

ORDINANCE NO. C-38-76

AN ORDINANCE TO AMEND CHAPTER 1101 OF THE GROVE CITY CODE OF ORDINANCES ENTITLED "DEVELOPMENT STANDARDS"

WHEREAS, the procedures for the submission and approval of plats could lead to undesirable liability to the City;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. Section 1101.04 (d)(a) of the Code of Ordinances which reads:

"Public Improvements" means all improvements financed entirely or in part by public funds or which are dedicated to public use after completion thereof.

IS HEREBY AMENDED TO READ:

"Public Improvements" means all improvements financed entirely or in part by public funds or which have been dedicated to public use by plat, easement or deed of transfer.

SECTION 2. Section 1101.07(c) of the Code of Ordinances which reads:

Upon approval of the Development Plan, a plat shall be submitted for land being subdivided. The plat shall be submitted and processed in the manner required and acted upon with the Development Plan. After approval by Council, the owner shall file and record the plat with the County Recorder within six months. If not recorded within the six months, the approvals of the Planning Commission and Council shall become null and void.

IS HEREBY AMENDED TO READ:

Upon approval of the Development Plan, a plat shall be submitted for land being subdivided. The plat shall be submitted and processed in the manner required for the Development Plan. After approval by Council, the owner may elect to construct certain portions or all of the public improvements prior to filing and recording of the plat. Such an election by the owner does not relieve the owner of the requirement to provide public improvements in accordance with Chapters 1101 and 1103 of this code. At such time as the owner desires to file and record the plat with the County Recorder, the owner shall guarantee the construction of the public improvements in accordance with Section 1101.10(g).

SECTION 3. Section 1101.07(d) which in part reads:

"Following the approval of the plat, when required and/or the Development Plan, the owner shall submit to the City Engineer three copies of Construction Plan and Grading Plan, along with an itemized estimated cost of construction the site improvements."

IS HEREBY AMENDED TO READ:

"Following the approval of the Development Plan, the owner shall submit to the City Engineer two (2) copies of Constructions Plans and Grading Plans along with an itemized estimated cost of constructing the site improvements."

SECTION 4. Section 1141.04 (a) of the Code of Ordinances which in part reads:

Upon acceptance of the final plat by Council, the owner or the developer shall agree, in writing, to complete all public improvements required by Sections 1141.01 to 1141.05 and prior to beginning construction he shall guarantee the construction of the public improvements using one of the following:"

IS HEREBY AMENDED TO READ:

Upon acceptance of the final plat by Council, the owner or the developer shall agree, in writing, to complete all public improvements required by Sections 1141.01 to

1141.05 and prior to recording the plat with the County Recorder, he shall guarantee the remaining construction of the public improvements using one of the following:"

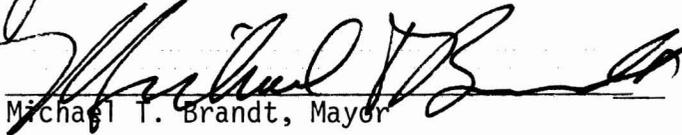
SECTION 5. This ordinance shall take effect at the earliest opportunity allowed by law.

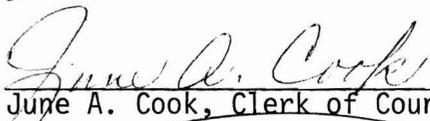
Submitted: 4/5/76

Passed: 4/19/76

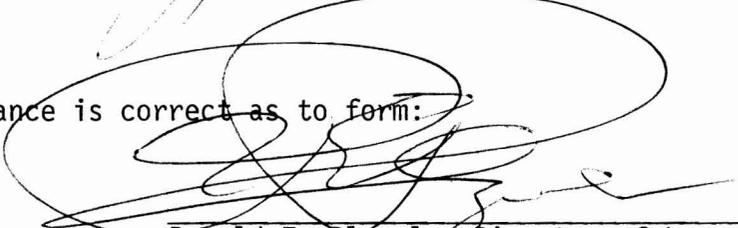
Effective: 5/19/76


James R. McDonald, President of Council


Michael T. Brandt, Mayor

Attest: 
June A. Cook, Clerk of Council

I Certify that this ordinance is correct as to form:


Ronald E. Plymale, Director of Law