

**ORDINANCE NO. 2025-1**

Introduced by Sam Artino

**AN ORDINANCE RATIFYING APPROVAL OF THE TURTLE BAY PLANNED RESIDENTIAL DEVELOPMENT PLAN AMENDMENT PURSUANT TO COUNCIL MOTION DATED APRIL 26, 2004; RATIFYING THE RECORDATION OF THE PLAT OF TURTLE BAY SUBDIVISION RECORDED WITH THE ERIE COUNTY, OHIO RECORDER ON OCTOBER 15, 2004 UNDER DOCUMENT NUMBER RN 200414675 IN PLAT BOOK 45, PAGE 11 OF ERIE COUNTY, OHIO RECORDS; AND DECLARING AN EMERGENCY.**

**WHEREAS**, the Council adopted Ordinance No. 1999-12 approving the final development plan for the Turtle Bay Planned Residential Development (hereinafter, "Turtle Bay PUD") on June 14, 1999; and

**WHEREAS**, on March 17, 2004, the Planning Commission recommended approval of an amendment to the Planned Unit Development Plan and related site plan/plat for the Turtle Bay PUD located on Cleveland Road West within the City; and

**WHEREAS**, the Council held a Public Hearing on said amendment to the Planned Unit Development Plan on April 26, 2004, which was followed by a motion passed during the regular Council meeting immediately following to approve the amendment with the stipulation that the ingress/egress shown on the southwest corner of the Plat be restricted solely to emergency use, that the pathway be closed off to any and all other traffic, and that such stipulation be strictly enforced; and

**WHEREAS**, the Council erroneously failed to pass an ordinance formally approving the Plat of the Turtle Bay Subdivision for recordation; and

**WHEREAS**, despite Council failing to pass legislation approving same, the Plat of Turtle Bay Subdivision depicting the amendments approved by Council on April 26, 2004 was recorded with the Erie County, Ohio Recorder's Office on October 15, 2004 in Plat Book 45, Page 11; and

**WHEREAS**, the Council wishes to memorialize its approval of recordation of said Plat of Turtle Bay Subdivision.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF HURON, OHIO:**

**SECTION 1.** That Council's approval of the amended Planned Unit Development Plan of Turtle Bay Subdivision and related Plat reflecting the following changes:

- A. Reduce the number of attached condominiums to what has already been constructed (twelve (12) units in one (1) building); and
- B. Increase the number of single-family lots from five (5) to sixteen (16); and
- C. Add a number of storage buildings (to be used by residents of the development) in the southwestern corner of the development. The proposed buildings will be hidden from view by a mound and landscape buffer; and
- D. Add a ten (10) foot access easement beside the pedestrian easement for equipment access to the break wall for future repair purposes; and

- E. Add a proposed secondary ingress/egress in the southwestern corner of the site for emergency vehicles and situations only with the stipulation that the pathway is to be closed off to any and all other traffic, and said stipulation is to be strictly enforced.

Is hereby ratified. A copy of the Plat as recorded with the Erie County, Ohio Recorder's Office is attached hereto and incorporated herein by reference as Exhibit "A."

**SECTION 2.** That it is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including O.R.C. §121.22.

**SECTION 3.** This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and is necessary to make immediate provision for ratification of prior acts of Council. In accordance with Section 3.06 of the Charter of the City of Huron, this Ordinance shall take effect and be in full force and effect immediately upon its adoption.

ATTEST:

  
Clerk of Council

ADOPTED:

14 JAN 2025

  
Monty Tapp, Mayor

Mark Claus,  
Vice-Mayor



