



City of Powell, Ohio

ORDINANCE 2007-24

Adopted June 5, 2007

AN ORDINANCE APPROVING A COMBINED PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR NICK CUA, FOR A NEW 9,414 SQ. FT. OFFICE CONDOMINIUM BUILDING AT 80 CLAIREDDAN DRIVE.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Combined Preliminary and Final Development Plan for Nick Cua at 80 Clairedan Drive at their April 11, 2007 meeting; and

WHEREAS, the Combined Preliminary and Final Development Plan has been submitted to Council by the Planning & Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell, and the Commission has recommended its approval; and

WHEREAS, Council hereby finds and determines that the implementation and approval of the Combined Preliminary and Final Development Plan, which is attached hereto as Exhibit A, is in the best interest of the residents of the City of Powell;

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

Section 1: That the Combined Preliminary and Final Development Plan for 80 Clairedan Drive, which is attached hereto as Exhibit A and incorporated herein by reference, is hereby accepted and approved by the Council of the City of Powell, subject to and contingent upon the following conditions as recommended by the Planning and Zoning Commission:

1. That the dumpster be moved to the northwest corner of the site and placed at a 45 degree angle, and the applicant work with Staff.
2. That the City Engineer review and approve all necessary engineering requirement including all easements.
3. That the signage shall be reviewed at a later date.

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 City of Powell which resulted in such formal actions were in meetings open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

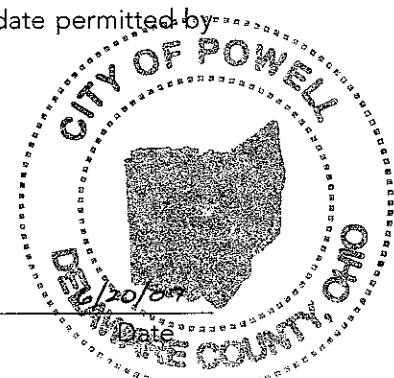
Section 3: That this Ordinance shall take effect on the earliest possible date permitted by law.

VOTE ON RULE SUSPENSION: Y 6 N 0

VOTE ON ORDINANCE 2007-24: Y 6 N 0

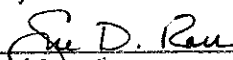

Don Grubbs _____ Date 6-17-07


Susie Ross _____
City Clerk



This legislation has been posted in accordance with the City Charter on this date 6/20/07

EFFECTIVE DATE: July 6, 2007


Sue D. Rau _____
Clerk of Council

City Council
Don Grubbs, Mayor Elmer Meider Bill Morton Art Schultz Dan Wiencek
Richard Cline Tom Counts