



City of Powell, Ohio

ORDINANCE 2017-37

Adopted September 5, 2017

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR DJCF HOLDINGS LLC TO CONSTRUCT A 3,000 SQUARE FOOT BUILDING ON AN EXISTING SITE LOCATED AT 18-36 GRACE DRIVE.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for DJCF Holdings LLC to construct a 3,000 square foot building on an existing site located at 18-36 Grace Drive to be used as a nano-brewery with a pub; and

WHEREAS, the Final Development Plan has been submitted to City Council by the Planning and Zoning Commission pursuant to the provisions of Section 1143.11 of the Codified Ordinances of Powell; and

WHEREAS, City Council has determined that the implementation and approval of the Final Development Plan, which is attached hereto as Exhibit "A" and incorporated herein by reference, 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 Final Development Plan for DHCF Holdings LLC to construct a 3,000 square foot building for the property located at 18-36 Grace Drive, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference, is 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 all City Engineer requirements shall be met, and
2. That the Planning & Zoning Commission recommends to City Council the abandonment of a triangular portion of the Grace Drive right-of-way which shall be added to the applicant's land, in a manner approved by the City Law Director, and
3. That City Staff shall approve all final mechanical plans, including complimentary landscaping and/or screening, and
4. That the applicant shall install three (3) exterior down lights in lieu of the currently proposed one-pack fixture, and
5. That City Staff shall approve the final signage plan, and
6. That City Staff shall approve the upgraded dumpster enclosure.

Section 3: 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 City of Powell, Delaware County, Ohio.

Section 4: That this Ordinance shall take effect on the earliest period allowed by law.

City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts


Jim Hrivnak

Brendan Newcomb

Daniel Swartwout

VOTE ON ORDINANCE 2017-37:

Y 7 N 0

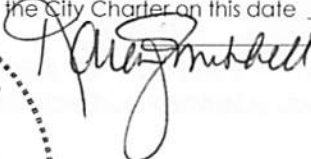

Brian Lorenz
Mayor

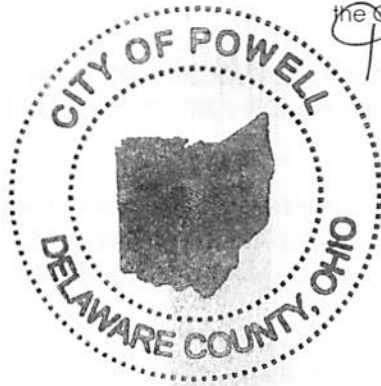
9/8/17
Date


Karen J. Mitchell
City Clerk

9/11/2017
Date

EFFECTIVE DATE: October 5, 2017

This legislation has been posted in accordance with
the City Charter on this date 9/11/2017.

City Clerk



City Council

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