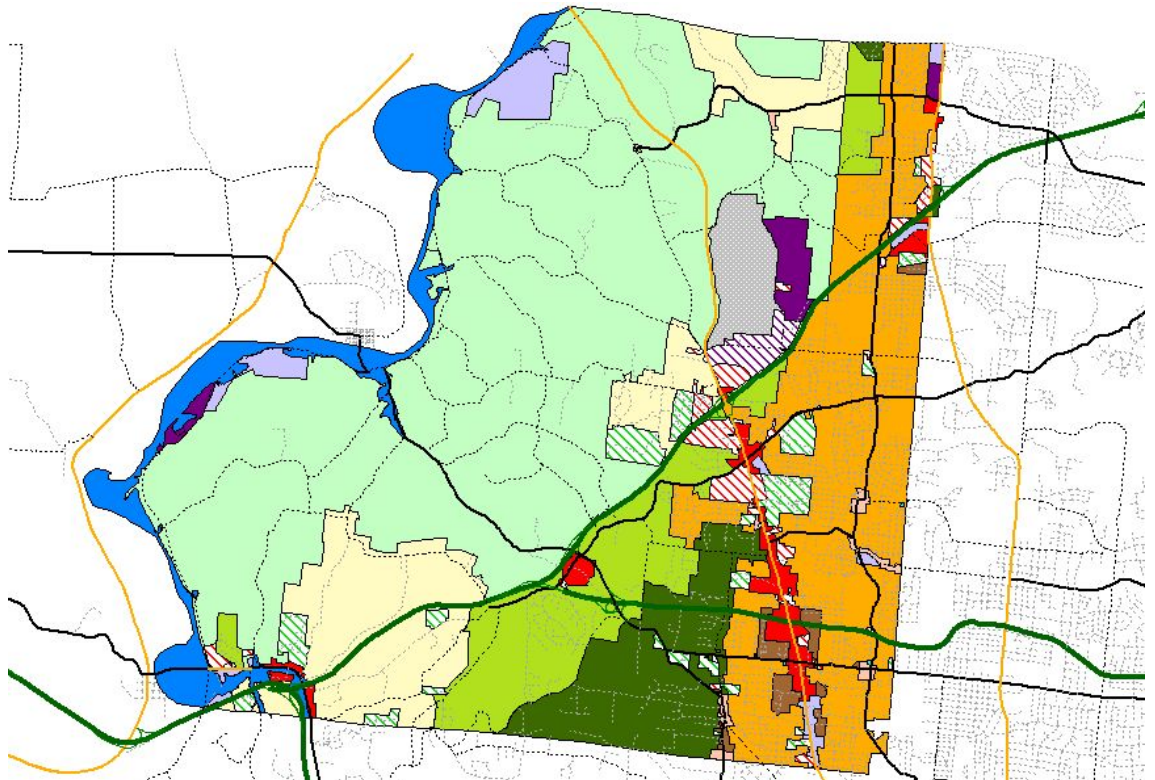


**Colerain Township
Hamilton County Regional
Planning Commission
November 4, 2010**



Planning & Zoning Department

Project: Text Amendment
Case No.: ZA2010-03
Prepared By: Susan H. Roschke
Action Requested: Zoning Text Amendment
Proposal: Modification of Article 7 regarding telecommunications towers
Applicant: Colerain Township Board of Trustees



PURPOSE:

To improve development regulations in Colerain Township by:

- Amending Section 7.4.12, Telecommunications Towers, to clarify and improve the BZA review of telecommunications towers in residential districts.

PROPOSAL:

On September 21, 2010, the Colerain Township Zoning Commission initiated a text amendment to modify a section of the Colerain Township Zoning Resolution to clarify and improve the Board of Zoning Appeals review of telecommunications towers proposed in residential districts. Following is an analysis of the proposed modifications (see attached full text of amendment in context).

Recent review and comparison of the Colerain Township Zoning Resolution Section 7.4.12 Telecommunications Towers and other similar codes has resulted in the proposed changes.

Section 7.4.12 (revisions and additions)

An opening overview is added to define the purpose of the Section.

In 7.4.12(C), the application requirements are spelled out by the added text.

In 7.4.12(D)(6), the word "district" is added for clarity.

In 7.4.12(D)(7)(c.)(10), text is added to clarify that the intent is for the landscaping to be maintained according to the standards in Section 14.7, rather than that the landscaping itself conform to the between-district buffer requirements. The buffering requirements for towers are set separately within 7.4.12.

In 7.4.12(D)(7)(c.)(1), the word "written" is added for clarity.

7.4.12(E) is a new Sub-Section, to allow the Township to seek expert review for technical issues outside the staff's relevant expertise.

7.4.12(F) is a new Sub-Section, to allow for and encourage the use of micro-antennas where practical and possible.

Article 16

A definition of "micro antenna" would be added to Article 16 Definitions to clarify this use.

PREVIOUS ACTION:

Colerain Twp. Zoning Commission Initiated by motion and transmitted to RPC

09-21-2010

Submitted for the Commission's consideration,



Susan H. Roschke, Ph.D.
Planning & Zoning Administrator