

ORDINANCE NO. 954 AC CMS

AN ORDINANCE AMENDING CHAPTER 1338, CODIFIED
ORDINANCES, CITY OF OBERLIN, OHIO

BE IT ORDAINED, by the Council of the City of Oberlin, County of Lorain, State of Ohio, a majority of all members elected thereto concurring:

SECTION 1. Section 1338.04 (f) (3) is hereby amended to read as follows:

1338.04 (f) (3) Action by Council; Public Hearing.

"Within thirty days following the public hearing, if one is required, Council shall by motion either approve or disapprove the Development Plan. Council may affirm any report of the Planning Commission by a majority vote of its members. If the Council reverses a report of the Commission recommending disapproval of a preliminary plan, it shall require a simple majority of members."

SECTION 2. Section 1338.04 (j) is hereby amended to read as follows:

1338.04 (j) Issuance of Building or Zoning Permits.

"Building or zoning permits may be issued at the earliest possible time after the land in the development area has been designated as a "Planned Residential Development District," provided that:

- (1) The subdivision plat and final general utilities plan, if there is one, have been approved by the Planning Commission and the City Engineer;
- (2) The developer has posted the performance and maintenance bonds required by subsection (h) hereof; and
- (3) The building plans are in strict conformance to the Development Plan approved by the Planning Commission and Council."

SECTION 3. Section 1338.06 is hereby amended to read as follows:

1338.06 AMENDMENTS TO DEVELOPMENT PLANS

"After a parcel of land has been designated as a Planned Residential Development District, any initial development or expansion must be in conformance with the plans approved by the Planning Commission and Council.

1338.06 AMENDMENTS TO DEVELOPMENT PLANS (Continued)

However, the owner or owners may request an amendment of the plans. Such request shall be filed with the Clerk of Council. If the amendment is in substantial agreement with the approved final Development Plan, it shall be processed by the Planning Commission.

Should the amendment represent a departure from the final Development Plan, as determined by the Planning Commission, the amendment shall be subject to the same procedure and conditions of approval as the original application."

SECTION 4. Section 1338.07 is hereby amended to read as follows:

1338.07 EXPIRATION.

"In any case where land has been designated as a Planned Residential Development District, construction must be started within eighteen months of the date of passage of the motion affirming the report of the Planning Commission; otherwise, the land shall revert to the original zoning district, or if previously unzoned or unincorporated, it shall be referred to the Planning Commission for recommendation to Council."

SECTION 5. That this ordinance shall be in full force and effect from and after the earliest date allowed by law.

PASSED: 1st reading - July 2, 1973 (Tabled)
2nd reading -
3rd reading -

ATTEST:

CLERK OF COUNCIL

CHAIRMAN OF COUNCIL

POSTED: