

RECORD OF ORDINANCES

Ordinance No. 2017-9

November 13, 2017

City of Bellbrook

Ordinance No. 2017-9

An Ordinance Amending Chapter 1224 “Subdivision Regulations” of the Bellbrook Municipal Code.

WHEREAS, the City of Bellbrook has enacted Chapter 1224 of the Bellbrook Municipal Code which is entitled “Subdivision Regulations”; and

WHEREAS, the purpose of Chapter 1224 is to protect the peace, health, safety and welfare of the citizens of Bellbrook; and

WHEREAS, the City desires to amend Chapter 1224 of the Bellbrook Municipal Code to increase the amount of the cash bond provided by subdividers for plan review and inspection costs.

Now, Therefore, The City of Bellbrook Hereby Ordains:

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

§1224.01. - Fees.

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

- (a) Preliminary Filing Fee \$200.00 plus \$25.00 per acre
- (b) Final Filing Fee 250.00 plus \$25.00 per acre
- (c) Lot Split/Lot Combination Fee 50.00

(d) Inspection fees. 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~~] six percent (6%) 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 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.

(e) Inspection costs. Inspection costs and the cost of subdivision plan review performed under contract by the City shall be charged against the [~~four percent~~] six percent (6%) 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 City Manager.

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(f) Water and sewerage connection fees. All fees for connection to the City water system shall be established in Chapter 1042 of this Code. All fees for connection to the County sanitary sewer system shall be set by the Greene County Department of Sanitary Engineering and paid to that agency.

(g) Failure to pay filing fee. If a filing fee is not paid prior to the initiation of construction, a penalty of 50 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. This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this ____ day of _____, 2017.

Robert L. Baird, Mayor

Jami L. Kinion, Clerk of Council

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