

ORDINANCE 2003-55
Passed December 16, 2003

AN ORDINANCE APPROVING THE PLAT FOR RUTHERFORD ESTATES SUBDIVISION.

WHEREAS, the Developer for Golf Village has submitted a plat for Rutherford Estates Subdivision for approval which is attached hereto and incorporated herein by reference, and

WHEREAS, on July 9 2003, the Powell Planning and Zoning Commission approved said plat for Rutherford Estates Subdivision, 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 Golf Village Section 7 Phase C, which is attached hereto and incorporated herein by reference is approved by the Council for the Municipality of Powell, subject to the following condition:

1. Set forth language regarding ownership and maintenance of Reserves A, B, C, and D.
2. Place a note on the plat defining a Scenic Easement with language provided by the City.
3. Bikepath easements must be shown on the plat in the following locations,
 - a. Along Reserve A and B.
 - b. On lots 27 and/or 28 depending upon exact pathway alignment.
 - c. On lots 21 and/or 22 depending upon exact pathway alignment.
4. Obtain written approval of emergency access route and construction plans from Liberty Township Fire Department.
5. Obtain written approval from Delaware County Sanitary Sewer District for the emergency access route plan utilizing the District's access drive and attaching a bikepath to the access drive.
6. Place a note on the plat regarding that all land herein are incorporated into the Liberty Community Infrastructure Financing Authority.
7. Lots 1 and 4 must have a minimum frontage of 100 feet at the building line (see the attached development plan).
8. Add lot numbers and addresses per the Delaware County Map Room and the City Engineer.
9. Provide all easements and easement locations as required by the City Engineer.
10. Meet all other requirements of the City Engineer.
11. That condition #4 of the Final Development Plan is removed as a requirement.

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.

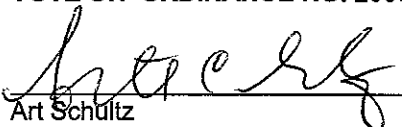
Section 3: That this Ordinance shall take effect at the earliest period allowed by law.

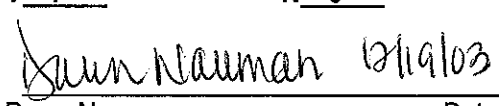
VOTE ON RULE SUSPENSION:

Y 7 N 0

VOTE ON ORDINANCE NO. 2003-55

Y 7 N 0

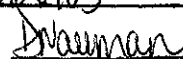

Art Schultz Date 12/19/03


Dawn Nauman Date
Clerk of Council

Mayor

This ordinance or resolution has been printed in three (3) public places, as defined in ordinance

94-11 dated 4-3-94 on this date 12/16/03


Clerk of Council