

RESOLUTION NO. 2023-R-33

A RESOLUTION GRANTING PRELIMINARY APPROVAL TO THE PLANNED UNIT DEVELOPMENT (PUD) THAT IS PROVIDED FOR IN CHAPTER 1255 OF THE CODIFIED RESOLUTIONS FOR THE PROPERTY DESCRIBED AS PERMANENT PARCEL NOS. 19-A-093-B-00-015-0, 19-A-093-B-00-016-0, 19-A-093-B-00-017-0, 19-A-093-B-00-018-0, 19-A-093-B-00-019-0, 19-A-093-B-00-020-0, 19-A-093-B-00-021-0, AND 19-A-093-B-00-075-0

WHEREAS, the owner by and through a developer (the "Applicant") has requested preliminary approval for 30 residential units in a Planned Unit Development (PUD) which is called Crane's Landing for the eight parcels that are located at the corner of Andrews Road and Lakeshore Blvd; and

WHEREAS, the parcels that are included in this PUD are Parcel Nos. 19-A-093-B-00-015-0, 19-A-093-B-00-016-0, 19-A-093-B-00-017-0, 19-A-093-B-00-018-0, 19-A-093-B-00-019-0, 19-A-093-B-00-020-0, 19-A-093-B-00-021-0, and 19-A-093-B-00-075-0; and

WHEREAS, the Applicant has submitted the required documents for the PUD to the City Administration and to the Planning and Zoning Commission and the Planning and Zoning Commission has given its preliminary approval, with conditions, to the PUD and to the documents associated with the PUD; and

WHEREAS, the City PUD ordinance requires Council to review the Planning and Zoning Commission's preliminary approval of the PUD and associated documents and to conduct its own review and then if satisfied with its review to grant preliminary approval, with any amendments or modifications as may be determined by Council, of the PUD and all the documents associated with the PUD; and

WHEREAS, Council has reviewed the following documents for this approval process: (i) Site Plan; (ii) Development Plan; (iii) Development Agreement; (iv) Declaration of Covenants, Conditions, Restrictions and Reservation of Easements; (v) renderings of how the development will look; and (vi) Code of Regulations for the Homeowner's Associations as part of this rezoning process and Council finds that the development meets the standards of the City ordinances and it believes that granting its preliminary approval

to all of these documents is in the best interest of the community and of economic development in the community.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Mentor-on-the-Lake, County of Lake and State of Ohio, as follows:


Section 1.

That Council hereby grants its preliminary approval to the Crane's Landing PUD and to the following documents as the same may be amended or modified as requested by Council: (i) Site Plan; (ii) Development Plan; (iii) Development Agreement; (iv) Declaration of Covenants, Conditions, Restrictions and Reservation of Easements; (v) renderings of how the development will look; and (vi) Code of Regulations for the Homeowner's Associations.

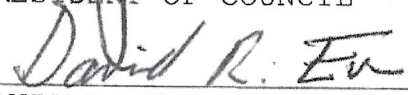
Section 3. That this Resolution shall be forwarded back to the Planning and Zoning Commission along with all the documents referenced in Section 1 for final approval by the Planning and Zoning Commission.

Section 3. That all formal actions of this Council concerning the passage of this Resolution were adopted in an open meeting, and that all deliberations of this Council, or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

WHEREFORE, this Resolution shall be in full force and effect as provided by law after its passage by Council and approval by the Mayor.



ROBERT JOHNSON
PRESIDENT OF COUNCIL



DAVID R. EVA
MAYOR

Dated: 2-13-2024

ADOPTED: 2-13-2024

ATTEST: 

Clerk of Council