

ORDINANCE NO. 30-12

AN ORDINANCE APPROVING THE REVISION OF THE FINAL DEVELOPMENT PLAN FOR "THE MANORS AT MORNINGSIDE" LORAIN, OHIO AND DECLARING AN EMERGENCY.

WHEREAS, the City of Lorain Planning Commission at their meeting of March 7, 2012, reviewed and recommended that the Revision of the Final Development Plan for "The Manors At Morningside" be approved; and

WHEREAS, said recommendation for approval was transmitted to Lorain City Council on March 19, 2012 in accordance with Section 1157 of the Lorain Codified Ordinances; and

WHEREAS, pursuant to Lorain Codified Ordinance Section 1157 within sixty (60) days after receipt of the recommendations of the Planning Commission Lorain City Council shall, by ordinance, either approve or disapprove the Revision of the Final Development Plan as presented.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LORAIN, STATE OF OHIO:

SECTION I That Lorain City Council hereby approves the Revision of the Final Development Plan as recommended by the Lorain Planning Commission of "The Manors At Morningside" located in Martins Run, Lorain, Ohio, a copy of said plan being attached hereto and marked "Exhibit A" and fully incorporated herein.

SECTION II That Lorain City Council hereby directs the Building Inspector to issue building permits only in accordance with this approved Revision to the Final Development Plan.

SECTION III That it is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION IV That this ordinance is hereby declared to be an emergency, the nature of the emergency being the immediate passage of this legislation as there are pending sales of lots for development within the City of Lorain dependent upon the immediate passage of this legislation. Therefore, this ordinance shall take effect immediately upon its passage and approval of the Mayor, providing it meets the statutory requirements for passage otherwise it shall take effect and be in force from and after the earliest period allowed by law.

PASSED: March 19, 2012

Legal description reviewed by TS
on 2/5/13 per ORC, Section 5713.09



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Kind: ORDINANCE
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Fee Amt: \$44.00 Page 1 of 4
Lorain County, Ohio
Judith M Nedwick County Recorder
File 2013-0446998

(2013)

ATTEST: Nancy Greer CLERK

APPROVED: March 19, 2012

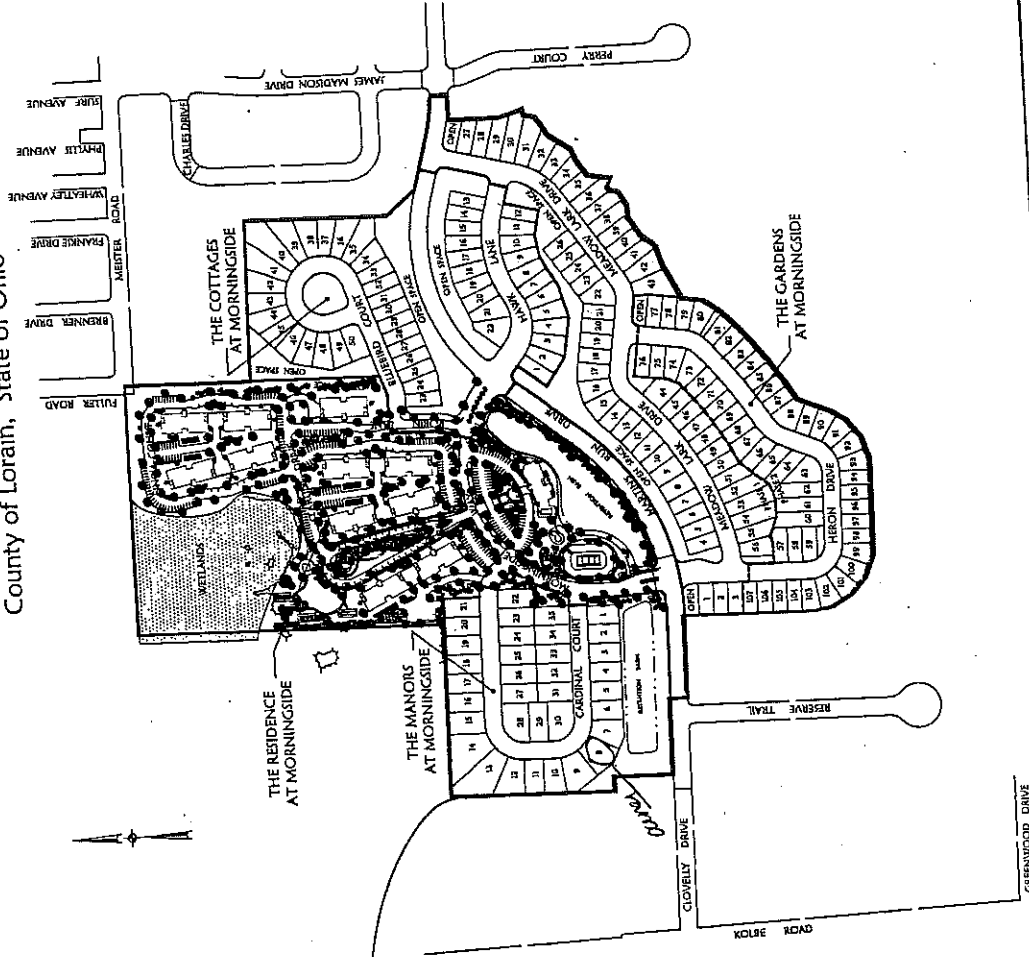
[Signature]
PRESIDENT OF COUNCIL
[Signature]
MAYOR

I, NANCY A. GREER, CLERK OF COUNCIL OF THE
CITY OF LORAIN, OHIO, CERTIFY THE FOREGOING IS
A TRUE AND ACCURATE COPY OF Ord. NO. 3072 PASSED
ON THE 19 DAY OF March, 19 2012 BY COUNCIL
AND TAKEN FROM THE RECORDS IN THE OFFICE OF
Nancy Greer THE CLERK. 1-31-13
DATE CLERK OF COUNCIL

SUBMISSION FOR FINAL DEVELOPMENT PLAN 2-14-12

THE MANORS AT MORNINGSIDE

City of Lorain
County of Lorain, State of Ohio



Handwritten notes:
 modify rear
 set back
 walls
 non-
 follows

RS ASSOCIATES 280 Bunker Hill, Suite 100 Erie, Ohio 44025 Phone (440) 382-4780 Fax (440) 382-4788 www.rsassoc.com		TITLE SHEET AT MORNINGSIDE AT MARTIN'S RUN CITY OF LORAIN COUNTY OF LORAIN STATE OF OHIO		SHEET OF	JOB NO. 12036
DATE:	1-18-12	DATE:	1-18-12	DESCRIPTION:	BY:
REVISIONS					
NO.	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
02-14-12		FINAL DEVELOPMENT PLAN SUBMITTAL			

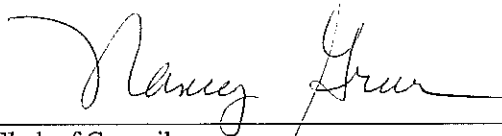
K. Hovnanian Homes
 6150 PARK SQUARE DRIVE
 SUITE A
 LORAIN, OH 44053

**Summary of original Exhibit A attached to Ord. No 30-12, approving
the revision of the final development plan for
The Manors at Morningside,
passed March 19, 2012.**

Exhibit A

Title	Pg. 1
Submission to Planning Commission	Pg. 2
Amendment request	Pg 3
Record Plat	Pg. 4, 5, 6
Title Sheet	Pg 7
Survey Map	Pg 8
Storm Water Mngmt. Plan	Pg. 9
Storm Water Mngmt. Pollution notes.	Pg. 10/11
Grading Plan	Pg. 12
Overall storm sewer	Pg. 13
Overall sanitary sewer	Pg. 14
Overall water main layout	Pg. 15
Plan & Profile	Pg. 16-21
Misc. Profiles	Pg. 22
Intersection Details	Pg. 23
Site Details	Pg. 24 - 25
Typical Lot	Pg. 26
Sample Home	Pg. 27
Homeowners Assoc. covenants, etc,	Pg. 28-45
Legal Descriptions	Pg. 46-49

The above is merely a summary of items contained in the original Exhibit A, which is currently on file in the Clerk of Council office, 200 W. Erie Avenue, Lorain, Ohio as attached to Ord. 30-12.



Clerk of Council

1-31-13
Date

LORAIN CITY
200 W ERIE AVE
ROOM 103
LORAIN, OH 44052