

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2014 – 150

By: Mr. Maloney

AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES THE SUBDIVISION PLAT OF FLORENCE S. VENTRESCA FOR PERMANENT PARCEL NO. 394-18-004 LOCATED ON BOSTON ROAD, AND DECLARING AN EMERGENCY.

WHEREAS, the plat of the Subdivision (Ventresca) of Permanent Parcel No. 394-18-004, located on Boston Road, arising from a lot split, zoned in part R1-75 and General Industrial, and known as the Subdivision Plat for the Lands of Florence S. Ventresca, is being submitted to this Council for review pursuant to Title Four of Part Twelve of the Codified Ordinances of the City of Strongsville; and

WHEREAS, the Codified Ordinances of the City and the minimum standards for improvements required for the subdivision of land adopted therein require the installation of sanitary sewers to certain specifications unless a deviation from those standards is approved by the Planning Commission pursuant to C.O. Section 1228.01(i) 1 or 2; and

WHEREAS, Gino Ventresca, as agent for Florence S. Ventresca, the owner of Permanent Parcel No. 394-18-004, located at 22226 Boston Road, submitted the subdivision plat and a lot split to the Planning Commission of the City of Strongsville, and requested a deviation from the aforesaid standards; and the Planning Commission approved the plat and the requested deviation on May 22, 2014, subject to condition; and

WHEREAS, the Engineer of the City of Strongsville has reviewed the plat and documents, and finds them in good order and has approved them, finds that the condition of the owner obtaining an easement for the septic system has been satisfied, and, therefore, has recommended to the Planning Commission and this Council that this Subdivision be approved for recording purposes, and that the deviation from minimum standards requested be given favorable consideration; and

WHEREAS, this Council desires to approve the deviation and the aforesaid plat for recording purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That this Council hereby finds and determines that the subdivision of Permanent Parcel No. 394-18-004, located on Boston Road and known as the

Subdivision Plat for the Lands of Florence S. Ventresca, without sanitary sewers, as shown on Exhibit A attached hereto and incorporated herein as if fully rewritten, will be equally as effective, safe, adequate and desirable as the improvement would be under such standards, and that the improvement under the proposed deviation will perform the same function as and have a life of usefulness equal to the improvement made pursuant to such standards; the strict application of the minimum standards to improvements which are under construction or which have been fully planned and contracted for at the time this section became effective would cause extreme undue hardship or practical difficulty; and that such deviation will be in harmony with the general purpose and intent of the minimum subdivision standards and will not interfere with the public health, safety or general welfare.

Section 2. That a deviation in minimum subdivision standards for the purposes of subdividing Permanent Parcel No. 394-18-004, without sanitary sewers, as shown on Exhibit A, be and is hereby approved.

Section 3. That, pursuant to the provisions of C.O. Section 1228.01(i), this Council hereby confirms the deviation from the minimum standards for improvements required for the subdivision of these lands approved by the Planning Commission on May 22, 2014.

Section 4. That the Council of the City of Strongsville does hereby approve the plat of the Subdivision for the Lands of Florence S. Ventresca, submitted by Gino Ventresca, as agent for Florence S. Ventresca, the owner of Permanent Parcel No. 394-18-004, for recording purposes.

Section 5. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 6. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

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Michael Daymut
President of Council

Approved: Thomas S. Bruer
Mayor

Date Passed: July 21, 2014.

Date Approved: July 22, 2014.

	<u>Yea</u>	<u>Nay</u>
Carbone	<u>✓</u>	<u>_____</u>
Daymut	<u>✓</u>	<u>_____</u>
DeMio	<u>✓</u>	<u>_____</u>
Dooner	<u>✓</u>	<u>_____</u>
Maloney	<u>✓</u>	<u>_____</u>
Schonhut	<u>✓</u>	<u>_____</u>
Southworth	<u>✓</u>	<u>_____</u>

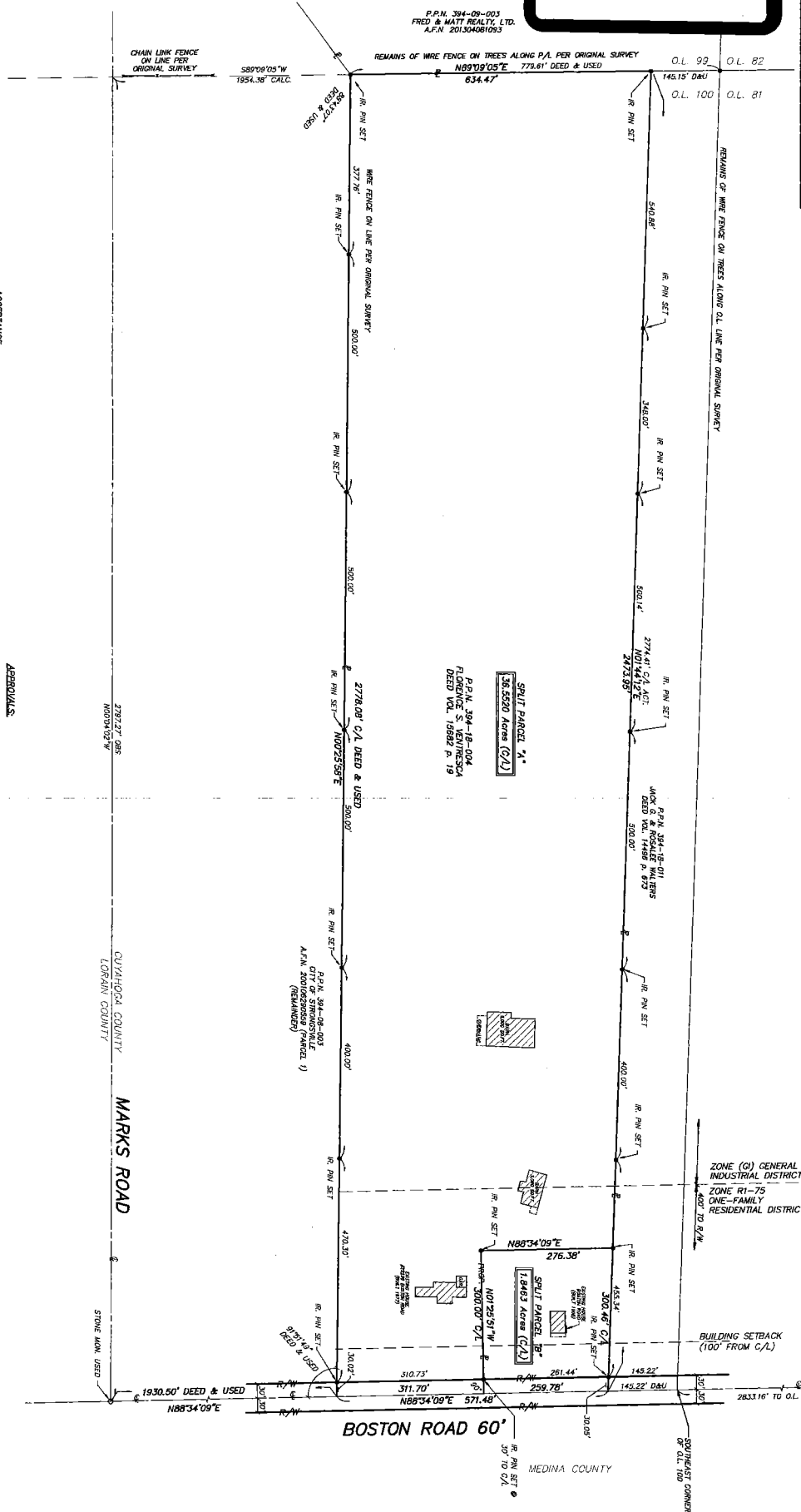
Attest: Aimee Pientka
Clerk of Council

ORD. No. 2014-150 Amended: _____
 1st Rdg. 07-21-14. Ref: _____
 2nd Rdg. Suspended Ref: _____
 3rd Rdg. Suspended Ref: _____

Pub Hrg. _____ Ref: _____
 Adopted: 07-21-14. Defeated: _____

DATE	
REVISIONS	
BY	

EXHIBIT A



ACCEPTANCE:
I, THE UNDERSIGNED, FLORENCE S. WATKINS, OWNER OF THE LAND SHOWN HEREON AS ABOVE'S PERMANENT PAVEMENT NO. 38-12-004, DO HEREBY ACCEPT THE PERMANENT PAVEMENT AND ADJUSTMENTS THEREON AS SHOWN HEREON AT MY REQUEST.

BY: FLORENCE S. WATKINS

ACKNOWLEDGMENT:
STATE OF OHIO)
COUNTY OF CUYAHOGA) SS
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ONE FLORENCE S. WATKINS, who executed the foregoing instrument, and who in witness whereof, I have hereunto set my hand and official seal, at _____, OHIO, this _____ day of _____, 20____.

NOTARY PUBLIC: _____
BY COMMISSION EXPIRES _____

APPROVALS:
PLANNING COMMISSION
THIS PLAN OF SUBDIVISION HAS BEEN ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF STONOWISLE, OHIO, ON THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION SECRETARY: _____
PLANNING COMMISSION CHAIRMAN: _____

CITY ENGINEER
THIS PLAN OF SUBDIVISION HAS BEEN ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF STONOWISLE, OHIO, ON THIS _____ DAY OF _____, 20____.

CITY ENGINEER: _____
MAYOR: _____

PLAT OF SUBDIVISION MADE FOR AND AT THE REQUEST OF FLORENCE S. WATKINS, BEING PART OF ORIGINAL STONOWISLE TOWNSHIP LOT 100, CUYAHOGA COUNTY, OHIO.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED ONE FLORENCE S. WATKINS, who executed the foregoing instrument, and who in witness whereof, I have hereunto set my hand and official seal, at _____, OHIO, this _____ day of _____, 20____.

NOTES:
1. R.P.N. SET MARKERS 5/8" DIAMETER BY 30" LONG BEAR WITH IDENTIFICATION DIS. BEARING ASSOC. 2. BOUNDARY SURVEY FOR PAV. AND L. DATED JUNE, 1977.

DONALD C. BIRNING & ASSOCIATES, INC.
3788 130 STREET • WILLETTS, OHIO 44149
PHONE (216) 942-1100 FAX (216) 942-1102

DATE: MAY, 2014
BY: K.B.
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