

# RECORD OF ORDINANCES

Ordinance No. ....2002-10.....

Passed ..... April 9 .....

YEAR ..... 2002

## AN ORDINANCE APPROVING THE SUBDIVISION PLAT FOR POWELL PLACE SECTION 4.

**WHEREAS,** the Developer for Powell Place Section 4 has submitted a plat of the subdivision for approval which is attached hereto and incorporated herein by reference, and

**WHEREAS,** on February 14, 2002, the Powell Planning and Zoning Commission approved said plat for Powell Place Section 4, and

**WHEREAS,** Council has determined that the plat is in accordance with the Final Development Plan, Comprehensive Plan, Development Regulations, and the Zoning Ordinance for the Municipality of Powell.

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

Section 1: That the plat for Powell Place Section 4, which is attached hereto and incorporated herein by reference is approved by the Council for the Municipality of Powell, subject to the following conditions:


1. That the Village Engineer approves all addresses and easements as required.
2. That 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, if dedicated to the City.
3. That all development standards and deed restrictions and covenants be the same as those in Powell Place Phase 3 and be reviewed and approved by Staff prior to signing the plat.
4. That this development shall become part of the Powell Place Homeowners Association, which shall happen at the time of recording of the plat and deed restrictions and covenants.

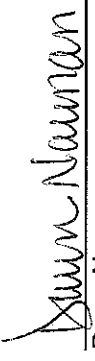
Section 2: That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of the Council and that all deliberations of the Council and any of the decision making bodies of the Municipality of Powell which resulted in such formal actions were in meetings 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 at the earliest period allowed by law.


VOTE ON RULE SUSPENSION: Y \_\_\_\_\_ N \_\_\_\_\_

VOTE ON ORDINANCE NO. 2002-10 Y 7 N 0

  
Art Schultz  
Mayor Date 4/10/02

  
Dawn Nauman  
Clerk of Council Date 4/10/02

This ordinance or resolution has been posted in three public places as defined in ordinance \_\_\_\_\_ dated 4/5/02 on this date 4/10/02

  
Clerk of Council