



**City of Powell, Ohio**

**ORDINANCE 2006-23**

Passed April 18, 2006

**AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR CESCO AT 35 GRACE DRIVE, A 5,680 SQ. FT. BUILDING FOR USE AS AN OFFICE/WAREHOUSE FOR COMMUNICATION TOWER CONSTRUCTION.**

**WHEREAS,** the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Communication Engineering Services, LLC (CESCO) at their January 11, 2006 meeting, and

**WHEREAS,** the Final Development Plan having been submitted to Council by the Planning & 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 Communication Engineering Services, LLC (CESCO) 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:

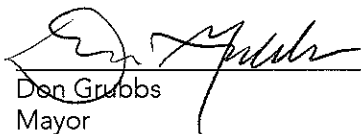
1. That the applicant move the new addition westward to meet 25 ft. building setback line and rearrange parking spaces as needed.
2. That the applicant install a curb that guides traffic around the proposed parking.
3. That the applicant design handicap parking spaces to ADA specifications.
4. That the applicant remove the fence and gravel along the north of the property and revert gravel to grass yard.
5. That the applicant detail outdoor storage along gravel area.
6. That the applicant match the new building with existing and utilize cement-fiber siding on the gable.
7. That the applicant install 6-7' of mulch beds with plant material around the new addition.


**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.

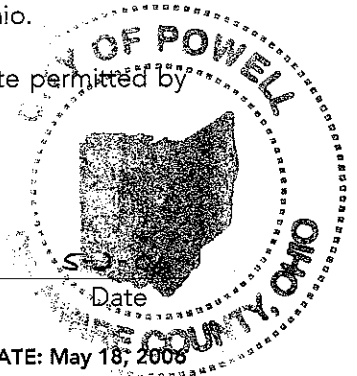
**Section 3:** That this Ordinance shall take effect on the earliest possible date permitted by law.

**VOTE ON ORDINANCE 2006-23:**

Y 7      N 0

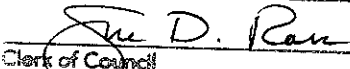
 5-2-06  
Don Grubbs      Date  
Mayor

 \_\_\_\_\_  
Susie Ross  
City Clerk



**EFFECTIVE DATE: May 18, 2006**

This legislation has been posted in accordance with the City Charter on this date 5-4-06.

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Sue D. Rau  
Clerk of Council

**City Council**

Don Grubbs, Mayor

Richard Cline

Tom Counts

Elmer Meider

Bill Morton

Art Schultz

Dan Wiencek