

**Planning and Zoning Commission  
and City Council**

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**Chapter  
1107**

**City of Hilliard Zoning Code**

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**Section 1107-1                      Planning and Zoning Commission Established**

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The Planning and Zoning Commission is established in accordance with the City's Charter and shall have the duties and powers as provided by the Charter, the Ohio Revised Code and this chapter.

**Section 1107-2                      Planning and Zoning Commission Powers and Duties**

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In addition to the powers and duties granted in Chapter 713 of the Ohio Revised Code and by the Zoning Code, the Planning and Zoning Commission shall have the following powers and duties:

- A. Shall carry on a continuous review of the effectiveness and appropriateness of this code and recommend to City Council any appropriate changes or amendments.
- B. Hear and make recommendations to the City Council regarding specific amendments to this code, including rezoning requests, following the procedure outlined in Chapter 1139.
- C. Render decisions on conditional use applications and site plans, sign modifications, lot splits and preliminary and final plats, unless otherwise specifically provided. A positive or negative decision shall be based on specific provisions of controlling sections of the code and a determination if standards are or are not met.
- D. Keep minutes of its proceedings showing the action of the Commission and the vote of each member upon each question or, if absent or failing to vote, indicating as such. The Commission shall act by motion. Minutes and the records of all official actions shall be filed with the City and kept as a public record.
- E. If there is a quorum, the concurring vote of the majority of Planning and Zoning Commission members present shall be necessary to take any action authorized by the code.
- F. Adopt rules and procedures governing its activities, which shall be filed with the Clerk of Council.

**Section 1107-3                      Power and Duties of the City Council**

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With regard to this zoning code, the City Council shall have the following powers and duties:

- A. Upon receipt of a recommendation by the Planning and Zoning Commission, the City Council shall decide upon amendments to this code, according to the procedure in Chapter 1139.
- B. Upon receipt of a recommendation by the Planning and Zoning Commission, the City Council shall decide upon amendments to the zoning map (rezoning), according to the procedure in Chapter 1139.
- C. Upon receipt of a recommendation from the Planning and Zoning Commission, the City Council shall decide upon a request to rezone land to a Planned Unit Development (PUD) according to the procedure in Chapter 1117.