

North Canton City Council
Community and Economic Development

ORDINANCE 42 - 2021

An ordinance accepting the preliminary plat of Monticello No. 8, known as and being part of Out Lot 188 as situated in the Northwest Quarter of Section 21, Plain Township, Stark County, Ohio, and located within the corporate limits of the City of North Canton, and declaring the same to be an emergency.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the preliminary plat of Monticello No. 8, known as and being part of Out Lot 188 as situated in the Northwest Quarter of Section 21, Plain Township, Stark County, Ohio, and located within the corporate limits of the City of North Canton, as incorporated herein as "Exhibit A", be, and is hereby accepted.
- Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, it shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 3. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety, and peace of the City of North Canton; and; further necessary to ensure the preliminary plat is approved prior to the June 2, 2021 Planning Commission meeting, wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

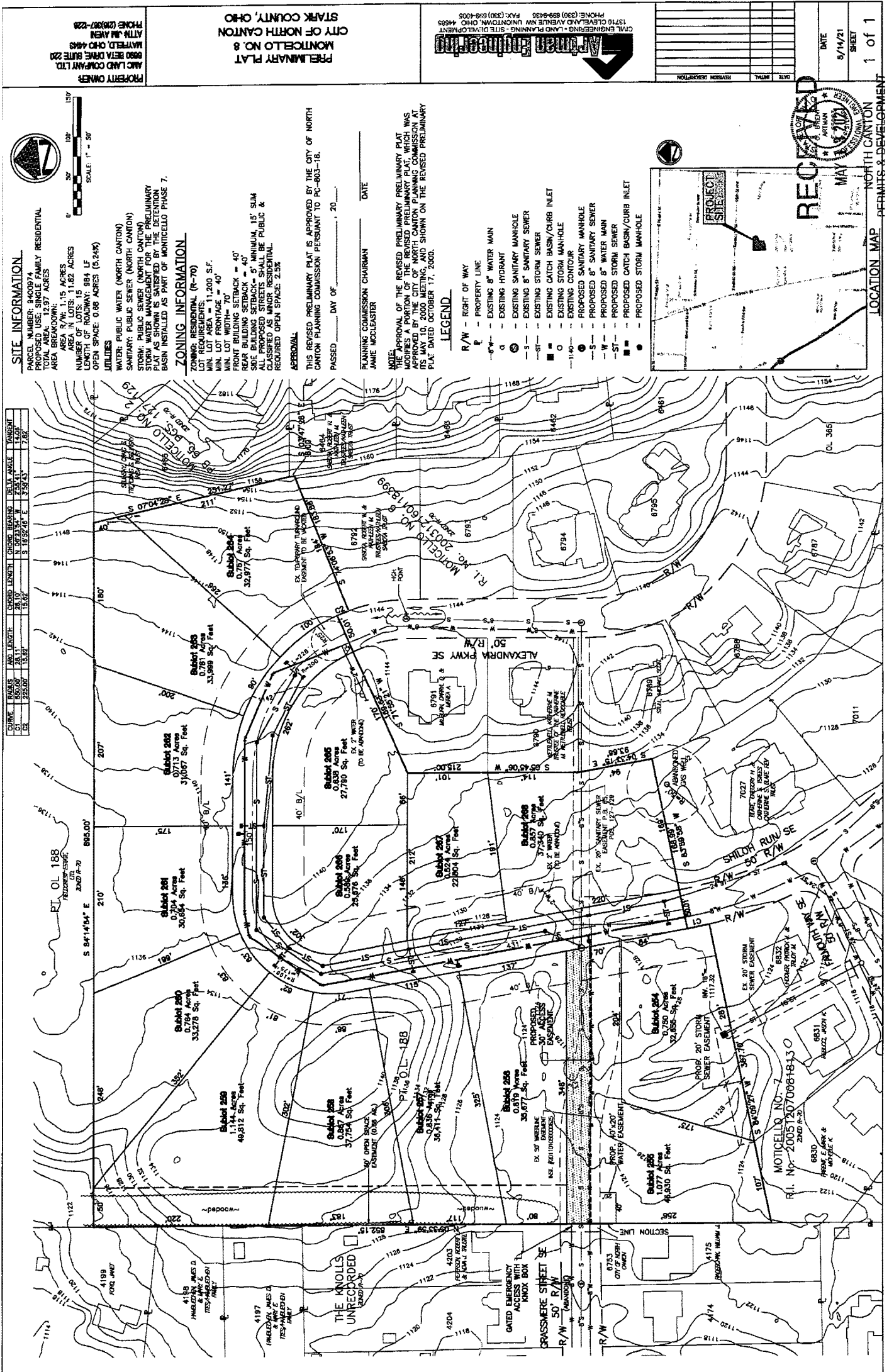
Passed in Council this 24th day of May, 2021.

Attest: Benjamin R. Young
Benjamin R. Young, Clerk of Council

Stephan B. Wilder
Stephan B. Wilder, Mayor

Signed on: 24 May 2021

EXHIBIT A



UTILITIES
 WATER: PUBLIC WATER (NORTH CANTON)
 SANITARY: PUBLIC SEWER (NORTH CANTON)
 STORM: PUBLIC SEWER (NORTH CANTON)
 STORM WATER MANAGEMENT FOR THE PRELIMINARY PLAT AS SHOWN IS SATISFIED BY THE DETENTION BASIN INSTALLED AS PART OF MONTICELLO PHASE 7.

ZONING INFORMATION

ZONING: RESIDENTIAL (R-70)
 MIN. LOT AREA: 11,200 SF.
 MIN. LOT FRONTAGE: 40'
 MIN. LOT WIDTH: 70'
 FRONT BUILDING SETBACK = 40'
 REAR BUILDING SETBACK = 40'
 SIDE BUILDING SETBACK = 5' MINIMUM, 15' SUM
 ALL PROPOSED STREETS SHALL BE PUBLIC & SHALL BE OPEN SPACE.
 REQUIRED OPEN SPACE: 2.5%

APPROVAL
 THIS REVISED PRELIMINARY PLAT IS APPROVED BY THE CITY OF NORTH CANTON PLANNING COMMISSION PURSUANT TO PC-803-18.

PASSED _____ DAY OF _____, 20____
 PLANNING COMMISSION CHAIRMAN
 JAMIE MCLEASTER

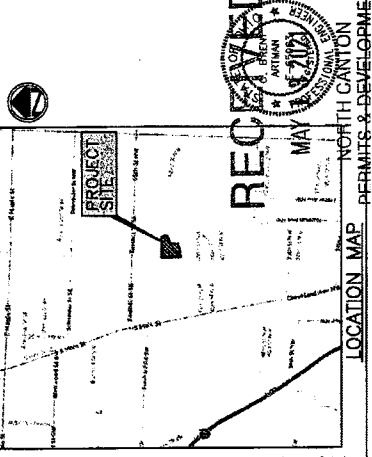
NOTE: APPROVAL OF THE REVISED PRELIMINARY PRELIMINARY PLAT MODIFIES A PORTION OF THE REVISED PRELIMINARY PLAT WHICH WAS APPROVED BY THE CITY OF NORTH CANTON PLANNING COMMISSION AT ITS MAY 10, 2000 MEETING, AND SHOWN ON THE REVISED PRELIMINARY PLAT DATED OCTOBER 17, 2000.

LEGEND

- R/W - RIGHT OF WAY
- P - PROPERTY LINE
- 8" - EXISTING 8" WATER MAIN
- 8" - EXISTING HYDRANT
- 8" - EXISTING SANITARY MANHOLE
- 8" - EXISTING 8" SANITARY SEWER
- 8" - EXISTING STORM SEWER
- 8" - EXISTING CATCH BASIN/CURB INLET
- 8" - EXISTING STORM MANHOLE
- 8" - EXISTING CONTOUR
- 8" - PROPOSED SANITARY MANHOLE
- 8" - PROPOSED 8" SANITARY SEWER
- 8" - PROPOSED 8" WATER MAIN
- 8" - PROPOSED STORM SEWER
- 8" - PROPOSED CATCH BASIN/CURB INLET
- 8" - PROPOSED STORM MANHOLE

CURVE	BEARS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BEARINGS	ANGEMENT
1	150.00'	28.11'	28.11'	N 87°33'54" W	75°41'14"	16.00'
2	200.00'	15.07'	15.07'	S 15°52'45" E	3°59'43"	7.50'

DATE	REVISION DESCRIPTION
5/14/21 <td></td>	



1 of 1
 NORTH CANTON PERMITS & DEVELOPMENT