

RECORD OF ORDINANCES

Dayton Legal Blank Co.

Form No. 30043

Ordinance No. 2001-70

Passed November 20

YEAR 2001

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR HER FOR A 11,000 SQ. FT. OFFICE BUILDING LOCATED ON .99 ACRES ON THE SOUTH SIDE OF WEST OLENTANGY STREET, WEST OF MURPHY PARKWAY.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for HER on October 10, 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 HER 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:

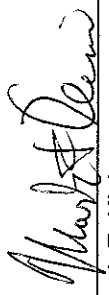
1. That gables be reinstated on the sides of the buildings.
2. That the mullions come out of the windows and they be replaced with 1/1 or 2/2 windows.
3. That the gabled side areas come out 12-14 inches.
4. That materials on the side of the building be changed. The three recesses will contain stone, with brick on the rest.
5. That staff review the option of moving the building back 10 feet.
6. Landscaping, signs, and building materials are subject to review by the Planning and Zoning Commission.
7. That the Planning and Zoning Commission review the site plan and revised elevations at the next meeting.
8. That the applicant hire an arborist to review the health of the trees on site so that the Planning and Zoning Commission can make informed decisions of those which should be avoided and those that should be saved

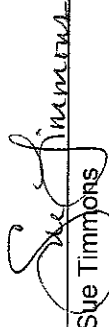
Section 2: It is hereby found and determined that all formal actions of this Council concerning and relating to passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings 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.

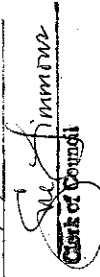
VOTE RULE SUSPENSION Y 5 N 2 (Guzzo, Kaitsa)

VOTE ON ORDINANCE 2001-70: Y 6 N 1 (Guzzo)


Mark F. Klein
Mayor 12/3/01
Date


Sue Timmons
Interim-Clerk of Council 12/3/01
Date

This ordinance or resolution has been recorded in three (3) public places as defined in ordinance 94-11 dated 5/3/94 on this date 12/5/01.


Clerk of Council