



**CITY OF WESTLAKE, OHIO  
ORDINANCE NO. 2015-155:**

**AN ORDINANCE AMENDING AND  
APPROVING THE PRELIMINARY PLAN  
OF THE CANTERBURY MANOR NO. 2  
MAJOR SUBDIVISION IN THE CITY OF  
WESTLAKE.**

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**WHEREAS**, the Developer of the Canterbury Manor No. 2 Major Subdivision presented an application for approval of the Preliminary Plan of the major subdivision pursuant to Section 1125.04 of the Planning and Platting Code of the City of Westlake; and

**WHEREAS**, this application was submitted to the Planning Commission for its approval or disapproval and, after notification to adjoining property owners as provided in Section 1125.04, the Planning Commission, at its regular meetings on December 7, 2015 and March 7, 2016, reviewed and determined that the Preliminary Plan, as amended, complied with all applicable planning principles and provisions of the Land Planning and Subdivision Regulations and recommended approval of said Preliminary Plan; and

**WHEREAS**, any specific conditions contingent upon the approval of the Planning Commission to be performed by the Developer, if any, have been noted herein on the Preliminary Plan and in the Planning Commission Minutes; and

**WHEREAS**, this Council, as required by Section 1125.04(d), has reviewed the Preliminary Plan heretofore approved by the Planning Commission, as amended, and desires to consider the Preliminary Plan of this major subdivision and set forth in this Ordinance any special conditions to be performed by the Developer as a condition precedent to this Council's approval and that such special conditions shall be, where applicable, set forth on the Preliminary Plan and Council Minutes.

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

**Section 1:** That this Council, as required by Section 1125.04 entitled "Preliminary Plan for Major Subdivision" of the Planning and Platting Code, does hereby approve the Preliminary Plan, as amended, of the Canterbury Manor No. 2 Major Subdivision with the following conditions:

1. The approval is subject to comments in Part III of the Staff Report dated March 3, 2016;

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2. Modification for depth to width ratio for Lot 5 of .3 and for Lot 6 of .1 and for minimum lot depth for Lot 5 of 10'; and
3. The approval is subject to approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

**Section 2:** That the approval of the Preliminary Plan, as amended, by this Council, with the performance of the conditions contained herein to be performed by the Developer, shall assure the Developer for a one-year period from the date of approval that:

1. The general layout of streets, lots and other features is approved and the Preliminary Plan shall be the basis for the preparation of the Final Plat;
2. The general terms and any special conditions under which the approval of the Plan was granted shall not be changed; and
3. The Developer may submit drawings and specifications for improvements and final plat of the whole or part of the Subdivision.

**Section 3:** That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

**Section 4:** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: 12/17/15  
Second Reading: 1/7/16  
Public Hearing: \_\_\_\_\_


Referred back to planning commission 2/18/16

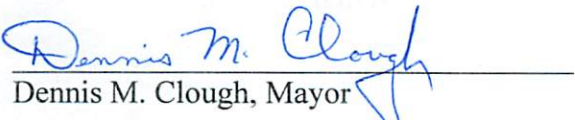
Passed: 3/17/16

  
Michael F. Killeen  
President of Council

Presented to Mayor: 3/21/16

Approved: 3/21/16

ATTEST:  
  
Denise L. Rosenbaum, Clerk of Council

  
Dennis M. Clough, Mayor

I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-155 adopted 3/22/16 was duly posted on 3/17/16 and remained posted for a period of 15 days thereafter in not less than 2 of the most public places in the City as determined by the Charter of said City.