

ORDINANCE NO. 3323

AN ORDINANCE ACCEPTING CERTAIN PUBLIC IMPROVEMENTS DEDICATED BY FLG-CHARDON, LLC FOR PUBLIC USE, AUTHORIZING THE RECORDING OF A DEDICATION PLAT, AND DECLARING AN EMERGENCY.

WHEREAS, FLG-Chardon, LLC is the property owner for the Maple Trace PRD, a residential development located in the City of Chardon; and

WHEREAS, certain public improvements, including streets, utilities, street lighting, and other improvements have installed in the Maple Trace PRD Phase 3 and been found to be constructed per the plans submitted to and approved by the City Engineer; and

WHEREAS, the City has conducted a final inspection of said improvements and have found them to be built consistent with the Municipal Specifications; and

WHEREAS, on September 23, 2025, the City Planning Commission recommended approval a Dedication Plat for Phase 3, through which FLG-Chardon LLC dedicates said improvements to the public for public use; and

WHEREAS, this Council believes that it is in the best interest of the City of Chardon and the public at large that the City accept the public improvements as noted above.

BE IT ORDAINED by the Council of the City of Chardon, Geauga County, Ohio that:

SECTION 1. The City of Chardon accepts the public improvements set forth in Dedication Plat that have been dedicated to the public by the FLG-Chardon, LLC, a copy of the Dedication Plat for Phase 3 is on file with the Clerk of Council and shall be recorded after this legislation takes effect. The Council further finds that those improvements have been built in accordance with the municipal specifications required of said improvements.

SECTION 2. The City Manager, Clerk of Council and City Engineer are authorized to do all acts and to execute all instruments appropriate or necessary to carrying out the terms of accepting the public improvements as provided herein.

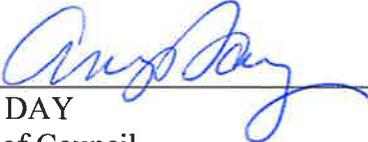
SECTION 3. It is hereby found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all such deliberations of this Council and of any of its committees that resulted in formal action were in meetings open to the public in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

SECTION 4. This Ordinance constitutes an emergency measure for the reason that it necessary to promptly record the Dedication Plat with the Geauga County Recorder, and, as such shall take effect at the earliest date allowed by law.

PASSED AND ADOPTED this 9th day of October, 2025.


HEATHER MEANS, VICE MAYOR
Vice President of Council

Attest:


AMY DAY
Clerk of Council