City of Powell, Ohio

ORDINANCE 2006-36

Adopted June 6, 2006

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR MARGELLO DEVELOPMENT COMPANY, FOR PHASE 1 OF A COMMERCIAL RETAIL CENTER AT 10379 PRESIDENTIAL PARKWAY.

WHEREAS, the Planning and Zoning Commission of the Municipality of Powell having recommended approval of the Final Development Plan for Margello Development Company at their May 10, 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 Margello Development 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. Review of Staff for the patio location, fencing, and umbrellas
2. Review of Staff for the final location of the tree currently located near the monument sign
3. Applicant is to add two bike racks, location to be approved by Staff
4. Striping and signage for internal traffic control for the drive-thrus to be approved by Staff
5. Plan for stormwater retention is subject to approval by the City Engineer
6. Request for awnings are to be reviewed by the Planning and Zoning Commission

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 RULES SUSPENSION: Y 6 N 0

VOTE ON ORDINANCE 2006-36: Y 6 N 0

6-17-06

Don Grubbs, Mayor — Date

Susie Ross, City Clerk — Date

CITY OF POWELL DELAWARE COUNTY OHIO

EFFECTIVE DATE: July 6, 2006

This legislation has been posted in accordance with the City Charter on this date 6/23/06.

Clerk of Council

City Council

Don Grubbs, Mayor

Richard Cline | Tom Counts | Elmer Meider | Bill Morton | Art Schultz | Dan Wiencek