

ORDINANCE 2005-30
Passed June 7, 2005

AN ORDINANCE APPROVING THE COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR GFS COMPANY FOR AN OFFICE AND OFFICE/WAREHOUSE DEVELOPMENT LOCATED ON APPROXIMATELY 35 ACRES ON THE EAST SIDE OF CSX RAILROAD SOUTH OF HOME ROAD.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Combined Preliminary and Final Development Plan for GFS On May 11, 2005, and

WHEREAS, the Combined Preliminary and 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 Combined Preliminary and 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 GFS Company 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 coordinate the location and design of the intersection of the new street at Home Road with the County Engineer and this shall be done prior to the required subdivision plat.
2. That the applicant provide sufficient stormwater management as approved by the City Engineer at the time of engineering plan review for the new street.
3. That a 30 feet wide tree preservation zone be established at the time of plat along the south and east side of the property except for needed utility crossing and emergency access route.
4. That the final alignment of the sanitary sewer be coordinated by Staff with the Sanitary Engineer.
5. That a sidewalk be provided on at least one side of the street.

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 2005-30: Y 7 N 0

Dan Wiencik
Mayor

Date



Dawn Nauman

Date

Clerk of Council

This legislation has been posted in accordance with the City Charter on this date 6/21/05.

Clerk of Council