

## **Sagamore Hills Township**

### **ADMINISTRATION AND ENFORCEMENT**

This entire section reviewed and approved by Resolution 13-17 Adopted 3-11-13  
Effective 4-10-13

#### **Section 11.0 Administration and Enforcement**

For the purpose of enforcing the Zoning Regulations of this Resolution and amendments thereto, the Trustees of the Township of Sagamore Hills may establish the position of Township Zoning Inspector, who shall be charged with the duty of issuing Zoning Certificates in accordance with the Zoning Resolutions. The Township Trustees shall immediately, upon appointment provide the Zoning Inspector with a full draft of the Zoning Resolutions then in effect. The Sagamore Hills Township Trustees will require the developer to provide a performance bond in the name of Sagamore Hills Township to assure funds for the completion of public improvements not covered by the County Subdivision Regulations. The amount of the performance bond shall be one hundred percent (100%) of the estimated construction costs as determined by a qualified engineer. Bond premium and engineering service fee shall be incurred by the developer. The bonding company shall be required, upon expiration of the stated completion date, to finance the completion of all projects.

##### **11.1 Enforcement and Penalties**

Except as expressly provided by Section 519.19 and 519.21 of the Ohio Revised Code, and this Zoning Resolution or duly adopted amendments thereto, it shall be unlawful to locate, construct, reconstruct, erect, enlarge, structurally alter, maintain, or use any building or structure, or to use any land within the unincorporated area of the Township of Sagamore Hills, Summit County, Ohio without obtaining a Zoning Certificate and no Zoning Certificate shall be issued, unless the plans for the proposed building, structure, or use fully comply with the Regulations of this Zoning Resolution or amendments thereto that are in affect.

##### **11.2 Penalties**

Any person, firm or corporation violating any regulation, provision, amendment or supplement to this resolution or failing to obey any lawful order of the Zoning Inspector issued pursuant thereto, shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined not more than the amount specified in Section 519.99 in the Ohio Revised Code regarding penalties. Each and every day during which such illegal location, erection, construction, reconstruction, enlargement, change, maintenance or use continues may be deemed a separate offense.

**11.3 Right of Township Trustees to Prevent Usages in Violation of this Resolution**

In case any building is, or is proposed to be located, erected, constructed, reconstructed, enlarged, maintained, or any land is, or is proposed to be used in violation of any of the provisions of the Zoning Resolution or amendment thereto, the Trustees of Sagamore Hills Township, the Prosecuting Attorney of Summit County, Ohio, the Township Zoning Inspector, or any adjacent or neighboring property owner who would be especially damaged by such violation is hereby empowered or authorized to institute appropriate action, actions, or proceedings to prevent, enjoin, abate, or remove such unlawful location, erection, construction, reconstruction, enlargement, change maintenance or use.

**11.4 Affected Parties**

The owner or tenant or any building, structure, premises, or part thereof, and any architect, engineer, surveyor, builder, contractor, agent, or other person who commits, participates in, assists in, or maintains a violation may be found guilty of a separate offense and suffer the penalties herein provided. (Effective 4-10-13)

**11.5 Other Actions**

Nothing herein contained shall prevent the township from taking such other lawful action as is necessary to prevent or remedy any violation including issuing a misdemeanor citation for a continuing zoning resolution violation.