



City of Powell, Ohio

ORDINANCE 2017-21

Adopted June 20, 2017

AN ORDINANCE APPROVING A FINAL DEVELOPMENT PLAN FOR THE ELLIS COMPANY, LTD/COLE ELLIS TO RENOVATE AN EXISTING SELF-STORAGE SITE TO REMOVE BOAT AND RV STORAGE AND REPLACE IT WITH NEW SELF-STORAGE BUILDINGS FOR THE PROPERTY LOCATED AT 72 INDUSTRIAL PARK PLACE.

WHEREAS, the Planning and Zoning Commission of the City of Powell has recommended approval of the Final Development Plan for The Ellis Company, Ltd./Cole Ellis to renovate an existing self-storage site to remove boat and RV storage and replace it with new self-storage buildings for the property located at 72 Industrial Park Place; 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 The Ellis Company, Ltd./Cole Ellis to renovate an existing self-storage site to remove boat and RV storage and replace it with new self-storage buildings for the property located at 72 Industrial Park Place, 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 Engineering Department issues shall be reviewed and approved by the City Engineer, and
2. That all Architectural Advisor comments shall be addressed, and
3. That a complete packet, including all formerly submitted materials, shall be included in the submittal to City Council, and
4. That the proposed monument sign shall be allowed in the right-of-way as previously approved in 1987, including the approved indemnity Agreement by City Council, as long as the following requirements are met:
 - A. The sign can be the same size as the existing sign.
 - B. The sign can be re-designed, such re-design is subject to approval of both property owners and by the Planning & Zoning Commission prior to issuance of the sign permit.
 - C. A License Agreement is worked out and approved between the applicant, the property owner to the south (D&S Investments), and City Staff, in a form substantially similar to the Agreement and accompanying sign concept, attached hereto as Exhibits B and B-1 and incorporated herein by reference. Council hereby authorizes the City Manager to execute the attached License Agreement.

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

City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout

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.

VOTE ON ORDINANCE 2017-21:

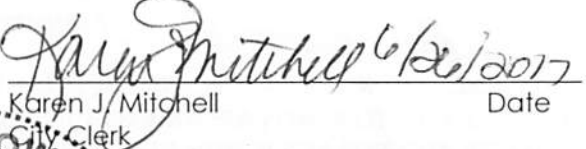
Y 7 N 0



Brian Lorenz
Mayor

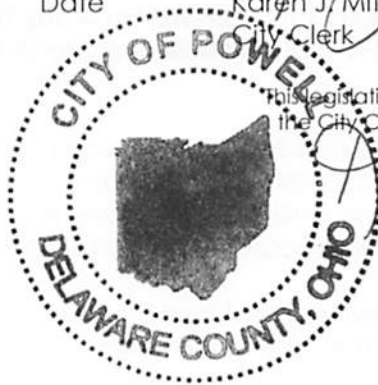
6/23/17

Date



Karen J. Mitchell
City Clerk

EFFECTIVE DATE: July 19, 2017



This legislation has been posted in accordance with the City Charter on this date 6/27/2017.

City Clerk

City Council

Brian Lorenz, Mayor

Jon Bennehoof

Frank Bertone

Tom Counts

Jim Hrivnak

Brendan Newcomb

Daniel Swartwout