

# RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 2001-14 Passed May 1 2001  
YEAR

**AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR 7 SINGLE FAMILY DETACHED HOMES ON 7.753 ACRES LOCATED ON THE NORTHWEST CORNER OF SELDOM SEEN ROAD AND VILLAGE PARK DRIVE.**

**WHEREAS,** the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for BUS General Partnership on February 28, 2001, and

**WHEREAS,** the Final Development Plan having been submitted to Council by the Planning and Zoning Commercial pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell, and

**WHEREAS,** Council having determined the implementation and approval of the Final Development Plan which is attached hereto and incorporated herein by reference is in the best interest of the residents of the Municipality of Powell.

**NOW THEREFORE BE IT ORDAINED BY THE MUNICIPALITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:**

Section 1: That the Final Development Plan for BUS General Partnership which is attached hereto and incorporated herein by reference is accepted and approved by the Council of the Municipality of Powell, subject to the following conditions as recommended by the Planning and Zoning Commission:

1. That all final engineering issues conform to the requirements of the City Engineer.
2. That if the open space parcel is dedicated to the Municipality of Powell, the property owner be responsible for payment of all property taxes for the parcel being dedicated for the entire year in which the deed is recorded together with all prior years and any agricultural lands recoupment.
3. That all development standards and deed restrictions and covenants shall be the same as those in Powell Place Phase 3 and be reviewed at the time of the subdivision plat.
4. That this development shall become a part of the Powell Place Homeowners' Association.

Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the Municipality of Powell, Delaware County, Ohio.

Section 3: That this Ordinance shall take effect on the earliest possible date permitted by law.

VOTE RULE SUSPENSION      Y \_\_\_\_\_ N \_\_\_\_\_  
VOTE ON ORDINANCE 2001-14:    Y 6      N 0

Mark F. Klein      Date \_\_\_\_\_  
Mark F. Klein  
Mayor

Dawn Nauman      Date 5/24/01  
Dawn Nauman  
Clerk of Council

This ordinance or resolution has been posted in three (3) public places as required in Ordinance 94-11 dated 5/13/01 on this date 5/24/01  
Dawn Nauman  
Clerk of Council