

ORDINANCE NO. O – 09 – 25 – 25

**AN ORDINANCE ADOPTING THE PLANNING COMMISSION'S
RECOMMENDATION TO APPROVE, WITH SPECIFIED CONDITIONS, THE
17.135 ACRE PRELIMINARY AND FINAL SUBDIVISION PLAN OF
NORTHWOOD ESTATES SECTION ONE FOR PROPERTY BEARING PARCEL
I.D. NUMBER M60 03012 0022 AND LOCATED AT THE NORTHWEST CORNER
OF NATIONAL ROAD AND HABER ROAD AND CONTAINING 33.7313 ACRES
LOCATED WITHIN THE CITY OF CLAYTON, OHIO**

WHEREAS, on July 8, 2025, an application was filed by Northwood Estates, LLC for approval of a 17.135 acre Preliminary and Final Subdivision Plan for the property located at the Northwest corner of National Road and Haber Road and bearing Parcel I.D. Number M60 03012 0022, and containing 33.7313 acres within the City of Clayton, Ohio (“Subject Property”);

WHEREAS, the Clayton Planning Commission held a public hearing on August 25, 2025, on said 17.135 acre Preliminary and Final Subdivision Plan request at which time any and all persons were given an opportunity to be heard thereon, and the Clayton Planning Commission, at said meeting, *voted to approve with specified condition(s) (Exhibit A), the 17.135 acre Preliminary and Final Subdivision Plan*; and

WHEREAS, the Clayton City Council held a public hearing on September 18, 2025, on the aforesaid 17.135 acre Preliminary and Final Subdivision Plan request at which time any and all persons were given an opportunity to be heard thereon.

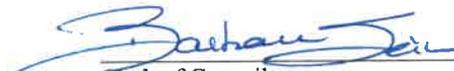
NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLAYTON, STATE OF OHIO:

1. That the Council hereby adopts the Planning Commission’s *recommendation of approval, with specified conditions, of the 17.135 acre Preliminary and Final Subdivision Plan for the Subject Property.*
2. That this Ordinance shall be effective as an exception to any ordinance, resolution or other legislation of the City of Clayton, Ohio, inconsistent with this Ordinance or which imposes additional requirements for effectiveness or validity.
3. That in accordance with Clayton Charter Section 4.031 the requirement that this enactment be read on two (2) separate days is complied with by readings on October 2, 2025 and October 16, 2025.
4. That in accordance with Clayton Charter Section 4.031(H) this enactment shall become effective thirty days after its second reading and enactment.

ADOPTED BY COUNCIL ON OCTOBER 16, 2025.

AUTHENTICATION:


Mayor (Presiding Officer of Council)


Clerk of Council

APPROVED AS TO FORM:


Law Director

CERTIFICATION OF PUBLICATION

This shall certify that the text of the above referenced enactment or a summary thereof was published once in the following newspaper and a summary posted in three places of public access as designated by Council.

Name of newspaper

Date of publication

Eaton Register Herald

October 22, 2025


Clerk

**CITY OF CLAYTON PLANNING COMMISSION
P.O. BOX 280
CLAYTON, OHIO 45315-0280**

RECOMMENDATION TO CLAYTON CITY COUNCIL

RESOLUTION FOR CASE PC25-05

NORTHWOOD ESTATES LLC, PROPERTY OWNER

WHEREAS, on July 8, 2025, Clayton City Staff received an application from Lance Oakes (Northwood Estates LLC), requesting approval of a **Preliminary & Final Development Plan**. The proposed Preliminary & Final Development Plan indicates 55 Single Family Homes, open space including a basin and a multi-use path; and

WHEREAS, on August 25, 2025, the Clayton Planning Commission did hold a public meeting on said request at which time any and all persons were given an opportunity to be heard thereon.

NOW BE IT RESOLVED THAT, the Clayton Planning Commission hereby recommends that the request be

APPROVED APPROVED WITH CONDITIONS DISAPPROVED

CONDITIONS:

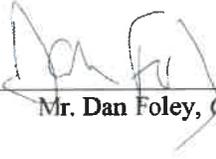
- (1) *Any future plans for active open space amenities (e.g., playgrounds or trails) shall be coordinated with City Staff for review and approval.*
- (2) *All outstanding engineering consultant comments shall be fully addressed prior to construction.*
- (3) *All infrastructure shall be installed according to the approved plans and in coordination with Montgomery County Environmental Services and other utility providers.*
- (4) *The developer, Northwood Estates LLC, shall be monetarily responsible for National Road and Haber Road intersection improvements at a percentage pro rata (equal) to the percentage of increased trips at said intersection as a result of the subdivision as indicated in the final, approved traffic study.*

Voting to recommend

APPROVAL APPROVAL WITH CONDITIONS DISAPPROVAL

of Planning Commission Case #PC25-05, Preliminary & Final Subdivision Plan, Northwood Estates LLC:

<u>Yes</u>	<u>No</u>	<u>Abstain</u>	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Bills (<i>absent</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Foley, <i>Chair</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ms. Williams
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ms. Pritchett (<i>absent</i>)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mr. Muncy, <i>Vice-Chair</i>



Mr. Dan Foley, *Chair*



Ms. Barbara Seim, *Secretary*

9-19-25

Date

September 11, 2025

Date