

MEMORANDUM

TO: Mayor and Members of City Council  
FROM: Brent N. Damman, Zoning Administrator  
SUBJECT: Recommendation from the City Planning  
Commission to approve a Special Use Permit  
for Henry County Schools.  
MEETING DATE: December 16th, 1991 7:00pm  
HEARING #: PC 91/23

BACKGROUND:

An application by Northwestern Ohio Community Action Commission, Inc. 1933 E. Second St. Defiance, Ohio on behalf of The Henry County Schools 660 N. Perry St. Napoleon, Ohio for a special use permit to allow placement of a modular class room at the West Elementary School 700 Clairmont Ave. Napoleon, Ohio. The application is pursuant to Sections 151.35 and 151.44 (A)(1)(e) of The City of Napoleon, Ohio, Code of Ordinances and is located in an "A" Residential District.

RESEARCH AND FINDINGS:

1. That the above mentioned parcel is located in an "A" Residential District in which Educational facilities are only allowed by special use.
2. The proposed facility will be located east of the existing school building and the parking areas will interconnect.
3. The current facility has (32) parking spaces and houses (15) class rooms, each class room within requires (3) parking spaces, bringing the required spaces to (45).  
Deficit (13)
4. The proposed facility has 19 net parking spaces and houses (2) class rooms, each class room within requires (3) parking spaces, bringing the required spaces to (4).  
Surplus (15)
5. The City of Napoleon currently has a plan to extend a 16" water main from the end of Norton St. north across the Oberhause creek and Woodlawn Ave. to Willard St. this would necessitate an easement between the existing school building and the proposed new building. The normal easement for this type of project would be a 20' permanent and a 30' temporary. The pavement of the new parking lot may want to be delayed until this water main is extended.
6. The site plan indicates compliance to all setbacks and coverage criteria.



ADMINISTRATIVE OPINION:

This type of expansion of an existing facility should not be detrimental to its environment.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) The exterior architectural appearance and functional plan of the special use premises will not be incompatible with the architectural 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, and drainage, water, sewer, and other environmental facilities have been or are being provided for the special use project.
- (6) Adequate measures have been or will be taken to provide ingress and egress to the premises so designated to minimize traffic congestion in the public street.
- (7) The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may, in each instance, be modified by the conditions of the special use permit.



WRITTEN FINDINGS OF FACT:

The City of Napoleon Planning Commission held a hearing on December 10th, 1991 @ 5:00pm, summary as follows.

MEMBERS PRESENT WERE:

Richard McBroom (Chairman), Mayor Steven Lankenau , Ann Luzny, Larry Haase, Jon Bisher, Secretary: Brent N Damman

OTHERS PRESENT WERE: John Wilhelm, Gary Richie, Deb Bowen (NWOCAC), Other (NWOCAC)

Sec: Read research, findings and administrative opinion.

John Wilhelm: The purpose is to capture the three and four year old children who do not have opportunity to attend other facilities.

Haase: Concerned about additional traffic that would be generated.

Deb Bowen: Nearly all the children would be bused in.

Luzny: What would this structure look like ?

Bowen: Rough sawn cedar siding on the exterior and it would be essentially like a double wide trailer in general appearance.

Motion by: Hasse for approval as per recommendations of staff.

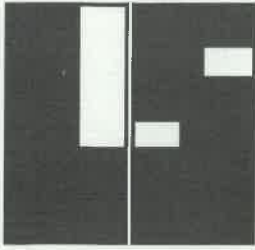
Seconded by: Luzny

Vote Cast:

Bisher: In favor  
Haase: In favor  
Luzny: In favor  
Lankenau: In favor  
McBroom: In favor

02218002.22PC91/23





# LEE A. SHORT ARCHITECT

Architecture • Planning • Consulting

217 1/2 North Defiance Street  
Archbold, Ohio 43502

(419) 446-9497  
Fax (419) 445-7078

January 28, 1992

Mr. Marc Gerken, P.E.  
City of Napoleon  
255 Riverview Avenue  
Napoleon, Ohio 43545

*700 Clairmont*

RE: Modular Classroom Installation  
West Elementary School

Dear Marc:

In answer to your review letter dated 1-24-92 about the above project:

1. Information forwarded to Contractor.
2. Electrical service is to be located on north side of fence on Owner's property.
3. There will be no dumpster located on this area of new pavement. I will refer this Item to Napoleon City Schools.
4. A 1½" water service is required.
5. Information forwarded to Contractor.
6. Not applicable.
7. Water will be directed towards the new curb, then to catch basin. Grate will be reused if possible.

Sincerely,

Lee A. Short  
Architect

LAS/cb

cc: Mr. Jim Bernicke, Napoleon City Schools





# City of NAPOLEON, OHIO

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

January 24, 1992

Mr. Rocky W. Steele  
Lee A. Short Architect  
217-1/2 N. Defiance St.  
Archbold, Ohio 43502

Re: Mobile Unit  
West Elementary School

Dear Mr. Steele:

This letter will serve as our review of Plan Sheets A-1 and A-2 of the above referenced project, and our review comments are as follows:

- 1) The sanitary sewer shall be laid at a minimum grade of 0.6% and the tap into the existing sanitary sewer line shall be made with a saddle tee as manufactured by Romac Industries, Inc. (see attachment). A Sewer Tap Permit and fee must be filed with the City of Napoleon Engineering Department (Mr. Brent Damman).
- 2) Regarding the electrical pole (existing) and underground conduit as shown, it should be understood that Owner should assume that it is constructed within the Owners property or show this office that an Easement exists with the railroad.
- 3) As you have shown the parking lot to consist of six (6) inch stone base (ODOT Item #304) and because you do not show the location of a dumpster pad, this letter will serve as the City of Napoleon's disclaimer regarding future pavement failure due to City of Napoleon refuse pickup, water repair and/or all other services involving heavy vehicle weight.



Mayor  
Steven Lankenau

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

City Manager  
Terry Dunn

Finance Director  
Rupert W. Schweinhagen

Law Director  
Michael J. Wesche

Prosecuting Attorney  
Thomas L. Bischoff



- 4) Your drawing illustrates a 1-1/4" water service which the City does not provide (1", 1-1/2", 2" or larger), please indicate to the City which size you will need. The City will make the tap and install the curb stop and box within five (5) feet of the water main.
- 5) Your tie-in onto the existing sidewalk and curb appears to be within the dedicated right-of-way and if so, the curb shall be Type 6 and the sidewalk be constructed with one-half (1/2) inch expansion joint material between the curb and walk. In addition, the pavement section repair within the right-of-way shall be three (3) inches of 404 asphalt and eleven (11) inches of stone base.
- 6) It appears that the railroad crossing gate will now be occupied by parked cars, although we do not have right-of-way adjacent to this, we feel that you will be creating a possible hazard (vandalism or accidental) by children walking between cars to cross the railroad tracks. Although this is not a review issue, we would suggest your consideration to it.
- 7) The surface drainage within the pavement (proposed) slopes toward the existing catch basin; it is not apparent whether this water will be directed towards the new curb and then over to the basin or whether it will follow the old edge of pavement. In addition, it is not apparent whether the existing catch basin grate is usable.



If you have any questions, please call.

Respectfully,

Marc S. Gerken, P.E.  
City Engineer

MSG:rw

cc: Napoleon Schools (Jim Bernicke)  
Sonny Helberg  
Brent Damman

Attachment





## SEWER PIPE O.D. CHART

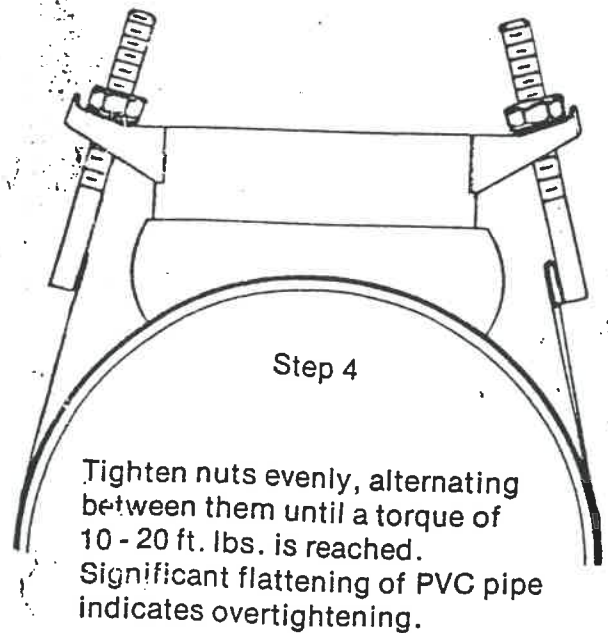
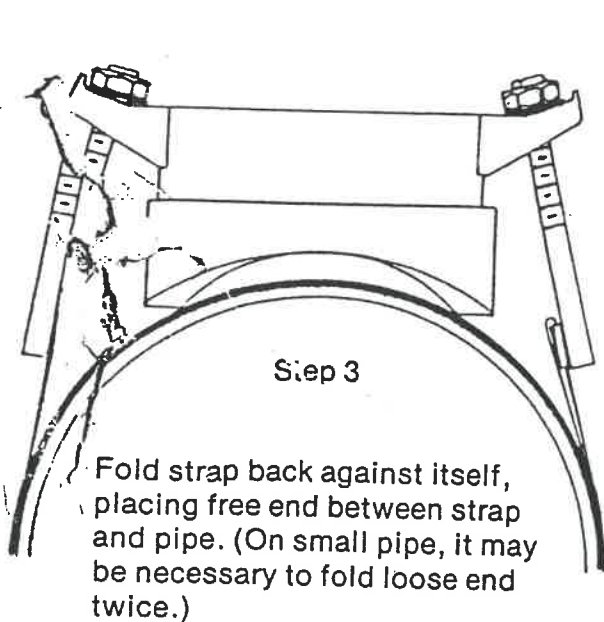
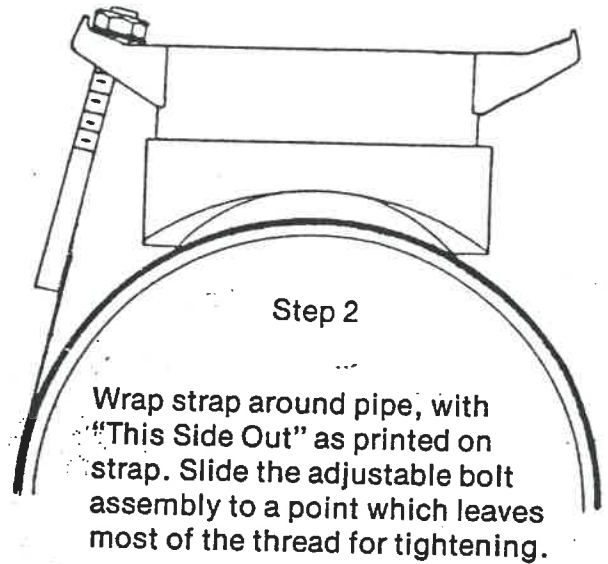
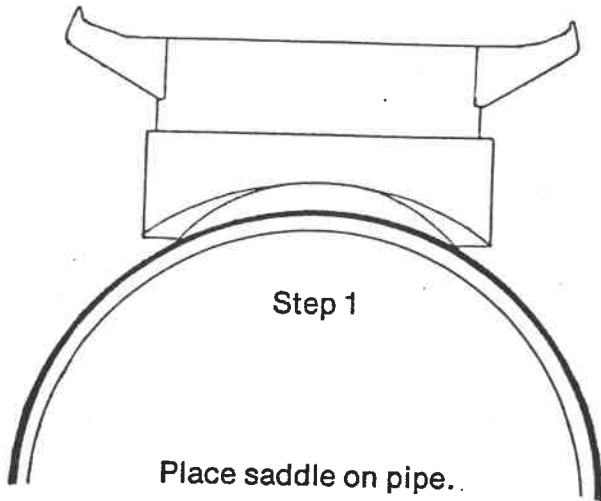
NOMINAL PIPE SIZE	ASBESTOS CEMENT SEWER						PVC		DUCTILE IRON	CI SOIL NO HUB	CLAY	CONCRETE (Average)	NOMINAL PIPE SIZE
	CL1500	CL2400	CL3300	CL4000	CL5000	ACME	SDR 35	SDR 41					
4"	4.81	4.87	5.05			4.62	4.215	4.215	4.80	4.38	5.00- 5.38	6.00	4"
5"	5.90	5.97	6.15			5.78				5.30			5"
6"	6.92	6.98	7.14			6.66	6.275	6.275	6.90	6.30	7.19- 7.56	8.00	6"
8"	9.02	9.04	9.22			8.96	8.40	8.16	9.05	8.38	9.25- 9.75	10.25	8"
10"	11.12	11.16	11.36	11.50	11.70	11.05	10.50	10.20	11.10		11.50-12.00	12.75	10"
12"	13.22	13.26	13.50	13.64	13.86	13.15	12.50	12.24	13.20		13.75-14.31	15.50	12"
14"	15.30	15.36	15.46	15.78	16.00	15.23			15.30				14"
15"	16.34	16.42	16.66	16.84	17.06	16.11		15.30			17.19-17.81	18.75	15"
16"	17.38	17.46	17.72	17.90	18.14	17.31			17.40				16"
18"		19.54	19.82	20.02	20.36	19.39		18.70	19.50		20.65-21.44	22.00	18"
20"		21.66	21.88	22.10	22.32	21.45			21.60				20"
21"		22.47	23.03	23.29	23.66	22.37		22.05			24.13-25.00	25.50	21"
22"													22"
24"		25.78	26.10	26.32	26.60	25.67		24.80	25.80		27.50-28.50	29.00	24"
27"								27.96			31.00-32.13	32.25	27"
28"													28"
30"			32.34	32.60	32.90	32.13					34.38-35.53	35.50	30"

NOTE: Due to variations in outside diameters and specifications, dimensions listed above are approximate. For this reason, the O.D. of pipe being used should be determined before ordering Romac products.





## INSTALLATION INSTRUCTIONS FOR STYLE "CB" SEWER SADDLE



**Step 5**

Lubricate and insert branch end. If saddle is furnished with a band clamp, tighten it until gasket fits snugly around pipe.



LEE A. SHORT, ARCHITECT  
217 1/2 N. DEFIANCE ST.  
ARCHBOLD, OHIO 43502  
(419) 446-9497

LETTER OF TRANSMITTAL

DATE: 1-17-92                      JOB NO.: 49091                      ATTN.: Mr. Brent Dammon

TO: City of Napoleon                      RE: Mobile Unit  
255 Riverview Avenue                      West Elementary School  
Napoleon, Ohio                                      Napoleon, Ohio

WE ARE SENDING YOU  ATTACHED  UNDER SEPARATE COVER VIA \_\_\_\_\_  
THE FOLLOWING ITEMS:

SHOP DRAWINGS     PRINTS     PLANS     SAMPLES     SPECS  
 COPY OF LETTER     CHANGE ORDER     OTHER \_\_\_\_\_

-----  
COPIES            DATE            NO.            DESCRIPTION  
-----

1 each                                      Sheets A-1 and A-2

THESE ARE TRANSMITTED AS CHECKED BELOW:

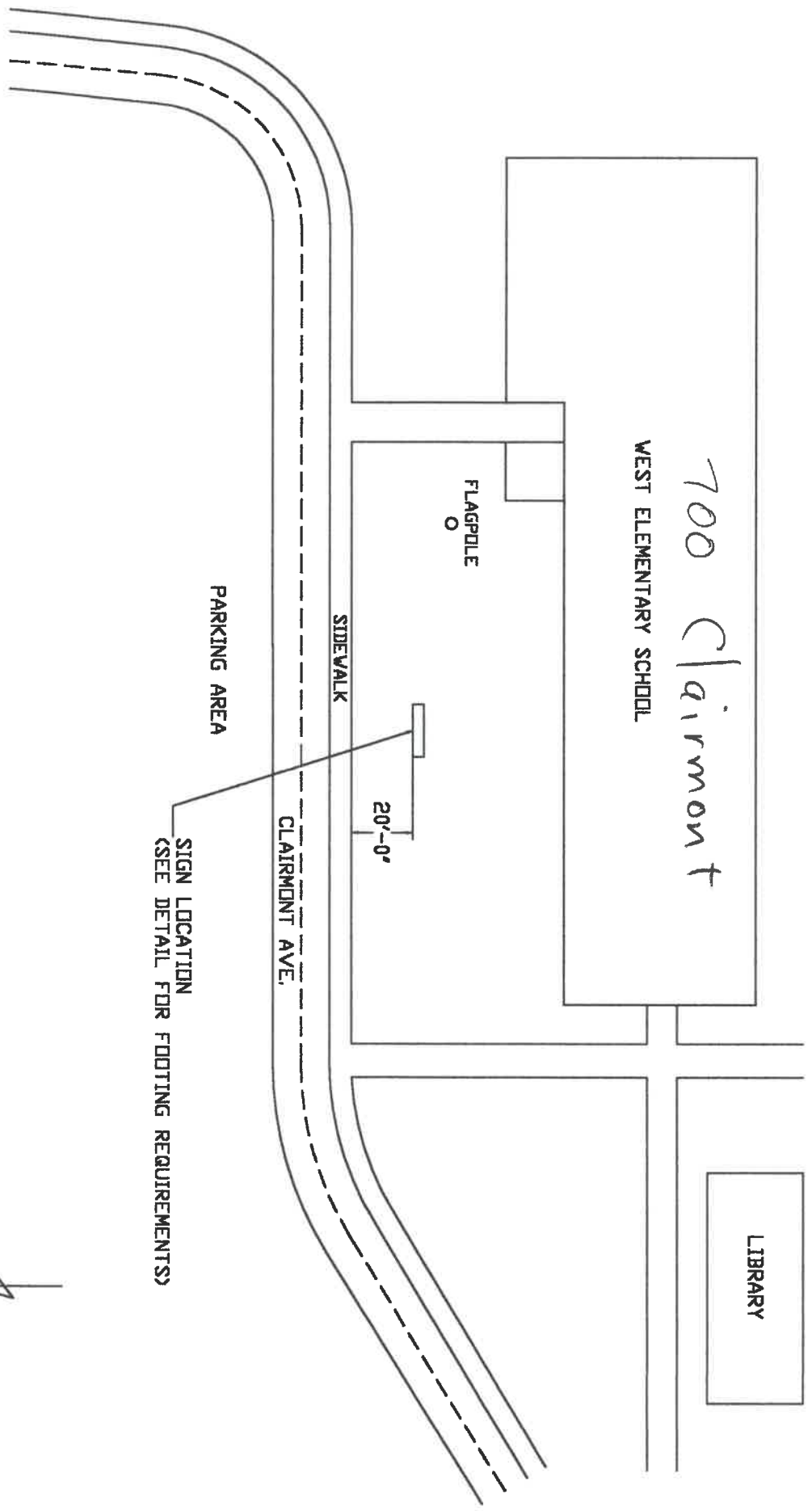
FOR APPROVAL             APPROVED AS SUBMITTED             FOR YOUR USE  
 RESUBMIT \_\_\_\_\_ COPIES FOR APPROVAL     SUBMIT \_\_\_\_\_ COPIES FOR DISTRIBUTION  
 AS REQUESTED             APPROVED AS NOTED             RETURNED FOR CORRECTIONS  
 RETURN \_\_\_\_\_ CORRECTED PRINTS             FOR REVIEW AND COMMENT  
 FOR BIDS DUE \_\_\_\_\_             PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO \_\_\_\_\_ SIGNED Rocky W. Steele  
Rocky W. Steele

If enclosures are not as noted, kindly notify us at once.





SIGN LOCATION  
(SEE DETAIL FOR FOOTING REQUIREMENTS)

**PLAN VIEW - SIGN LOCATION**

ND SCALE





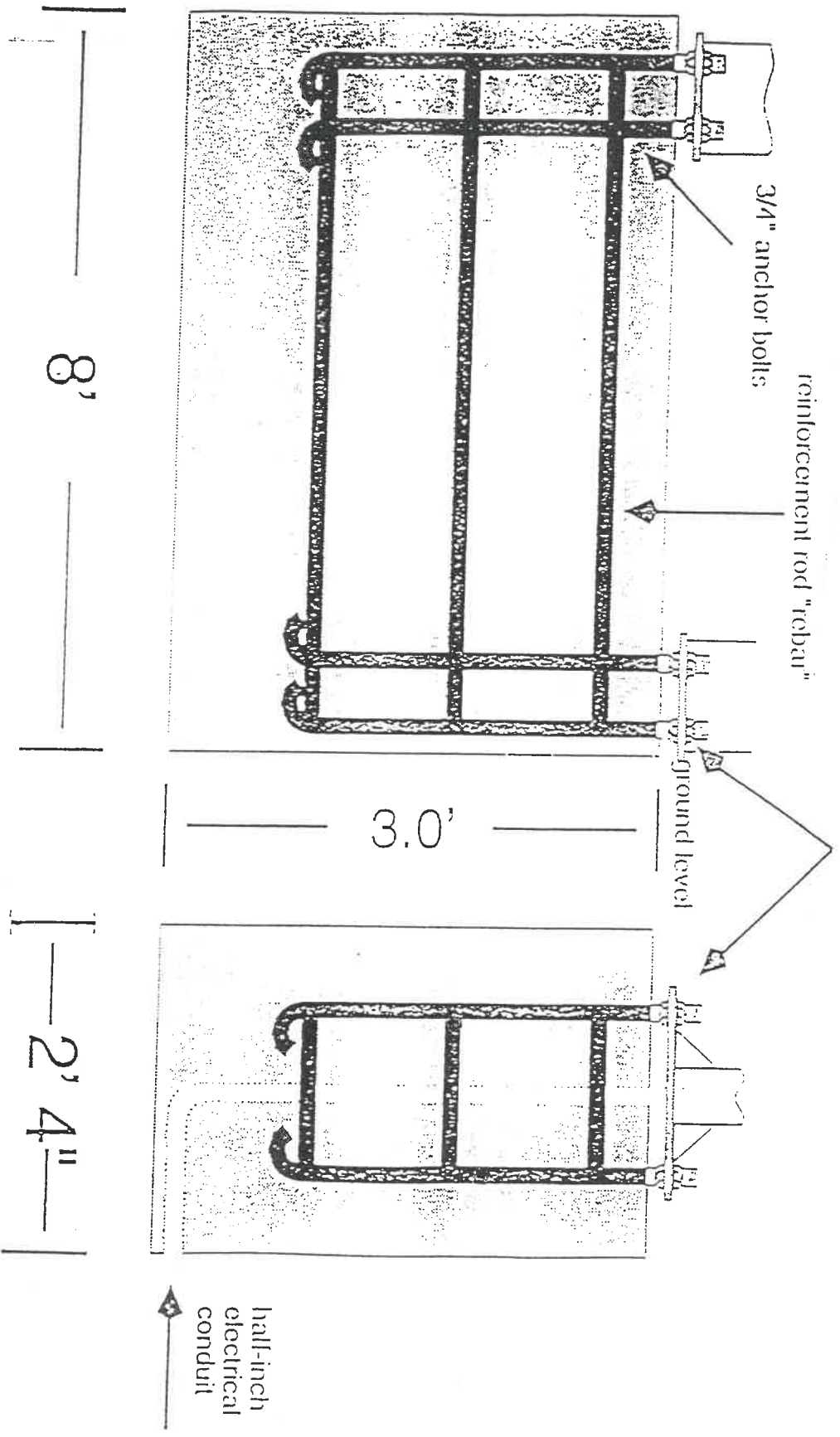
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# Installation footer detail



note: a.) Local frost line may require different depth dimensions.

b.) Use Robson "Sure-Fit" template for exact placement of anchor bolts; please remember to protect threads from concrete.

c.) Use cement ties to hold rebar and anchor bolts together

**Communicator**

footer detail  
 size 5' x 10'

