

ORDINANCE 2004-11
Passed June 15, 2004

AN ORDINANCE APPROVING THE PLAT FOR THE WOODS OF POWELL SOUTH.

WHEREAS, the M/I Homes has submitted a plat for the Woods of Powell South for approval which is attached hereto and incorporated herein by reference, and

WHEREAS, on January 14, 2004, the Powell Planning and Zoning Commission approved said plat for the Woods of Powell South, 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.

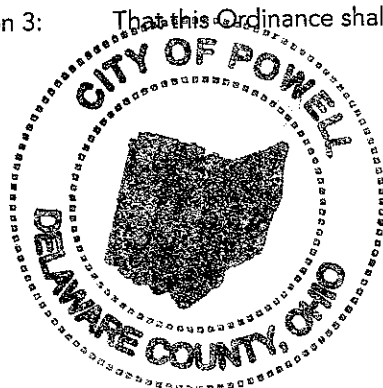
NOW THEREFORE BE IT ORDAINED BY THE MUNICIPALITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

Section 1: That the plat for Woods of Powell South, 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 City Engineer approve the stormwater management plan as it relates to the lot and street layout and general conformance with Powell's stormwater management requirements prior to approval of the plat by City Council.
2. That the City Engineer approve all lot numbers, addresses and easements as may be required.
3. That the City Engineer review and approve all other engineering requirements.
4. That the applicant clarify and define the wetland easement and add the definition to the plat.
5. That the scenic easement along the boundary of Middlebury Estates be reduced from (70) feet wide to the required fifty (50) feet to allow placement of a drainage easement where the scenic easement ends.
6. That the building setback lines on corner lots be revised so that the radius of the property corner is reflected in the setback. This will ensure the house is setback at least 30 feet through the curve of the property.
7. That the reserve areas be better defined, including language regarding tree or natural area protection.
8. That there be text added to the plat to allow the placement and maintenance of utilities in the no build zones, as well as text containing similar language in the scenic easement, such language to be approved by Staff.
9. That the Planning and Zoning Commission recommends to Council that the City obtain dedication of reserve areas within this plat.

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.



This legislation has been posted in accordance with the City Charter on this date 7/11/04
J. Bauman
Clerk of Council

VOTE ON RULE SUSPENSION:

Y _____

N _____

VOTE ON ORDINANCE NO. 2004-11

Y 6

N 0

Dan Wiencek 6/24/04

Dan Wiencek
Mayor

Date

Dawn Nauman

6/24/04

Dawn Nauman
Clerk of Council

Date