

AN ORDINANCE APPROVING THE PLAT OF PHASE I OF THE RESERVE SUBDIVISION AND AUTHORIZING EXECUTION THEREOF UPON COMPLIANCE WITH DEVELOPMENT REQUIREMENTS

WHEREAS, the proponent has requested preliminary approval of a subdivision plan and final approval of a plat for a phase of a subdivision from the City of Fairlawn Planning Commission and final approval of the subdivision plan has been given; and

WHEREAS, the subdivision plan is for a portion of a new residential subdivision to be known as the Reserve, as part of the Rosemont Greens Planned Unit Development, located on land formerly known as Rosemont Country Club and part of the former parcel no. 0903129 and 0903209; and

WHEREAS, the plat must be submitted to Council for its acceptance, and a public hearing must be held pursuant to Fairlawn Codified Ordinance Section 1222.02.

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY OF FAIRLAWN, OHIO THAT:

Section 1: The plat of Phase I of a new residential subdivision to be known as the Reserve approved by the Planning Commission is hereby approved and accepted, subject to the provisions of this ordinance. To the extent the plat specifies any public streets, easements, or dedicated open spaces, those are hereby accepted by the City.

Section 2: The effective date of this approval shall be that specified in the Codified Ordinances of Fairlawn Section 1222.02 (a)(4).

Section 3: The Mayor, the Council President and the Clerk of Council are hereby authorized and directed to sign the plat pursuant to this ordinance when the proper plans have been submitted and checked, all fees and deposits have been paid, all improvements have been completed or performance bonds guaranteeing completion have been deposited, and all agreements with the City concerning the completion of such improvements have been signed and accepted.

Section 4: The signing of the plat shall be subject to any conditions set forth by the Planning Commission in granting final approval of the subdivision plan.

Section 5: The Homeowner's Association regulations for the Reserve shall be incorporated by reference in the plat.

Section 6: It is hereby found and determined that this legislation complies with Section 121.22, O.R.C. regarding notification of meetings and all deliberations of this Council pertaining hereto have been conducted in accordance therewith.

Section 7: This ordinance shall be in full force and effect from and after its enactment and approval by the Mayor or at the earliest period allowed by law.

Enacted: _____, 2021

Approved: _____, 2021

Russell T. Sharnsky, President of Council

Mayor William J. Roth, Jr., Mayor

Approval of the form and corrections by R. Bryan Nace, Director of Law:

CERTIFICATION OF PASSAGE

I, Tonja K. Caldwell, Clerk of Council of the City of Fairlawn do hereby certify that the foregoing Ordinance was duly and regularly passed at a meeting on _____, 2021.

Tonja K. Caldwell, Clerk of Council

CERTIFICATION OF POSTING

This is to certify that on _____, 2021 the within Ordinance was published as required by in Section 222.03(a) of the Codified Ordinances of the City of Fairlawn.

Tonja K. Caldwell, Clerk of Council