

INTERNAL MEMORANDUM

Office of the City Administrator

Springdale, Ohio

March 16, 2012

To: Mrs. Marjorie Harlow
President
Springdale City Council

From: Derrick Parham
City Administrator

Re: Report on Pending and Future Legislation

Item I

An Ordinance Amending Section 153.533 of the City's Zoning Code to Permit Temporary Special Event Banners

In 2009, in an effort to assist the business community during the tough economic times, the City relaxed its policy regarding the use of temporary banners for a period of one year. For the past two years, Council has extended that policy for an additional year. The most recent extension is due to expire on May 20, 2012. The Planning Commission has recommended renewing the amendment for an additional year. The new amendment would be expected to become effective on May 20, 2012 and remain in effect until May 20, 2013.

Prior to the amendment, a business may have a temporary banner on display for no more than a two-week period four times a year. The amendment allows a business to display a temporary banner for a period of up to thirty days. At the end of the thirty days, a thirty-day extension can be granted if the banner is being well maintained and properly displayed. The business can continue this practice for the entire twelve-month period that the law is in effect.

These temporary banners must be related to a special event associated with the business and may not be used to announce such things as "now hiring" or "space available". In addition, multi-tenant buildings such as a strip mall are permitted no more than two banners displayed at any one time.

An ordinance amending the Zoning Code to reflect the above changes will appear before City Council for a first reading on **4/4/2012**, with the second reading and Public Hearing scheduled for the meeting of **4/18/2012**.

Item II

An Ordinance Amending Section 123.02 and 123.04 of the Springdale Codified Ordinance Related to Single Family, Residential, Rental Dwelling Permits and Declaring and Emergency.

In April, 2008, the City created the single-family residential rental permit program in an effort to improve and preserve the quality of the existing housing within the City and to ensure that such housing meets the housing and building standards. Under the current program, a permit is valid for a one-year period unless the occupancy of the dwelling transfers from one tenant to another. At that time, the owner must apply for a new permit. However, if the transaction occurs within 180 days from the previous permit, the owner is not required to pay the permit fee nor are they required to have the property inspected. It is proposed that this language remains unchanged.

The current language states that the property shall be inspected no less than every two years, but no more than every three years, whether there is a change in tenant or not. This proposed language would not require the property to be inspected until there is a change in occupancy. As long as the owner retains the same tenant, no additional inspections are required unless a complaint has been filed by the tenant.

An ordinance amending Sections 123.02 and 123.04 of the Springdale Codified Ordinances was before Council for a first reading at the **3/7/2012** meeting and a second reading at the **3/21/2012** meeting.

Item III

Reminder: Recognition of the Corporate SOS Sponsors will take place at the 3/21/2012 meeting

Mayor
Clerk of Council / Finance Director
City Council
Assistant City Administrator
Reading File

Law Director
City Engineer
Department Directors
Recording Secretary