3) years, and one (1) shall be appointed by the Mayor to serve a term of two (2) years. Thereafter, on each January 2 (if January 2 is a Sunday, then on January 3) and as the terms expire, appointments shall be made for a term of three (3) years by the respective appointing authorities for the position for which the	including the percentage of lot occupancy, set back building lines, and the area of yards, courts and other open spaces; appeals to the interpretations, decisions, and orders of City officials pertaining to zoning, building, and landscaping in the City; and such other powers and duties as may be imposed upon it by resolution or ordinance of Council. ARTICLE XII BOARD OF ZONING AND BUILDING APPEALS SECTION 12.01, COMPOSITION AND TERM The Board of Zoning and Building Appeals shall consist of five (5) members. On the first January 2 following the effective date of this Charter, one (1) of the five (5) electors shall be appointed by the City Council to serve a term of three (3) years, one (1) shall be appointed by the City Council to serve a term of two (2) years, one (1) shall be appointed by the Mayor to serve a term of three (3) years, and one (1) shall be appointed by the Mayor to serve a term of two (2) years. Thereafter, on each January 2 (if January 2 is a Sunday, then on January 3) and as the terms expire, appointments shall be	
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term is expiring. No person shall serve as a member of the commission at the same time the person is an employee or official of the City. A member of the Board of Zoning and Building Appeals may be removed for just cause by the appointing authority appointing the member to that position. A removed member shall not be eligible for reappointment to the Board of Zoning and Building Appeals for a period of five (5) years following removal. A vacancy occurring during the term of any member of the Board of Zoning and Building Appeals shall be filled for the unexpired term in the manner authorized for an original appointment providing this is done within forty-five (45) days after the date such vacancy occurs. If appointment is not made by the appropriate appointing authority within forty-five (45) days after the date such vacancy occurs, the other appointing authority shall make appointment to the Board of Zoning and Building Appeals for the unexpired term. SECTION 12.02, ORGANIZATION. The Mayor shall establish the date, which shall be not later than thirty (30) days after January 2, for	made for a term of three (3) years by the respective appointing authorities for the position for which the term is expiring. No person shall serve as a member of the commission at the same time the person is an employee or official of the City. A member of the Board of Zoning and Building Appeals may be removed for just cause by the appointing authority appointing the member to that position. A removed member shall not be eligible for reappointment to the Board of Zoning and Building Appeals for a period of five (5) years following removal. A vacancy occurring during the term of any member of the Board of Zoning and Building Appeals shall be filled for the unexpired term in the manner authorized for an original appointment providing this is done within forty-five (45) days after the date such vacancy occurs. If appointment is not made by the appropriate appointing authority within forty-five (45) days after the date such vacancy occurs, the other appointing authority shall make appointment to the Board of Zoning and Building Appeals for the unexpired term. SECTION 12.02, ORGANIZATION.	
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the first meeting each year, at which the Board of Zoning and Building appeals shall organize under a chairman elected from among its members for a term of one (1) year. SECTION 12.03, JURISDICTION The Board of Zoning and Building Appeals shall have the power to hear and decide appeals as follows: (a) For exceptions to ordinances, resolutions, and regulations of the City pertaining to zoning, building, and landscaping in the City. (b) From the decisions, measures and orders of City officials, boards, commissions and agencies pertaining to zoning, building, and landscaping in the City. (c) The Board shall decide its cases to afford justice and avoid unreasonable hardship to citizens. Further, the Board's authority shall be exercised subject to such reasonable standards as shall be prescribed by Council. Further, the Board shall have such other powers as may be granted to it by Council. The subject of appeal shall be suspended until action is taken or decision rendered by such Board of Zoning and Building	The Mayor shall establish the date, which shall be not later than thirty (30) days after January 2, for the first meeting each year, at which the Board of Zoning and Building appeals shall organize under a chairman elected from among its members for a term of one (1) year. SECTION 12.03, JURISDICTION The Board of Zoning and Building Appeals shall have the power to hear and decide appeals as follows: (d) For exceptions to ordinances, resolutions, and regulations of the City pertaining to zoning, building, and landscaping in the City. (e) From the decisions, measures and orders of City officials, boards, commissions and agencies pertaining to zoning, building, and landscaping in the City. (f) The Board shall decide its cases to afford justice and avoid unreasonable hardship to citizens. Further, the Board's authority shall be exercised subject to such reasonable standards as shall be prescribed by Council. Further, the Board shall have such other powers as may be granted to it by Council. The subject of appeal shall be suspended until action	
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Appeals. SECTION 12.04, MEETINGS AND PROCEDURE. Meetings shall be held at the call of the Chairman and at such other times as the Board may determine. Meetings shall be open to the public and a record shall be kept showing the vote of each member on each question. Procedure before the Board of Zoning and Building Appeals shall be in accordance with ordinance of Council and/or rules or regulations established by the Board not inconsistent therewith.	is taken or decision rendered by such Board of Zoning and Building Appeals. SECTION 12.04, MEETINGS AND PROCEDURE. Meetings shall be held at the call of the Chairman and at such other times as the Board may determine. Meetings shall be open to the public and a record shall be kept showing the vote of each member on each question. Procedure before the Board of Zoning and Building Appeals shall be in accordance with ordinance of Council and/or rules or regulations established by the Board not inconsistent therewith.	
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