

RECORD OF ORDINANCES

Ordinance No. 2015-6

June 8, 2015

CITY OF BELLBROOK, OHIO

ORDINANCE NO. 2015-6

AN ORDINANCE AMENDING CHAPTER 1224 “SUBDIVISION REGULATIONS” OF THE BELLBROOK MUNICIPAL CODE AND ADOPTING THE REVISED CITY OF BELLBROOK SUBDIVISION REGULATIONS.

WHEREAS, the City of Bellbrook has performed a comprehensive review of the existing Subdivision Regulations; and

WHEREAS, the City last amended the Subdivision Regulations in 1989; and

WHEREAS, the City desires to amend Chapter 1224 “Subdivision Regulations” and to adopt the revised Subdivision Regulations.

NOW, THEREFORE, THE CITY OF BELLBROOK HEREBY ORDAINS:

Section 1. That the following amendment to Chapter 1224 of the Bellbrook Municipal Code be approved with deletions shown by brackets and strikethrough and additions shown by italics and underlined:

§ 1224.01 “Fees” is hereby amended as follows:

The following fees are required under the Subdivision Regulations for the platting of land in the City:

(a) Preliminary Filing Fee. [Preliminary filing fees are as follows:	<i>\$200 plus \$25 per acre</i>
(1) First acre	\$100.00
(2) Each additional acre or fractional part	30.00]

(b) [Additional] Final Filing [Fees] Fee. [Additional filing fees are as follows:	<i>\$250 plus \$25 per acre</i>
(1) First acre	\$100.00
(2) Each additional acre or fractional part	30.00]

(c) Lot Split/Lot Combination Fee	<i>\$50</i>
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~~[(e)] (d) Inspection Fees. [Four percent of the estimated cost of public improvements (streets, curbs, sidewalks, storm sewers) shall be deposited with the Director of Finance at the time of filing the final plat. The City Engineer (or the County Engineer) shall review the developer's estimate as to quantities and prices and, if a discrepancy exists between the developer's and the City Engineer's (or the County Engineer's) estimates, the inspection deposit shall be based on the City Engineer's (or the County Engineer's) estimate.] Prior to approval by the Planning Board of a final plat and construction plans, the subdivider shall provide a cash bond in the amount of four percent (4%) of the estimated cost of the public improvements (streets, curbs, sidewalks, storm sewers and waterlines) to the Finance Office. The subdivider's engineer of record shall provide an estimate~~

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as to quantities and prices and, if a discrepancy exists between the subdivider and the City Engineer's estimates, the inspection deposit will be based on the City Engineer's estimate.

~~[(d)]~~ (e) Inspection Costs. Inspection costs and the cost of subdivision plan review performed under contract by the City ~~[Greene County Regional Planning and Coordinating Commission or another agency]~~ shall be charged against the four percent (4%) deposit. Any portion of the deposit not used shall be returned to the developer at the time the performance bond or letter of credit is released. However, if funds deposited at the time of filing are not sufficient to cover all inspection costs, additional inspection fees shall be required when needed, at the discretion of the ~~[Director of Finance]~~ City Manager.

~~[(e)]~~ (f) Water and Sewerage Connection Fees. All fees for connection to the City water system shall be ~~[set by separate ordinance and paid to the Director]~~ established in Chapter 1042 of the Bellbrook Municipal Code. All fees for connection to the ~~[County water and/or]~~ County ~~[sewerage]~~ sanitary sewer system shall be set by the Greene County Department of Sanitary Engineering and paid to that agency.

~~[(f)]~~ (g) Failure to Pay Filing Fee. If a filing fee is not paid prior to the initiation of construction, a penalty of fifty percent of the filing fee shall be added to the fees listed in this section if the project is in full compliance with the Zoning Code.

Section 2. That the revised Subdivision Regulations, attached hereto and incorporated herein by reference, are hereby adopted.

Section 3. This ordinance shall take effect August 1, 2015.

PASSED this ____ day of _____, 2015.

Robert L. Baird, Mayor

Carrie C. Smith, Clerk of Council

APPROVED AS TO FORM:
Patricia N. Campbell, Municipal Attorney