

City of NAPOLEON, OHIO

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



Mayor
Steven Lankenau

August 21, 1990

Members of Council
James Hershberger, President
Terri A. Williams
John E. Church
Randy J. Bachman
Matthew G. Gloor
Robert G. Heft

Mr. Phil Cain
Continental Estates, Inc.
2-12052 U.S. 20A
Wauseon, Ohio 43567

Re: Glenwood Estates M.H.P.
Proposed Sales Office

Dear Mr. Cain:

City Manager
Terry Dunn

Tom Williams has been in contact with our office regarding your desire not to install the water and/or sanitary sewer due to costs.

Finance Director
Rupert W. Schweinhagen

He indicated that with our refusal to recommend your plan (as approved by Planning Commission) without these utilities, that you would utilize the present office and use the proposed drive/lot as trailer display only.

Law Director
Michael J. Wesche

In my discussion with Brent Damman, Planning & Zoning Administrator, he indicated that if the original approval was not adhered to that, a complete submittal to the Planning Commission would be necessary. We have attached a copy of this Memorandum for your information.

Prosecuting Attorney
Thomas L. Bischoff

We hope to work with you in the future and should you have questions, please call.

Respectfully,

Marc S. Gerken, P.E.
City Engineer

cc: Tom Williams
Roger O. Freytag

MSG:skw

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for an Amended Special Use Permit by Continental Estates 2 Devonshire Drive, Napoleon, Ohio, to allow a trailer sales area to be moved to a new location.
DATE: 15 August 1990
MEETING: 20 August 1990 at 8:00 PM
MEETING NO.: PC 90/17

RECOMMENDATION

The Planning Commission recommends to the City Council that they approve an application for a Amended Conditional Use Permit to allow an established trailer sales area to move to a new location, within the same property as it now exists. The property referenced is Continental Estates 2 Devonshire Drive and is in a "PB" Planned Business District.

BACKGROUND

An application by Phil Cain, DBA Continental Estates Inc. Napoleon, Ohio, for an Amended Conditional Use Permit to move an established trailer sales area to a new location. The application is pursuant to Sections 151.39(A)(3)(5) (6)(7) , 151.44(A)(2)(a,g) and 151.47(A)(1). The proposed sales area is to be located at Devonshire Drive and is in a "PB" Planned Business District.

WRITTEN FINDINGS OF FACT

A Planning Commission Meeting was held on this matter on 7 August 1990 at 4:30 P.M. After a discussion among board members, the chairman ask if there was anyone present who would like to speak in favor of this matter, no one responded. The chairman then ask if there was anyone who would like to speak against this matter. Mrs. Jane Yarnell was present and ask the secretary to explain the request in more detail, Mr. Bill Latta was also present and ask to see a drawing of the proposed changes, a drawing was submitted and explained in detail, this was found to be satisfactory to Yarnell and Latta. A motion was made by Mr. McBroom to approve the request, with the stipulation that the work would be done more accurately than the sketch that was submitted by Mr. Cain, it was then seconded by Mr. Bisher.

All members present voted in favor of the recommendation. The Planning Commission made their decision and recommendation to the City Council based on the following criteria considered for the Amended Conditional Use permit:

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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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