

RESOLUTION NO. 03-21
CITY OF CENTERVILLE, OHIO

SPONSORED BY COUNCIL MEMBER John Palcher ON
THE 11th DAY OF January, 2021.

**A RESOLUTION BY THE CENTERVILLE CITY COUNCIL
IMPOSING A MORATORIUM ON ISSUANCE OR
GRANTING OF APPLICATIONS OR PERMITS FOR SELF-
STORAGE FACILITIES IN THE CITY OF CENTERVILLE,
OHIO, FOR A PERIOD OF TWELVE MONTHS (365 DAYS).**

WHEREAS, the City of Centerville has allowed self-storage facilities in the city; and

WHEREAS, the City defines a "self-storage facility" use as any real property that is designed and used for the purpose of renting or leasing individual storage spaces in the facility, whether as rooms, lockers, containers, or other indoor and/or outdoor space, to individuals, businesses, or other entities for the purpose of storing possessions. The term "self-storage facility" shall include mini-storage facilities; and

WHEREAS, the City of Centerville desires to coordinate the regulation of self-storage facilities in the City; and

WHEREAS, the current zoning regulations do not adequately guide the permitting of such uses; and

WHEREAS, this City Council desires to review legislation and to enact reasonable regulations as to the size, number and location of such uses in the City; and

WHEREAS, the City Planner recommends reviewing and revising the current zoning regulations to conform to the City's goals of providing adequate regulations and the City Manager concurs with said recommendation; and

WHEREAS, Council further finds that a moratorium for twelve (12) months (365 days) is reasonable and will allow the Centerville Planning Commission, City Manager, and City Planner to propose and initiate action to address the issues outlined herein; and

WHEREAS, the zoning code amendment process outlined in the Unified Development Ordinance (UDO) could take at least four (4) months to complete from the application filing date through obtaining both Planning Commission and City Council approvals and until the zoning changes go into effect; and

WHEREAS, City staff needs time to research and propose zoning code amendments to be considered by the City for adoption; and

WHEREAS, individual applications for self-storage facilities will disrupt the coordination necessary to draft and implement new regulations governing such uses; and

WHEREAS, a moratorium on such applications and permits will prevent said disruption; and

WHEREAS, Council recognizes the acute nature of the problem faced by the City in allowing such applications and permits for self-storage facilities may disrupt the orderly growth and development of the City, and seeks a moratorium on applications and permits for such uses to preserve the public peace, health, safety, and welfare of the citizens of Centerville.

NOW THEREFORE, THE MUNICIPALITY OF CENTERVILLE HEREBY RESOLVES:

Section 1. In order to limit the duration of the moratorium, the Centerville Planning Commission, City Manager, and City Planner are hereby authorized and directed to immediately review and recommend a comprehensive zoning regulation for self-storage facilities within the twelve month (365 days) period of the moratorium.


Section 2. Council hereby accepts the recommendation of the City Manager, and City Planner and hereby imposes a twelve (12) month moratorium on applications and permits for self-storage facilities for a period of twelve (12) months (365 days) commencing with the date of passage of this resolution.

Section 3. Council further finds that a moratorium for twelve (12) months (365 days) is reasonable and will allow the Centerville Planning Commission, City Manager, and Planning and Zoning Administrator to propose and initiate action to address the issues outlined herein.

Section 4. Council hereby directs and orders that no applications or permits for self-storage facilities be accepted or allowed during the twelve months (365 days) period of this moratorium.

Section 5. This Resolution shall take effect and be in force from and after the date of its passage.

PASSED THIS 11th day of January, 2021.



Mayor of the City of
Centerville, Ohio

ATTEST:



Clerk of Council
City of Centerville, Ohio

CERTIFICATE

The undersigned, Clerk of Council of the City of Centerville, Ohio, hereby certifies the foregoing to be a true and correct copy of Resolution No. 03-21, passed by the Council of the City of Centerville, Ohio on the 11th day of January, 2021.



Clerk of the Council

Approved as to form, consistency
with existing ordinances, the
charter & constitutional provisions
Department of Law
Scott A. Liberman
Municipal Attorney