

VILLAGE OF BUCKEYE LAKE

ORDINANCE 2018-48

AN ORDINANCE APPROVING THE AMENDED FINAL PLAT FOR THE LANDINGS AT MAPLE BAY AND DECLARING AN EMERGENCY

WHEREAS, the Village Planning Commission reviewed an amended final plat application for the Landings at Maple Bay; and

WHEREAS, the Planning Commission and Village Council held public meetings upon such application which were published prior to the meetings; and

WHEREAS, the Planning Commission made a recommendation to council to approve the amended final plat application for PRD Zoning for the Landings at Maple Bay.

THEREFORE, FOLLOWING AN AFFIRMATIVE VOTE OF AT LEAST TWO THIRDS (2/3) OF THE COUNCIL TO DISPENSE WITH THE REQUIREMENT OF THE BUCKEYE LAKE VILLAGE CHARTER SECTION 4.04 TO READ AN ORDINANCE ON THREE SEPARATE DAYS WITH AT LEAST ONE WEEK BETWEEN READINGS,

BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF BUCKEYE LAKE, OHIO:

SECTION I: The Village of Buckeye Lake Council hereby upholds the recommendation of the Village Planning Commission to approve the amended final plat application for the Landings at Maple Bay with the conditions set for in Exhibit A.

SECTION II: Pursuant to Section 610 of the Charter of the Village of Buckeye Lake, Ohio, a vote of at least four (4) members shall be necessary to adopt or defeat the ordinance in the event the Planning Commission has recommended approval or has made no recommendation. An affirmative vote of at least six (6) council members shall be necessary to adopt a zoning ordinance which the Planning Commission has recommended against approval.

SECTION IV: That this ordinance is hereby declared to be an emergency necessary for the public health, safety and welfare of the residents of the Village of Buckeye Lake, Ohio, and therefore, shall take effect and be in force from and after its adoption by council and approved by the mayor.

ADOPTED this 10th day of December, 2018

Attest: Valerie L. Hans Valerie L. Hans, Council Clerk
Catherine Olohan Zwissler Catherine Olohan Zwissler, Council President

Date filed with Mayor: 12-10, 2018 Date Approved by Mayor: 12-10, 2018

Peggy A. Wells
Mayor, Peggy A. Wells

THE VILLAGE OF BUCKEYE LAKE PLANNING COMMISSION
APPROVED DECEMBER 4, 2018

RECOMMENDATION TO COUNCIL FOR PRD ZONING OF THE
FOLLOWING APPLICATION:

The Landings at Maple Bay

RE: EMERGENCY ACCESS POINTS/FIRE SAFETY ISSUES:

The Landings at Maple Bay:

“The Planning Commission recommends Emergency Access points as delineated on the Final Plan dated November 27, 2018. Emergency Access trails will be constructed when the phase within which it is located is constructed after first being reviewed by the Buckeye Lake Fire Department and Buckeye Lake Village Zoning Officer. The Developer(s) will comply with applicable regulations and communicate with the Buckeye Lake Village Fire Department to ensure that streets, access, hydrants water etc. are in compliance with Ohio Fire Code and the needs of the community. Streets, access points, emergency access points, hydrants, and other such infrastructure associated with The Landings will be constructed in accordance with the applicable standards and will be maintained by the developer of The Landings until such time as the Condominium Associate initiates responsibility thereof in accordance with the terms of the Declaration for the Landings at Maple Bay Condominium, Article IX, Section 1, to ensure the health and wellbeing of the unit owners.”

Emergency Access References

Access Number 1. Will be created when the canal is dug and the road is created.

Access Number 2. Will be created once the canal begins construction.

Access Number 3 and Number 4 will be created to connect the second development site adjacent to the Landings of Maple Bay

Re: LIGHTING

The Planning Commission recommends that street lighting be present throughout The Landings which will not project onto neighboring properties and is subject to approval by the Village. The applicant has provided lighting plans and has agreed to down lighting.

Re: CONSTRUCTION TRAFFIC

The Planning commission recommends that offloading, storage of materials vehicle/truck turn around, construction debris, etc.be contained within the property/building site areas. Should construction debris be inadvertently placed anywhere outside of the property, the developer will remove and/or clean the street at its own cost within 24 hours of notification. The developer of The Landings will be expected to monitor construction traffic on public roads in an attempt to limit

damage to said roads. Finally, the Planning Commission recommends the Village monitor the use of public roads by said construction traffic and to give notice to the developers of The Landings if such damage is resulting. All Debris ie: Dirt and other material that may cause drainage issues or undo runoff issues may not be stored on site and must be removed before any drainage issues occur.

Re: OHIO DEPARTMENT OF NATURAL RESOURCES

The final approval of Buckeye Lake Village Planning Commission is contingent upon approval by the Ohio Department of Natural Resources.

Re: ENVIRONMENTAL PROTECTION AGENCY

The final approval of Buckeye Lake Village Planning Commission is contingent upon approval by the Environmental Protection Agency.

Re: UNITED STATES ARMY CORPS OF ENGINEERS

The final approval of Buckeye Lake Village Planning Commission is contingent upon approval by the United States Army Corps of Engineers.

Re: DEVELOPMENT PLAN MODIFICATIONS

The Planning Commission recommends the following language be approved in regard to potential PRD development plan modifications for The Landings.

“The property shall be developed in substantial accordance with the plan titled “The Landings at Maple Bay”, dated, approved and signed on December 4th 2018 by Cameron Smith on behalf on the Maple Bay Investors LLC for the Landings of Maple Bay subdivision, signed by Eriech Horvath, CEO and Karen Cookston Chair. Buckeye Lake Village Planning Commission submitted herewith, as the Development Plans hereafter is subject to final engineering and platting. The development Plans may be modified to reflect final engineering and/or consultation with the Village of Buckeye Lake Planning Commission and Departments of Public Service and Public Utilities. Such modifications may include the reworking and/or renumbering of lots/units, minor acreage calculations and/or other minor modifications determined by final engineering. Any such revisions are subject to review and approval by Mayor and Chairperson of The Planning Commission.”