



ORDINANCE 2005-17
Passed May 4, 2005

AN ORDINANCE APPROVING THE FINAL DEVELOPMENT PLAN FOR JUNIA GLEN, A SUBDIVISION CONSISTING OF 10 SINGLE-FAMILY LOTS ON 3.999 ACRES LOCATED ON THE NORTH SIDE OF ZION DRIVE EAST OF SAWMILL ROAD.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Junia Glen Subdivision on March 9, 2005, and

WHEREAS, the Final Development Plan having been submitted to Council by the Planning and Zoning Commission 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 Junia Glen subdivision 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 the applicant provides access to sanitary sewer service for the three lots fronting Sawmill Road that are currently using a septic system and submits a letter from the County Sanitary Engineer's Office that capacity is available for this development, including the three Sawmill lots.
2. That the applicant works with the City Engineer to provide storm water retention calculations and demonstrate and feasibility to meet the storm water retention requirements with the Final Development Plan.
3. That the applicant work with the Lakes of Powell Homeowners Association to develop a cost sharing agreement which will allow the Lakes of Powell Homeowners Association to maintain control of the maintenance contract for Zion Drive yet require the residents of Junia Glen to pay their fair share of those costs.
4. That no building or zoning certificates will be issued until approval is obtained from the Development Director and Law Director as it relates to assessment of property owners in relation to common open space easements and maintenance thereof.

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 ON RULES SUSPENSION: Y _____ N _____

VOTE ON ORDINANCE 2005-17: Y 4 N 1 (Lackey)

Dan Wiencek 5/17/05
Dan Wiencek Date
Mayor

Dawn Nauman 6/8/05
Dawn Nauman Date
Clerk of Council

This legislation has been posted in accordance with the City Charter on this date 6/8/05.
Dawn
Clerk of Council