

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

April 15, 1983



Mayor

Robert G. Heft

Clerk-Treasurer

Rupert W. Schweinhagen

Members of Council

Darel Austermillier, President

James Jackson

William Young

Lawrence Haase

Darrell Fox

James Zumfelde

City Manager

Richard A. Hayward

Law Director

Keith P. Muehlfeld

Maurer Mobil Home
Service Center, Inc.
18487 N. Dixie Hwy.
Bowling Green, OH 43402

Re: 558 Beckham (Trailer Park)

Dear Mr. Maurer:

On April 6, 1982, I sent you a letter about the condition of your trailer park at 558 Beckham and at that time you cleaned up portions of the park.

On April 8, 1983 I received three complaints about the condition of the park and the type of people residing there.

I inspected the park on April 11, 1983 and took 10 pictures that day. On the 12th of April, I drove to Bowling Green and went through your park behind your service center. That park is not kept as nice as some parks I've seen but it is better than the one in Napoleon.

When I returned from Bowling Green, I swung by the park and saw your truck there removing the debris laying around. I figured someone had called you and told you I had inspected the park.

Right here I would like to mention one thing you might not realize. This trailer park is a legal non-conforming use within the existing zoning classification of the property. The zoning district is General Business and trailer parks are not a permitted use within this district.

Trailer parks are allowed under a Conditional Use Permit but only allowed in C Residential, Planned Business and I-1 Industrial Districts.

Being a non-conforming use, the trailer park can continue, as long as it is maintained properly and we receive no complaints. The condition of the park has been declining over the years. You have not done anything within the time you have owned the park to improve the condition. Also, you have no resident manager.

Maurer Mobil Home
Service Center, Inc.
April 15, 1983
Page 2

I thought after the last letter a year ago, that you would take more interest in the park and try to make it a nice place for people to live but I guess that's not going to happen.

I am going to give you one month to clean the park up by keeping rubbish removed, painting and repairing the old damaged trailers or remove them and appoint a resident manager, or I shall see that action is taken to close the park down. This park has become a serious matter to the City of Napoleon and we have no other park in this condition.

Enclosed is a set of pictures I took on April 11, 1983. I have a duplicate set. Some of these things have been removed.

Your cooperation is appreciated.

Yours truly,

Richard G. Hayman
Building Commissioner

RGH:dd

Enc.

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

April 6, 1982



Maurer Mobil Home
Service Center, Inc.
18487 North Dixie Highway
Bowling Green, OH 43402

Mayor
Robert G. Heft

Re: 558 Beckham (Warner Trailer Park)

Clerk-Treasurer
Rupert W. Schweinhagen

Dear Mr. Maurer:

Members of Council
Lawrence Haase, President
James Jackson
William Young
Darel Austermler
Darrell Fox
James Zumfelde

Last year you informed me that you were going to clean up the Warner Trailer Park. I have noticed that some of the old trailers have been moved. The accumulation of rubbish and debris on the lot has become a matter of concern to the City of Napoleon. The condition of some of the remaining trailers also shows a lack of maintenance.

City Manager
Richard A. Hayward

Under our Nuisance Ordinance No. 1105, Section 92.01A states that if there is suffered any building, house or structure to become so out of repair and dilapidated that, due to lack of adequate maintenance or neglect, it endangers the public health, welfare or safety, or materially interferes with the peaceful enjoyment of owners or occupants of adjacent property it shall be considered a public nuisance and a notice shall be sent to the owner to abate the nuisance.

Law Director
Keith P. Muehlfeld

92.01D states that if there is caused or suffered the accumulation on any such lot of land or in any such building, house or structure, of earth, rubbish, or other materials which shall or will, if the condition is suffered to continue, attract or propagate vermin or insects endangering the public health or Subsection F that it constitutes a fire hazard by reason of the likelihood of its catching fire or communicating fire, it shall constitute a public nuisance and a letter shall be sent to the owner to abate the nuisance.

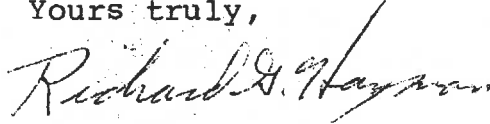
The condition of the park and the vehicles have been determined a public nuisance and shall be abated within 30 days of date of this notice.

*4/7/83
Complaint of rubbish
Bob Huxford
444 Spruce*

Maurer Hobil Home Service
April 1, 1982
Page 2

If you have any questions, please feel free to call.

Yours truly,

A handwritten signature in cursive script that reads "Richard G. Hayman". The signature is written in dark ink and is positioned above the typed name.

Richard G. Hayman
Building Commissioner

RGH:dd

Jim Mauer - 352-5111

4/29/82

Warner Trailer Park
Mauer Mobile Home Serv. Center
18467 North Dixie Highway
Bowling Green 43402

Sent notice on rubbish April 6, 1982
for 30 day compliance.

4/29/82 Phone complaint from home
owner near park about the conditions.

4/29/82 Took 12 pictures of conditions

4/29/82 Tried to call Jim Mauer owner.
Will return call.

4/29/82 Police report - Friday April 23, 1982
Bond boys who live in trailer park
vandalized C D Brilhart
These boys also were caught stealing
bikes. April 19 1982 Vincent & Mark
James for boat. Not

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

May 12, 1980

Mr. Herbert Grimes
1319 Hast Rd.
Toledo, OH 43615

Re: Warners Trailer Park

Dear Mr. Grimes:

A final inspection of the electrical installations was completed on the Warner Trailer Park. The installation of the meter panels and service is approved. The following suggestions should be noted:

1. Power cord from service disconnect to trailer shall be continuous. Trailer #9 has spliced power cord on to molded plug and not in box but laying under cement block. Cord is approximately 42 feet long. Code requirements is not over 36½ feet. No fittings installed where cord comes out of service disconnect box.
2. Trailer #1 & 2 underground feeders from Trailer Unit #1 service disconnect to unit #2 not installed in pipe from disconnect to underground pipe.
3. Four inch square metal boxes fastened to exterior sides of trailers not water-proof boxes and no fittings on box to protect cable. Duct tape being used to keep water from entering box.
4. Some power supply cords not approved mobile home power supply cords and are in a deteriorated condition.

Your trailer park is located in a "GB" (General Business) zone. Under this zone, trailer parks are not permitted. This classifies you under non-conforming. You may have the trailer park as it was at the adoption of the Code in 1979 but cannot expand it in any way. At the adoption of the Code you had eighteen trailers with twenty five units. You shall not add any more trailers or units to this park.



Mayor
Robert G. Heft

Clerk-Treasurer
Rupert W. Schweinhagen

Members of Council
Lawrence Haase, President
James Jackson
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Darrell Fox
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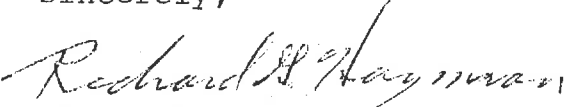
City Manager
Alan E. Tandy

Law Director
Keith Muehlfeld

Mr. Herbert Grimes
May 12, 1980
Page 2

Your cooperation in this matter is appreciated.

Sincerely,


Richard G. Hayman
Building Commissioner

RGH:dd

cc: Ohio Dept. of Health

City of NAPOLEON, OHIO

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Maurer Mobile Home
Service Center, Inc.
18487 N. Dixie Hwy.
Bowling Green, OH 43402

Re: 558 Beckham (Trailer Park)

Dear Mr. Maurer:

On April 8, 1983 I received three complaints about the condition of the mobile home park located at 558 Beckham in Napoleon, Ohio. As you recall on April 6, 1982, I sent you a letter regarding the condition of this park, at which time you did clean up a portion of it.

In response to the complaints of April 8, 1983, I inspected the aforementioned park on April 11, 1983 and took ten pictures. Enclosed you will find one set of the pictures. I have a duplicate set and the enclosed set should be retained by you as a reference.

At this time, I would like to remind you that this trailer park is a legal non-conforming use within the existing zoning classification of the property. The zoning district is General Business and mobile home parks are not a permitted use within this District.

Mobile home parks are allowed under a Conditional Use Permit, but only in C Residential, Planned Business and I-1 Industrial Districts. Being a legal non-conforming use, the trailer park can continue as long as it is maintained properly and the City receives no complaints. The condition of the park has been deteriorating over the years and as I have indicated, we have begun to receive a number of complaints.

You are hereby given thirty (30) days to clean up the mobile home park and remove the rubbish, paint, repair or remove the old and damaged trailers and appoint a resident manager. If these actions are not undertaken, the City of Napoleon will have to investigate the feasibility of preventing this type of use at this location.

352-5711

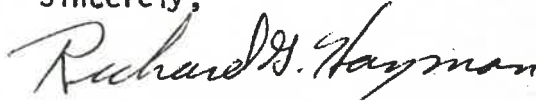
353-3221

April 15, 1983
Page 2

The other mobile home parks within the corporation limits of Napoleon are kept in a manner which do not constitute a public nuisance. I would hope that you are willing to meet these minimum standards and am willing to work with you in any way possible to insure compliance with the City's regulations.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Richard G. Hayman". The signature is written in dark ink and is positioned above the typed name.

Richard G. Hayman
Building Commissioner

RGH:dd

PS Form 3911, Dec. 1980

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

● **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
 Show to whom and date delivered 60¢
 Show to whom, date, and address of delivery .. —¢

2. **RESTRICTED DELIVERY**
(The restricted delivery fee is charged in addition to the return receipt fee.) —¢

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**
 Maurer Mobile Home
 18487 N. Dixie Hwy.
 Bowling Green, OH 43402

4. **TYPE OF SERVICE:** **ARTICLE NUMBER**
 REGISTERED INSURED P360
 CERTIFIED COD 237 801
 EXPRESS MAIL

(Always obtain signature of addressee or agent)

I have received the article described above.
SIGNATURE Addressee Authorized agent
Becky & John

5. **DATE OF DELIVERY**
 4-16-83

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:** 7a. **EMPLOYEE'S INITIALS**
JJ



push

P 360 237 801
RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
 NOT FOR INTERNATIONAL MAIL
 (See Reverse)

PS Form 3800, Apr. 1976 Cyley & Associates

SENT TO
 Maurer Mobile Home
 STREET AND NO.
 18487 N. Dixie Hwy.
 P.O., STATE AND ZIP CODE
 Bowling Green, OH 43402

POSTAGE \$.54

CONSULT POSTMASTER FOR FEES	CERTIFIED FEE	.75	¢
	SPECIAL DELIVERY		¢
	RESTRICTED DELIVERY		¢
	OPTIONAL SERVICES		
RETURN RECEIPT SERVICE	SHOW TO WHOM AND DATE DELIVERED	.60	¢
	SHOW TO WHOM, DATE, AND ADDRESS OF DELIVERY		¢
	SHOW TO WHOM AND DATE DELIVERED WITH RESTRICTED DELIVERY		¢
	SHOW TO WHOM, DATE AND ADDRESS OF DELIVERY WITH RESTRICTED DELIVERY		¢
TOTAL POSTAGE AND FEES		\$ 1.84	
POSTMARK OR DATE			

Public Alley



23' x 72'

Space 23' x 66'

10' x 56' structure

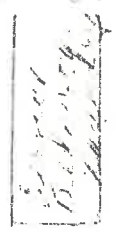
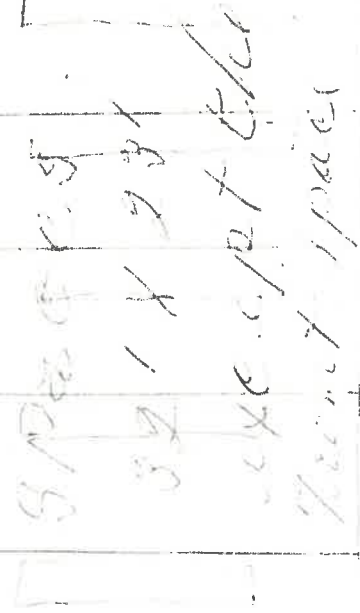
car park

city alley

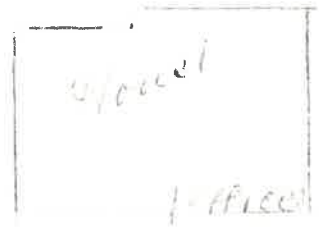
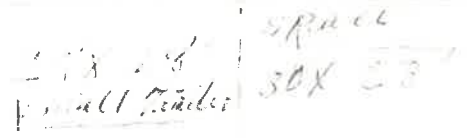
Map of
Narrow
Trailer
Court.

Vaporizer

Not to
scale



10' x 56'



space - 5'

Public Alley

TO: Richard A. Hayward
FROM: Richard G. Hayman *RGH*
SUBJECT: Old Warner Trailer Park, Euclid and Beckham
DATE: July 24, 1985

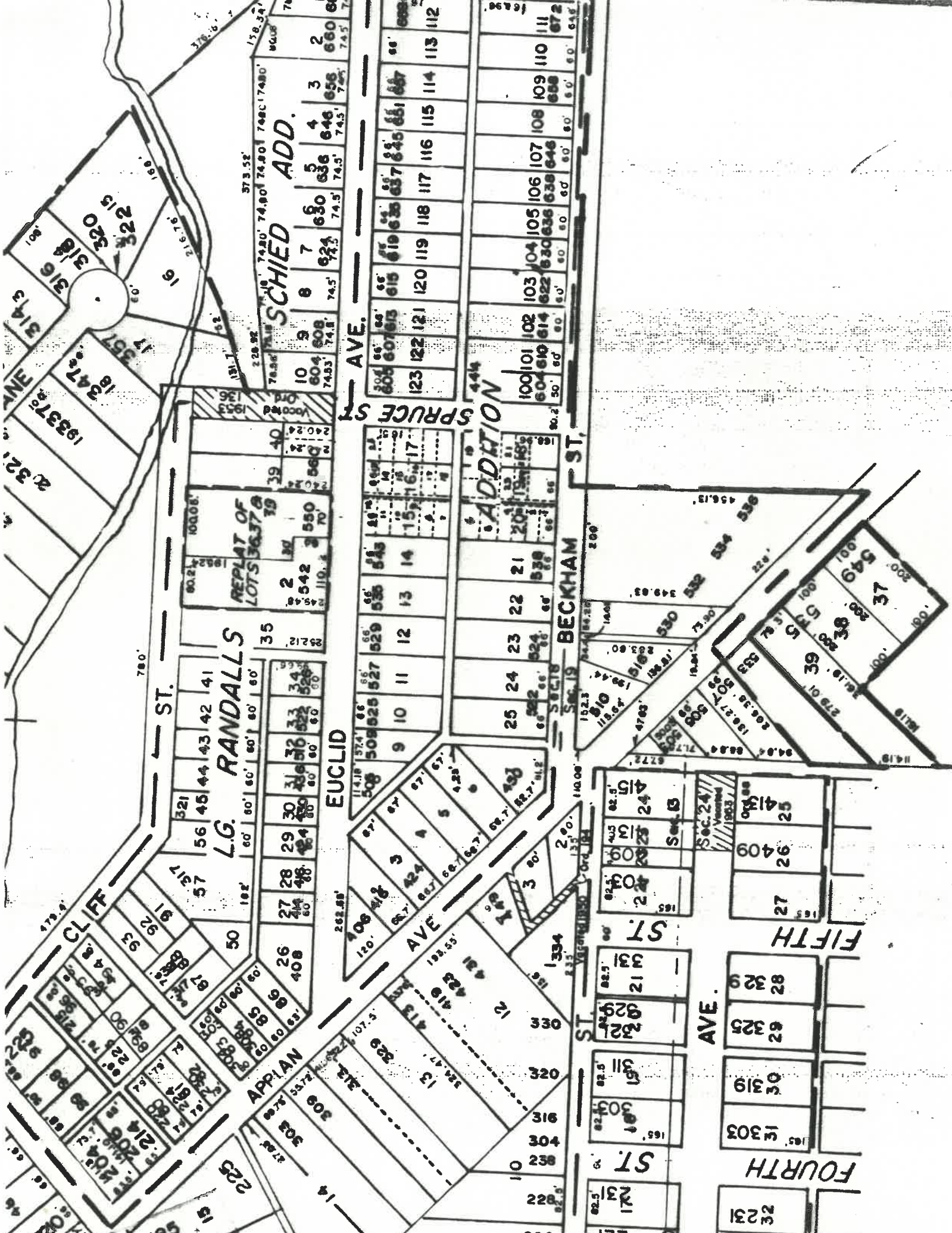
I have investigated to find if the Old Warner Trailer Park was ever divided in to individual trailer lots. Our subdivision map shows 24 individual lots. The trailer park contained Lots 15-16-17-18-19-and 20 of the LG Lowes 1st addition, many years ago. Lot 20 was sold off and a house built. Lot 15 was sold in 1983 and is vacant. Only 4 lots remain under the trailer park non-conforming rules.

In 1979, Roger and Julianna Bagley sold the park by land contract to Herbert Grimes. Grimes then sold the park in 1982 to Maurer Mobile Homes of Bowling Green, by land contract even though the first land contract stated he could not assign, encumber or transfer his interest or any part thereof without paying off the entire indebtedness.

One other thing I'm wondering, if they put in trailers larger than what was there originally, is this an expansion of the non-conforming use.

They are only permitted 18 trailers and 25 units, they will probably end up with 18 trailers total.

I cannot find where the individual lots came from, on our subdivision map.



L.G. RANDALLS

SCHIED ADD.

ADDITION

ST.

EUCLID

AVE.

SPRUCE ST

BECKHAM

ST.

CLIFF

APPIAN

AVE.

ST.

FIFTH

AVE.

ST.

FOURTH

19 581

20 582

21 583

22 584

23 585

24 586

25 587

26 588

27 589

28 590

29 591

30 592

31 593

32 594

33 595

34 596

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195 757

196 758

197 759

198 760

199 761

200 762

201 763

202 764

203 765

204 766

205 767

Mary Dodds 2nd Addition

Lot		Lot	
11	Edward Medina 216 Carey Street Napoleon Ohio 43545	11W	Melvin Lewis Riebesehl C/O Ln Guar Off Vet Adm 1240 E Ninth New Fed Bldg Cleveland Ohio 44199
13	William Schroeder M-631 Road 17D Route 2 Napoleon Ohio 43545	15	Helen C Parish 1016 Stevenson Street Napoleon Ohio 43545
17	James E Bowen C/O Kissell Co 30 Warder Street Springfield Ohio 45501	19	Lawrence F Ashbaugh C/O Loan Guaranty Off 1240 East Ninth Street Cleveland Ohio 44199
21,23	Vernon D Hesterman Box 177 Ridgeville Corners, Ohio 43545	25,26 27	Ziba Bowles 1068 Stevenson Street Napoleon Ohio 43545
31	Thomas Hardy C/O Robert H Behrman 16-224 Road Q Route 2 Napoleon Ohio 43545	33	Joanne Howe C/O Kissell Co 30 Warder Street Springfield Ohio 45501
35	Harold G Vold 406 Appian Avenue Napoleon Ohio 43545	37	Wilbur B Clark 1610 Riverview Avenue Napoleon Ohio 43545
39	Melvin F Lane 1116 Stevenson Street Napoleon Ohio 43545	41,43 45	Lee Dietrich C/O Travis Nelson 1122 Stevenson Street Napoleon Ohio 43545
45	Becks Construction Co Route 3 County Road M Napoleon Ohio 43545	47	Leland R Knepley C/O Ln Guar Off Vet Adm 1240 E Ninth New Fed Bldg Cleveland Ohio 44199
48	Doris Mc Cone 1109 North Scott Street Napoleon Ohio 43554	49	Louise L Junge 1043 Reynolds Street Napoleon Ohio 43545
50,51 52	Marvin D Weller 1081 North Scott Street Napoleon Ohio 43545	53,54	Aminta Gomez 1059 Scott Street Napoleon Ohio 43545
55sw	Mark J Spencer 1045 Scott Street Napoleon Ohio 43545	55	Andrew Kinane C/O Marguerite Babcock 1051 Scott Street Napoleon Ohio 43545

Mary Dodds 1st Addition

Lot		Lot	
3e	Leonard L Clark 1020 Riverview Avenue Napoleon Ohio 43545	3	Hermania Reiser 629 West Washington Street Napoleon Ohio 43545
4s	Richard K Funkhouser P O Box 283 Ridgecrest California 93555	4n	Lorena Huener 11-225 Road O Route 3 Napoleon Ohio 43545
5	Hilda C Bockelman 1019 Scott Street Napoleon Ohio 43545	6	Loren C Volkman 1025 Scott Street Napoleon Ohio 43545
7	Lorena W Homan 1033 Scott Street Napoleon Ohio 43545	8	David N Morris 1039 North Scott Street Napoleon Ohio 43545
9a	Mark J Spencer 1045 Scott Street Napoleon Ohio 43545	9b	Andrew Kinane C/O Marguerite Babcock 1051 Scott Street Napoleon Ohio 43545

CONDEMNED

AS

Dangerous and Unsafe

THIS STRUCTURE KNOWN AS Lot 12 / 558 Beckham St.
Napoleon, Ohio.

DANGER ---- KEEP OUT

All persons are hereby notified to keep out as long as this notice remains posted.

Any person willfully destroying, mutilating or removing this card will be punished to the full extent of the law.

Posted under authority granted in Property Maintenance Code section PM 107 & 108 as adopted in Chapter 1311 of the Codified Ordinances of the City of Napoleon.

1-9-02

DATE POSTED

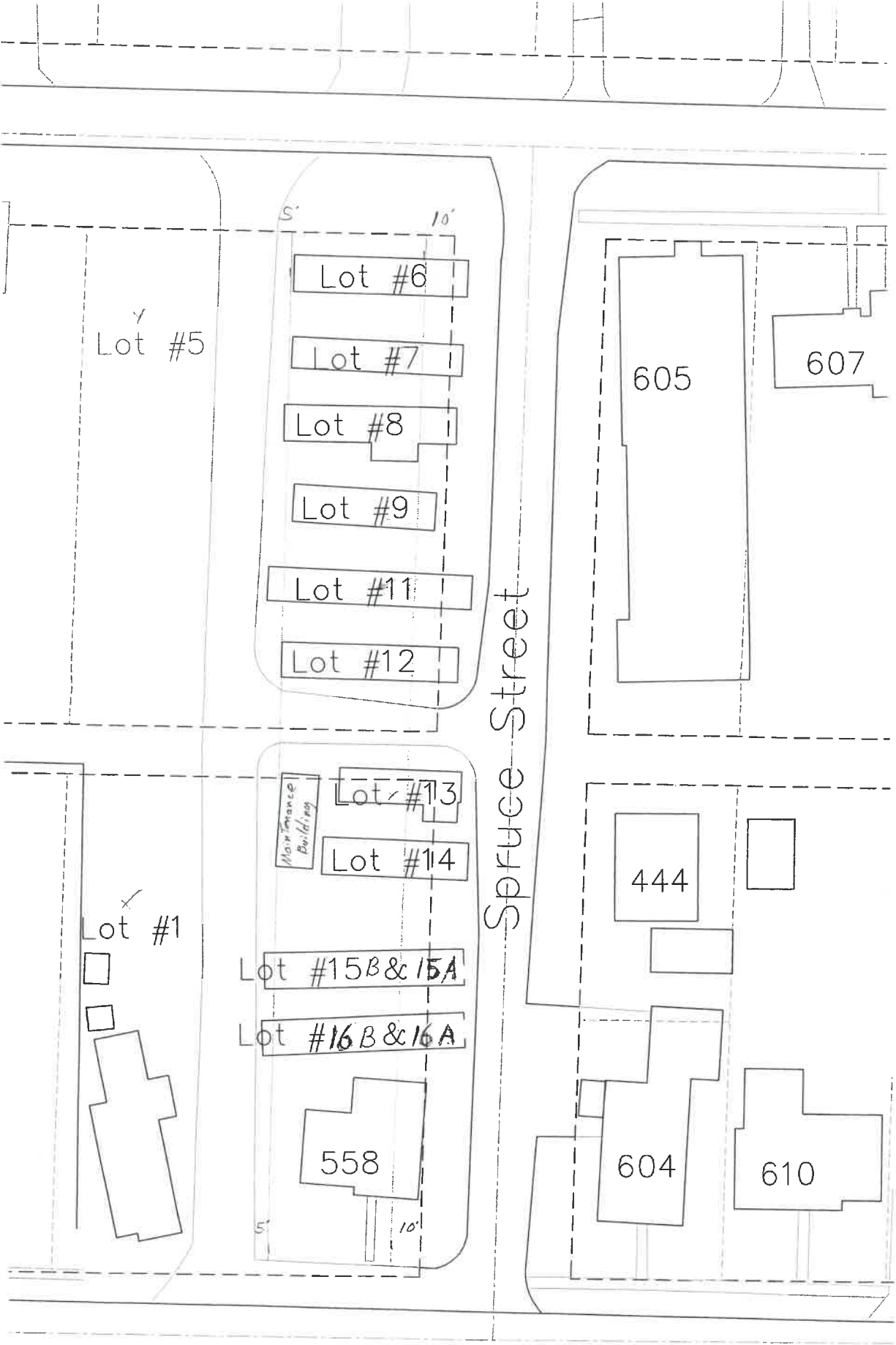
Brent A. Damman

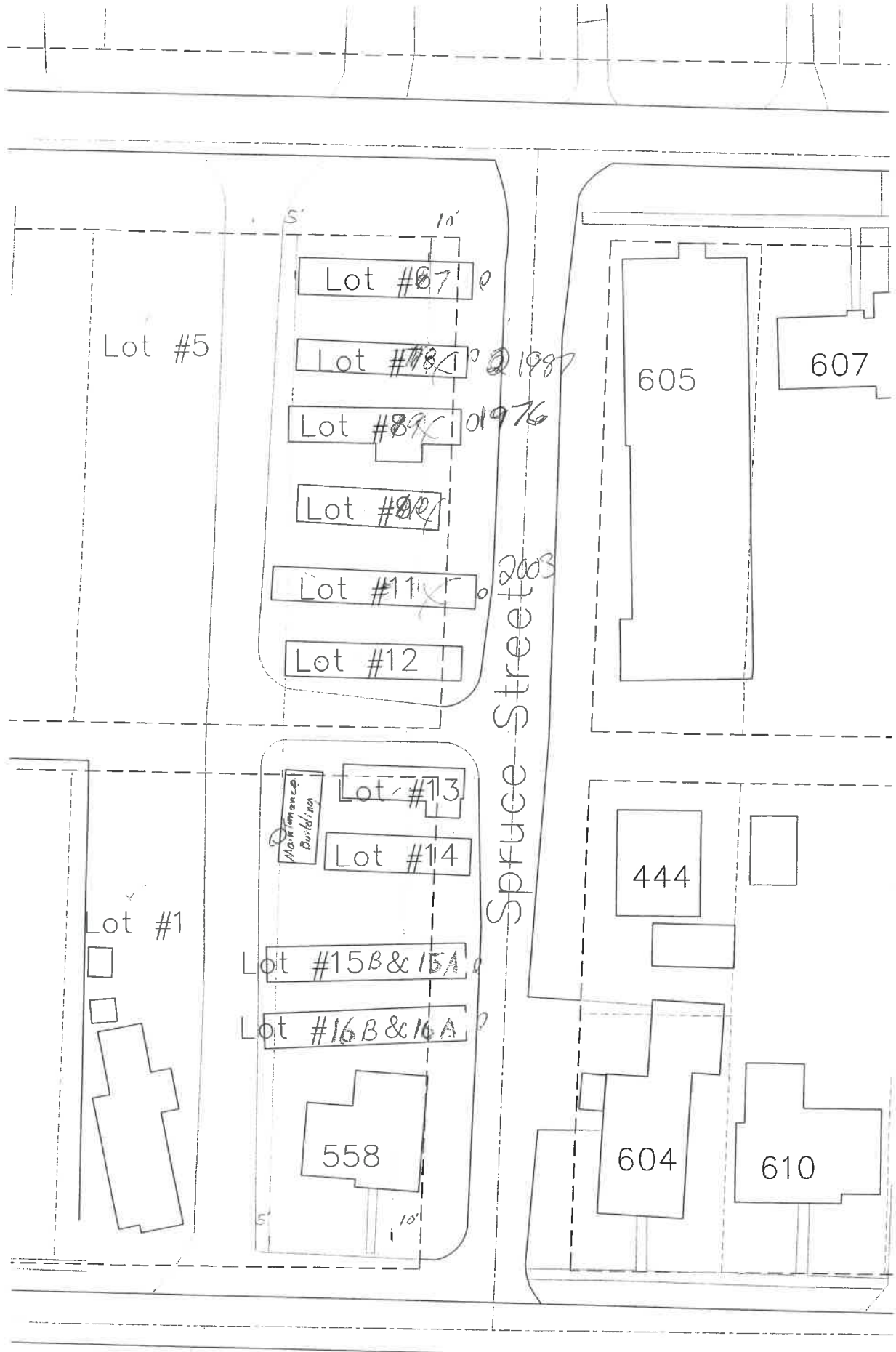
CODE OFFICIAL

HA Violations of PM 604 + 605.

Repairs Made
approved 1-14-02

1"=30'





Lot #5

Lot #7

Lot #8 1987

Lot #9 1976

Lot #10

Lot #11

Lot #12

Maintenance Building

Lot #13

Lot #14

Lot #15B & 15A

Lot #16B & 16A

558

605

607

444

604

610

Spruce Street

Lot #1



558 Beckham

4/11/83



558 Beckham

4/11/83



558 Beckham

4/11/83



558 Beckham

4/11/83



538 Beckham
(Warner Trailer Park)
4/29/82



535 BECKHAM
4/11/83



538 Beckham
4/11/83



538 Beckham
Warner Trailer park
4/11/83



558 Beckham

4/11/83



558 Beckham

4/11/83



558 Beckham
(Warner Trailer Park)

4/29/82



558 Beckham

4/11/83



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
11/20/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82



558 Beckham
(Warner Trailer Park)
4/29/82