



CITY OF NORTH RIDGEVILLE LEGISLATIVE BULLETIN

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The City of North Ridgeville Legislative Bulletin contains Ordinances and Resolutions acted upon by City Council. If noted within Ordinance or Resolution text, supplemental and supporting documents, such as exhibits, are available, upon request, by contacting Tara L. Peet, MMC at the Clerk of Council's office, 7307 Avon Belden Road, North Ridgeville, OH 44039, (440) 353.1508.

ORDINANCE(S)

5495-2017 AN ORDINANCE AMENDING ORDINANCE NO. 5394-2016 DEDICATION OF LAND FOR PUBLIC USE; EASEMENTS; ACCEPTANCE OF STREETS AND UTILITIES BY ADDING CODIFIED ORDINANCE CHAPTERS 1282, 1280, 1279 AND 1273 TO ITS PROVISIONS

WHEREAS, following Planning Commission's approval of a final development plat for Cluster Subdivisions, Planned Community Development Districts and Special Development Districts, and City Council's approval of a recommendation from Planning Commission concerning these developments, a separate ordinance has historically been submitted to Council for adoption prior to signing and filing the plat with the County for recording; and

WHEREAS, on September 16, 2016 City Council adopted ordinance 5394-2016 which eliminated the requirement for a separate ordinance to confirm Council's approval of a Planning recommendation, finding the ordinance requirement to be redundant, and an unnecessary delay in the development approval process, and

WHEREAS, N.R.C.O. Chapter 1282, *Single-Family Detached and Cluster Development*, at Section 1282.08 currently contains the duplicate approval process and reads:

Following approval of the final subdivision plan by the Commission, if the final plat indicates land for public use, the plat shall be submitted to Council for acceptance of any public land and of any easement before it is recorded. The acceptance of any street or utility for public use and maintenance shall be by separate action of Council; and

WHEREAS, N.R.C.O. Chapter 1280, *Cluster Subdivisions*, at Section 1280.03, *Approval Procedure*, does not contain specific language regarding acceptance of land for public use, but the standard procedures in Section 1224.05(b)(5) have been followed for this Chapter; and

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WHEREAS, N.R.C.O. Chapter 1279, *PCD Planned Community Development District*, at Section 1279.11, *Action by Council on Final Development*, does not contain specific language regarding acceptance of land for public use, but the standard procedures in Section 1224.05(b)(5) have been followed for this Chapter; and

WHEREAS, N.R.C.O. Chapter 1273, *Special Development District*, at Section 1273.10, *Action by Council on Final Development*, also does not contain specific language regarding acceptance of land for public use, but the standard procedures in Section 1224.05(b)(5) have been followed for this Chapter as well; and

WHEREAS, drafting and presenting separate legislation which serves to confirm Council's previously expressed approval of the Planning Commission's recommendation concerning the acceptance of final plans and any public land areas in development plats, unnecessarily delays the recordation of a plat by requiring a redundant approval by City Council. Additionally, as noted above, several Chapters do not specifically call for this step in the first instance.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH RIDGEVILLE, LORAIN COUNTY, OHIO, THAT:

SECTION 1. N.R.C.O. Section 1282.08 *Action by Planning Commission on Final Subdivision Plan* is hereby amended and will read as follows:

Dedication of land for public use; easements; acceptance of streets and utilities. If the final plat indicates land for public use, the Planning Commission's approval of the plat and Council's formal approval of Planning Commission's action shall constitute the acceptance of any land dedicated for public use and acceptance of any easement. Following approval, the City shall sign the plat for recording with the County. The acceptance of any street, improvement or utility for public use and maintenance by the municipality shall be by separate action of Council.

SECTION 2. The above language shall be added to N.R.C.O. Sections 1280.03, 1279.11, and 1273.10.

SECTION 3. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in accordance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance shall take effect and be in full force from and after the earliest period allowed by law.

RESOLUTIONS

None

CITY COUNCIL MEETING DATES FOR 2017

January 3, 2017	January 17, 2017	February 6, 2017
February 21, 2017	March 6, 2017	March 20, 2017
April 3, 2017	April 17, 2017	May 1, 2017
May 15, 2017	June 5, 2017	June 19, 2017
July 5, 2017	July 17, 2017	August 7, 2017
August 21, 2017	September 5, 2017	September 18, 2017
October 2, 2017	October 16, 2017	November 6, 2017
November 20, 2017	December 4, 2017	December 18, 2017

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