

P E R M I T

CITY OF NAPOLEON
255 W. RIVERVIEW AVE
NAPOLEON, OHIO 43545

DIVISION OF BUILDING & ZONING
PH (419) 592-4010
FAX (419) 599-8393

PERMIT NO: 99279 DATE ISSUED: 08-10-99 ISSUED BY: BND

JOB LOCATION: 600 BONAPARTE DR EST. COST:

LOT #: SUBDIVISION NAME:

OWNER: HARLEY DAVIDSON SALES & S AGENT: RUPP ROSEBROCK INC
ADDRESS: 600 BONAPARTE DR ADDRESS: 7464 US HWY 24
CSZ: NAPOLEON, OH 43545 CSZ: LIBERTY CENTER, OH 435
PHONE: 419-592-7123 PHONE: 419-533-7999

USE TYPE - RESIDENTIAL: OTHER:

ZONING INFORMATION

DIST: LOT DIM: AREA: FYRD: SYRD: RYRD:
MAX HT: # PKG SPACES: # LOADING SP: MAX LOT COV:

BOARD OF ZONING APPEALS:

WORK TYPE - NEW: REPLMNT: ADD'N: ALTER: REMODEL:

WORK INFORMATION

SIZE - LGTH: WIDTH: STORIES: LIVING AREA SF:
GARAGE AREA SF: HEIGHT: BLDG VOL DEMO PERMIT:

WORK DESCRIPTION
WAREHOUSE ADDITION

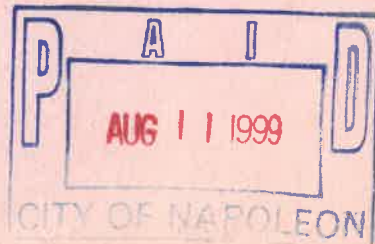
FEE DESCRIPTION	PAID DATE	FEE AMOUNT DUE
ZONING PERMIT		25.00

TOTAL FEES DUE 25.00

DATE

APPLICANT SIGNATURE

Zoning Permit Only!
other permits may be required



Memorandum

To: Brent Damman - Building & Zoning
Administrator
From: Adam C. Hoff, P.E. - City Engineer *ACH*
cc: Jon Bisher, Tony Druhot, Rick Barnes,
Jeff Marihugh, Bob Weitzel
Date: August 11, 1999
Subject: Harley Davidson Warehouse Addition -
Plan Review

In accordance with Section 1105.07 of the City of Napoleon Code of Ordinances and the City of Napoleon Engineering Department Rules & Regulations, I have reviewed the site plan submitted for the referenced project and hereby approve the site plan as submitted.

If you have any questions, please see me.

RESOLUTION NO. 18-95

A RESOLUTION TO ACCEPT DEDICATION OF BONAPARTE DRIVE

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NAPOLEON, OHIO:

Section 1. That a portion of Bonaparte Drive described below and dedicated by Marlowe Witt and Barbara Witt, husband and wife, Norman E. Detray and Marilyn Detray, husband and wife, Donald E. Detray and Roberta Detray, husband and wife, and Helen Heckler, unremarried, be and is hereby accepted as shown by the dedication plat.

A parcel of land being part of the Northeast Quarter of Section 11, Township 5 North, range 6 East, Napoleon Township, Henry County, Ohio and being more particularly described as follows:

PARCEL ONE (1)

Commencing at a monument box at the Southeast corner of the Northeast Quarter of Section 11; Thence North 00 degrees 00 minutes 00 seconds East, on the East line of the Northeast Quarter of Section 11, for a distance of 1513.30 feet to a point; Thence continuing North 00 degrees 00 minutes 00 seconds East for a distance of 30.00 feet to a point, being the True Point of Beginning of the parcel herein described;

Thence North 90 degrees 00 minutes 00 seconds West for a distance of 530.00 feet to a point;

Thence North 00 degrees 00 minutes 00 seconds East for a distance of 10.00 feet to a point;

Thence North 90 degrees 00 minutes 00 seconds West for a distance of 225.00 feet to a point;

Thence North 00 degrees 00 minutes 00 seconds East for a distance of 60.00 feet to a point;

Thence North 90 degrees 00 minutes 00 seconds East for a distance of 455.00 feet to a point;

Thence South 00 degrees 00 minutes 00 seconds East for a distance of 10.00 feet to a point;

Thence North 90 degrees 00 minutes 00 seconds East for a distance of 300.00 feet to point; Thence South 00 degrees 00 minutes 00 seconds East for a distance of 60.00 feet to the True Point of Beginning of the parcel herein described, containing 1.093 acres of land more or less.

(The bearings used herein are for the purpose of describing angles only and are not referenced to true or magnetic North.)

PARCEL TWO (2)

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 11, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio, and being the South ten (10)' feet of the following described parcel of land:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 11, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio and being more particularly described as follows:

Beginning at a point on the East line of said Section 11, said point being 867.5 feet South of the Northeast corner of said Section 11 and 1755.8 feet North of the Southeast corner of the Northeast Quarter of said Section 11; thence North $90^{\circ} 00''$ West a distance of 50.00 feet to an iron pin on the Westerly right of way line of State Route 108 as widened; thence continuing North $90^{\circ} 00''$ W a distance of 179.40 feet to an iron pin; thence continuing North $90^{\circ} 00''$ West a distance of 70.60 feet to an iron pin; thence South $0^{\circ} 00''$ West a distance of 152.50 feet to an iron pin; thence South $90^{\circ} 00''$ East a distance of 250.00 feet to an iron pin on the Westerly right of way line of State Route 108 as widened; thence continuing South $90^{\circ} 00''$ East a distance of 50.00 feet to a point on the East line of said Section 11; thence North $0^{\circ} 00''$ East along the East line of said Section 11 a distance of 152.50 feet to the true place of beginning, containing 1.050 acres of land, more or less. The dedicated 10 foot strip of land being 0.069 acres of land more or less.


Section 2. That it is found and determined that all formal actions of this City Council concerning and relating to the adoption of this Resolution were adopted in open meetings of this City Council, and that all deliberations of this City Council and any of its committees that resulted in such formal actions were in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and the City's Revised Code of General Ordinances.

Section 3. That if any other prior Ordinance or Resolution is found to be in conflict with this Resolution, then the provisions of this Ordinance shall prevail. Further, if any portion of this Resolution is found to be invalid for any reason, only that portion shall be held invalid and the remainder shall remain valid.

Section 4. That this Resolution shall take effect at the earliest time permitted by law.

Passed:

March 20, 1995


John Church, Council President

Approved:

March 21, 1995


Robert G. Heft, Mayor

VOTE ON PASSAGE 7 Yea 0 Nay — Abstain

Attest:


Gregory J. Heath, Clerk/Finance Director

Recommended for codification: Yes (Referenced Only)

C:\AMIPRO\LAWDIREC\RESOLUTIBONAPAT.SAMMarch 16, 1995 1:15 PM

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151



November 29, 1993

Mayor
Dennis Filgor

Mr. Marlowe Witt
203 West Main
Napoleon, Ohio 43545

Re: *Detray & Associates*
Roadway Improvements

Members of Council
John E. Church, President
Michael J. DeWit
Robert G. Heft
James Hershberger
Sarah Peper
Terri A. Williams

Dear Mr. Witt:

This letter is intended to clarify the City of Napoleon's position regarding the future dedication of the roadway which is being extended to service the new Harley Davidson Dealership being constructed.

City Manager
Terry Dunn

As per the Planning Commission and City Council approval, the Developer will provide a thirty (30) foot (back of curb to back of curb) pavement designed to thoroughfare standards.

Finance Director
Rupert W. Schweinhagen

Therefore, the Developer/Owner will be responsible to improve the existing pavement (385'±) and to extend new pavement (215'±), along with all related appurtenances.

Law Director
David M. Grahn

The following recommendations must be followed if the City of Napoleon will accept the pavement in the future:

City Engineer
Marc S. Gerken

- 1.) *The existing catch basin on the north side of pavement must be removed and replaced with a 2' x 3' curb inlet and a East Jordan 7360 M-1 or equal inlet casting and grate.*
- 2.) *Per visual inspection, the existing pavement has structural degradation throughout and we feel that it would be more cost effective to grind and reuse the existing asphalt and base then to spend funds for pavement coring and tests. Therefore, based on the*

utilization of a structural number of 2.89, we feel that the existing asphalt/stone base should be ground down and the pavement cross-section to be as follows:

1-1/2" ... 404 asphalt leveling coarse
1-1/2" ... 402 asphalt base coarse
4" 301 asphalt base coarse
3" 304 aggregate base

This pavement cross-section should give us the original design thickness and would allow us to regrade the crown accordingly. Also, we would allow the Contractor to utilize the grindings as a part of the 304 aggregate stone base. This type of reconstruction would also allow the existing curb to stand without possible tipping during excavation.

- 3.) Regarding the new pavement section, we feel that the following design would be more conducive to fall construction. This pavement cross-section is as follows:

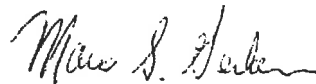
1-1/2" ... 404 asphalt leveling coarse
1-1/2" ... 402 asphalt base coarse
12" 304 aggregate base

With the following design, the Contractor could install the curb, underdrains, and stone base this year and then reconstruct the old pavement section and pave all work in the fall.

We feel that if this scenario is not followed, then the City would not be compelled to accept the pavement in the future.

Should you have any questions, please call.

Respectfully,



Marc S. Gerken, P.E.
City Engineer

MSG:rd

cc: Ernsberger, Miller & Assoc.

MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Variance to sign height for Harley Davidson
HEARING DATE: May 10th, 1994 at 4:30 PM
HEARING #: BZA 94/01

BACKGROUND

An application by Marvin Yagel (dba) Harley Davidson Sales & Service Incorporated 10-788 Co. Rd. O Napoleon Ohio, owner of a property located at 600 Bonaparte Dr. Napoleon, Ohio (located directly west of the Holiday Inn 2395 N. Scott Napoleon, Ohio), requesting a variance to the maximum height of an accessory use, to allow the placement of a 78' high advertisement sign on the southeast corner of the parcel. The variance is to section 151.39 (E)(2) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "PB" Planned Business Zoning District.

RESEARCH AND FINDINGS

1. The purpose of this request is to allow construction of a 78 foot heigh sign, the maximum height is 18 feet in his zoning district.
2. The sign would be located in the rear or south end of the lot, which is still several hundred feet from the St. Rt. 24 bypass right of way.
3. The Holiday Inn sign is approximately 78' high, and is located over 200 feet south of the proposed Harley Davidson sign, this will insure that one sign would not block out the other as viewed from Rt. 24.

ADMINISTRATIVE OPINION

I believe this request meets the standards for variation listed below and that the success of this business weighs heavily on good visible advertisement. Therefore I am recommending approval of the request as it is reasonable.

CONSIDERATIONS

The Board shall not render a decision on this request until it has reviewed the following standards for variation.

The standards for variation to be considered are as follows:

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or use in the same vicinity or district.
- (b) That such Variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity or district but which is denied to the property in question.
- (c) That the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) That the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

City of Napoleon

Fax Cover This is a confidential message, intended solely for the person to whom it is addressed. If you receive this message in error, please forward it to the correct person, or mail it back to us. Thank you.

To John Rosebrock - Rupp-Rosebrock, Inc.
Fax No. (419) 533-8704
From Adam C. Hoff, P.E. - City Engineer *ACH*
Date 8/4/99
Subject Harley Davidson Plan Review
Pages 1, including this one

I have reviewed the plans submitted for the referenced project and hereby approve the plan as submitted with the following comments:

1. A plan review fee of \$25.00 is required.
2. Sidewalks will need to be installed across the frontage of the property along Bonaparte Drive.

If you have any questions, please call me at 592-4010. Thank you.

c: Brent Damman

255 W. Riverview Ave.
Napoleon, Ohio 43545

(419) 592-4010 Phone

(419) 599-8393 Fax

City of Napoleon

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To John Rosebrock - Rupp-Rosebrock, Inc.

Fax No. (419) 533-8704

From Adam C. Hoff, P.E. - City Engineer *ACH*

Date 7/28/99

Subject Harley Davidson Plan Review

Pages 1 , including this one

I have reviewed the plans submitted for the referenced project and developed the following comments:

Sht. SP-1:

1. A more defined swale/detention area needs to be created to accommodate the additional runoff from the proposed addition and to prevent the runoff from going onto the neighbor's property.
2. No site drainage details, existing or proposed, are shown. Please provide my office with additional information.

If you have any questions, please call me at 592-4010. Thank you.

c: Brent Damman

255 W. Riverview Ave.

Napoleon, Ohio 43545

(419) 592-4010 Phone

(419) 599-8393 Fax

600 Bonaparte Dr

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c: Brent Damman

255 W. Riverview Ave.
Napoleon, Ohio 43545

(419) 592-4010 Phone
(419) 599-8393 Fax

CITY OF NAPOLEON ZONING CERTIFICATE

Certificate No. 250

Issued 11-29-93

By BND

Filing Fee 5.00 Zoning Inspector

Amount 600 Date Paid November 29, 1993

Issued To: Rupp/Roschbrock 4-050 U.S.Rt 24

Lot Information: Liberty Center, Ohio

Street Address: Behind Holiday Inn 2395 N. Scott

Lot No. Subdivision Defeat Lot 1

Lot Dimensions 225' x 560' (or Legal Description) Yard Set Back:

Lot Area 136680 Sq. Ft. Front 95'* ~~110'~~ Rear 110' ~~110'~~

Zoning District PR Planned Business Description of Use Retail Side W=93'* Side E=53'*

Lot Coverage 97%* ~~100%~~ Off Street Parking Spaces Required

Height 27'* ~~30'~~ Loading Spaces Required

Petition or Appeal Required Subdivision approved 10/18/93

Approved By: Zoning Inspector 11-29-93 Board of Zoning Appeals NA

* as per plan submitted dated 9-14-93 Drawn by J.A.R.

Date Applicant Signature (Owner-Agent)

White - Applicant

Yellow - Board of Zoning Appeals

Pink - Engineering

**CITY OF NAPOLEON
ZONING CERTIFICATE**

Certificate No. 266

Issued 11/29/93

By Brent M. Damman
Zoning Inspector

Filing Fee \$5.00
Amount

Date Paid

Issued To: Rupp/Rosebrock 4-050 U.S. Rt. 24
Liberty Center, OH 43532

Lot Information: 2405

Street Address Behind Holiday Inn ~~4405~~ N. Scott St. Napoleon, OH 43545

Lot No. Subdivision DeTray Lot 1
(or Legal Description)

Lot Dimensions 225' X 560' Yard Set Back: Front 95'* Rear 110'*

Lot Area 130,680 Sq. Ft. Side W=93'* Side R=53'*

Zoning District P.B. Planned Business Description of Use Retail

Lot Coverage 98* Off Street Parking Spaces Required

Height 17 27' Loading Spaces Required

Petition or Appeal Required Subdivision approved 10/18/93

Approved By: Zoning Inspector 11/29/93 Board of Zoning Appeals N/A

* As per plan submitted dated 9/14/93, Drawn by J.A.R. **DEC 06 1993**

Date 12-5-93 Applicant Signature [Signature] **CITY OF NAPOLEON**
(Owner-Agent)

Write - Applicant Yellow - Board of Zoning Appeals Pink - Engineering

PAID