ORDINANCE NO. 2026-100

AN ORDINANCE ACCEPTING THE FINAL PLAT FOR SHANKLAND RESERVE, AND DECLARING AN EMERGENCY.

WHEREAS, Greg Sommers, Managing Member of Sommers Real Estate Group, has filed the Final Plat of Shankland Reserve ("Final Plat") with the Planning Commission of the City of Willoughby, Ohio, and has requested approval thereof; and

WHEREAS, the Planning Commission and the City Engineer have reviewed and approved the Final Plat and Storm Sewer Easement, and the City Engineer has further certified said approval as depicted on the Title Sheet, and estimated the cost of the remaining improvements to Council, which estimate amounts to $318,405; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WILLOUGHBY, THE COUNTY OF LAKE, AND THE STATE OF OHIO:

SECTION 1. That the Council of the City of Willoughby, Ohio, hereby accepts and approves the Final Plat, and authorizes the recordation of said Final Plat contingent upon receipt from the developer, in a form acceptable to the Director of Law of the City, of the following:

1. financial guarantee in the amount of no less than $318,405 to guarantee the cost of the remaining improvements; and

2. developer's liability insurance policy which covers personal injury and property damage in the amount of $2,000,000 per person and per occurrence.

SECTION 2. That with the acceptance of the Final Plat, certain streets, alleys, public grounds, and utility easements dedicated to public use, if any, as shown thereon, is hereby confirmed.

SECTION 3. That the Clerk of Council is hereby authorized and directed to cause the Final Plat to be recorded with the Lake County Recorder's Office as provided by law upon receipt from the developer of the fees to be paid to effect such recording. In the event it is more convenient, the Clerk of Council and the Director of Law may engage a title company to provide for the recording and, upon receipt of the title company's charges for such service, obtain reimbursement from the developer.

SECTION 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were conducted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such actions were conducted in meetings open to the public in compliance with all legal requirements including Chapter 107 of the Codified Ordinances of the City of Willoughby.

SECTION 5. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the inhabitants of the community; and for the further reason to provide for the immediate commencement of Shankland Reserve, and provided that it receives the affirmative vote of two-thirds of the members elected to Council, it shall be in full force and take effect immediately upon its passage by Council and approval by the Mayor; otherwise, it shall be in full force and take effect from and after the earliest period allowed by law.

Passed: September 1, 2026 _____
President of Council

Attest: _____
Clerk of Council

Date: 9.2.26 Approved: _____
Mayor

Submitted to the Mayor for his approval on this 2nd day of September, 2026.

_____
Clerk of Council

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