

MEMORANDUM

TO: Members of the Planning Commission  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Conditional Use Permit World Harvest Church 1026  
Chelsea Ave.  
HEARING: October 1st, 1991 at 5:00 PM  
HEARING #: PC 91/17

BACKGROUND:

An application by Donald Schuette 960 Melody Ln. Napoleon, Ohio, on behalf of World Harvest Church of Napoleon for a Conditional Use Permit, to allow the operation of a church at 1026 Chelsea Ave. ( old west end lanes building ). The application is pursuant to Sections 151.46 of the City of Napoleon, Ohio, Code of Ordinances and is located in an "P.B." Planned Business District.

RESEARCH AND FINDINGS:

1. That the above mentioned lot is located in an "PB" Planned Business District in which the operation of a Church is only allowable through Conditional use proceedings.
2. The building in question has been vacant since Zeller TV and Appliance moved out.
3. The Church has been in operation for several weeks, due to the fact Mr. Schuette was unaware that he had to have a Conditional Use Permit to do so.
4. Our Zoning Code requires 1 parking space for every 5 seats in the church.
5. I have spoken with Dan Miller (Acting Pastor), he indicated to me that current membership is approx. 50 persons, and that it would be possible to accommodate 150 before they would have to seek another location. This maximum number would require 30 parking spaces, and the total spaces available are 60, which leaves 30 spaces for the remainder of the building tenets.
6. Also Mr. Miller stated that currently services are held at 8:00pm on Thursdays, and that once a permanent pastor is appointed, services would be held on Sunday mornings.

ADMINISTRATIVE OPINION:

It is my opinion that we should allow this Church to operate with the following condition:

1. That in the event the membership exceeds the parking

capacities, (as determined by the Zoning Administrator) the Conditional Use permit would then be void, and at this point the Church shall seek another location that would be more suitable.

Planning Commission should consider the following criteria, when recommending in favor of approving this request:

1. The establishment, maintenance of operation of these conditional uses will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The conditional use will not be injurious to the use and enjoyment or lawfully used property in the immediate vicinity or substantially diminish or impair property value within the neighborhood.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. The exterior appearance and functional plan of the conditional use will not be detrimental to the appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.
5. Adequate utilities, access roads, drainage, water, sewer and other environmental facilities have been or are being provided for the conditional use project.
6. Adequate measures have been or will be taken to provide ingress and egress to the premises so designed as to minimize traffic congestion in the in the public street.
7. The conditional use shall conform to the applicable regulations of this section.

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