



Resolution No. _____

20 19

**RESOLUTION DETERMINING THAT DEMOLITION
CAN GO FORWARD AT PARCEL 651-0019-0125
(FORMER UNITED STATES PLAYING CARD FACILITY),
AND DECLARING AN EMERGENCY**

WHEREAS, in 2014, the Council of the City of Norwood passed Ordinance 2-2014 Adopting the Recommendation of the Planning Commission to Place a Planned Unit Development Overlay Zone Over Parcel 651-0019-0125 (Former United States Playing Card Facility); and

WHEREAS, Section 3 of Ordinance 2-2014 provides that if a Planned Unit Development ("PUD") plan application for that site includes demolition, Council has the authority to delay consideration of the application by up to 180 days to explore feasible alternatives to demolition; and

WHEREAS, PLK Communities LLC ("PLK") is under contract to purchase the property for development, including some residential use; and

WHEREAS, PLK plans to demolish a significant portion of the structures, but does intend to preserve the clock tower and smoke stack to the extent feasible; and

WHEREAS, the structures have suffered serious and continuing deterioration in the five and a half years since Ordinance 2-2014 was passed, making preservation increasingly less possible; and

WHEREAS, PLK, the Norwood Building Department, the Norwood Fire Department, and the Administration agree that demolition is the only practical way to address the continued risk of fire at the site, and agree that the only feasible development option for the site is through demolition; and

WHEREAS, PLK is unwilling to close on its purchase of the property, scheduled in the very near future, if it cannot commence the demolition process immediately upon approval of a demolition permit, which would include consideration of utility cut offs and environmental remediation; and

WHEREAS, PLK is aware that any actual future development will be subject to approval by the Planning Commission and Council, through either a re-zoning of the property or approval of PUD development plans; now therefore,

BE IT RESOLVED by the Council of the City of Norwood, Ohio, SECTION 1. Council will not invoke its authority to delay demolition or review of any application for 180 days to study possible feasible alternatives to demolition.

SECTION 2. This Resolution is declared to be an emergency resolution necessary to preserve the health, safety, and general welfare of the citizens of the City of Norwood, and shall take effect forthwith. The reason for said emergency is to eliminate the increasing dangers from the deterioration of the structures on the property, as quickly as possible.

PASSED:

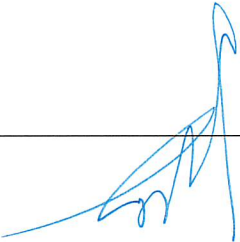
11/12/19
Date

Walter Stevenson

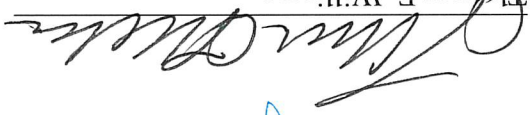
~~Donna M. Laake~~ ~~US SITE STEVENSON~~
President of Council PRO TEM

ATTEST:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this ordinance was passed at a regular/special meeting of Norwood City Council on the 12th day of November, 2019, in compliance with the rules of Norwood City Council and the laws of the State of Ohio. The foregoing ordinance was submitted to the Mayor of the City of Norwood, Ohio for his signature on the 15 day of November, 2019.



Joseph S. Geers
Clerk of Council



Thomas F. Williams
Mayor

APPROVED

11/18/19
Date

CERTIFICATION OF PUBLICATION:

Joseph S. Geers, the duly appointed Clerk of Council, attests that this ordinance was published in the _____ on _____ (Name of Newspaper) _____ (date) and _____ (date), 2019.

Joseph S. Geers
Clerk of Council

Date
1st Reading

Date
2nd Reading

Date
3rd Reading

Date
All 3 Readings 11/12/19

Date
Tabled

Date
Vetoed