



City of Powell, Ohio
ORDINANCE 2018-55
Adopted November 7, 2018

AN ORDINANCE WAIVING SECTION 1115.05(e) RELATING TO THE ISSUANCE OF ZONING CERTIFICATES FOR BUILDING CONSTRUCTION WITH REGARD TO CARPENTERS MILL, SECTION 1, PART A.

WHEREAS, the developer of Carpenters Mill, Section 1, Part A is undertaking certain public improvements; and

WHEREAS, public improvements of this project are subject to Section 1115.05(e), which requires substantial completion and conditional acceptance of the improvements prior to issuance of any zoning certificates for building construction; such improvements include all sanitary sewer improvements; and

WHEREAS, Council has the authority and desires to waive such requirement; and

WHEREAS, Pulte Homes of Ohio, LLC has requested a waiver of Section 1115.05(e) with regard to four (4) lots within Section 1, Part A of such subdivision on the grounds that all improvements are completed except the sanitary lift station, which is currently under construction.

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

Section 1: That the requirements of Section 1115.05(e) for Carpenters Mill, Section 1, Part A, are hereby waived, as they relate to issuing zoning certificates for four (4) lots prior to substantial completion and conditional acceptance. The developer shall submit an as-built survey of the improvements that shall be approved by the City prior to the issuance of zoning permits. Occupancy of any homes shall not be granted until subdivision improvements for Section 1, Part A have been conditionally accepted by the City of Powell. All homes outside of the initial four (4) lots shall not be issued occupancy until Steitz Road improvements are complete and conditionally accepted by the City of Powell. All other requirements of the City shall be completed prior to issuance of zoning certificates.

Section 2: 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 3: That this Ordinance shall take effect on the earliest date permitted by law.

VOTE ON RULES SUSPENSION: Y 7 N 0

VOTE ON ORDINANCE 2018-55: Y 7 N 0

Jon C. Bennehoof 11/9/2018
Jon C. Bennehoof
Mayor

Karen J. Mitchell 11/9/2018
Karen J. Mitchell
City Clerk

EFFECTIVE DATE: December 7, 2018



The legislation has been posted in accordance with the City Charter on this date 11/9/2018.
Karen J. Mitchell
City Clerk