

File  
179-181 DeRome

181 DeRome

PROCEEDINGS OF THE ZONING AND PLANNING COMMISSION

NAPOLEON, OHIO

APRIL 20, 1978

The Zoning and Planning Commission of the City of Napoleon, Ohio met in the Council Chambers of the City Building, 255 W. Riverview, Napoleon, Ohio, on April 20, 1978 at 4:30 p.m.

The purpose of the meeting was to consider a two lot subdivision of Lot #6 of the Northcrest Addition to the City of Napoleon. The Commission was also to consider re-affirmation of the City's interest in the use and subdivision of property within three miles of the City.

The members present were Mr. Robert Meyers, Chairman, Mr. Robert Heft and Mr. Eldor Mohring; Mr. Henry Dehnke and Mr. Bradley Gerken being absent. Mr. Robert E. Johnson acted as Secretary to the Board, and Mr. Bruce Weirauch, representing the Building Department was present.

All comments and testimony presented during the Public Hearing were recorded on tape, which may be found in the file of recordings under the date of April 20, 1978.

The Chairman opened the meeting by reading the Notice of Public Hearing and then recognized Mrs. Nova Zimmerman, real estate agent representing Mr. Donald Garber, owner of the premises proposed to be subdivided into two separate lots.

Mrs. Zimmerman submitted to the Board, the original drawing of the proposed subdivision, which had been signed by the Engineer and also Mr. and Mrs. Donald Garber.

Mr. Johnson explained to the Board that the subdivision met all the land area and width requirements of the Zoning Code. Mr. Johnson also submitted to the Board, a location survey which indicated that the buildings on the premises, known as 179 and 181 DeRome Drive conform to the setback regulations of the Zoning Code. The 50 foot setback line shown on proposed Lot #1 was noted and Mr. Johnson explained that it was located in this area to conform to the 60 foot minimum lot width of the building line required by the Zoning Code, and that no future building would be permitted between the front building line and the new setback line.

Mr. Heft then made a motion to approve the plot as submitted. The motion was seconded by Mr. Mohring and unanimously carried by all members present.

Mr. Mohring was appointed by the Chairman as Secretary of the Zoning and Planning Commission.



The Board then directed its attention to Council Resolution No. 296, which was passed by the City Council December 16, 1957 adopting the City's Master Plan.

Mr. Johnson explained that State statutes provide the City with the authority to control the use and subdivision of property within three miles of the corporate limits, and in the past years, the City has not exercised this authority. He also explained that it had come to the City's attention that uses and subdivisions not in the City's best interest, were proposed for areas close to the corporate limits. Therefore he requested that if the Plan Commission was interested in the peripheral areas of the City, that they should re-affirm their intent to exercise their lawful control over peripheral property and then recommend that the City Council re-affirm their Resolution No. 296.

Map 5, titled "Planning Area, Thoroughfare and Development Plan" which is part of the Master Plan, was submitted to the Board for their information. The map indicates the limit of the three mile planning area.

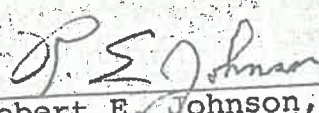
After considerable discussion by the Board members, a motion was made by Mr. Heft to re-affirm the Plan Commission's desire to exercise their authority to control the use and subdivision of property within the three mile planning area, indicated on Map #5, and also that the Commission recommend to the City Council that Resolution No. 296, passed December 16, 1957 be re-affirmed.

The motion was seconded by Mr. Mohring and unanimously carried by members present.

Mr. Johnson was then directed by the Chairman to notify the Regional Plan Commission, the County Auditor and other appropriate departments of the Plan Commission's action.

There being no further business to be brought before the Commission, the Chairman declared the Public Hearing closed.

Submitted By

  
Robert E. Johnson, Acting Secretary  
Zoning and Planning Commission

REJ:dd



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