

600 Freedom

PLANNING COMMISSION RESOLUTION NO. PC-02-16

A RESOLUTION OF THE CITY OF NAPOLEON PLANNING COMMISSION RECOMMENDING THE APPROVAL OF A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A CRISES INTERVENTION FACILITY AT THE LOCATION OF 600 FREEDOM DRIVE NAPOLEON, OHIO.

WHEREAS, Kendall Alexander Executive Director of First Call for Help 1330 Scott Street Napoleon, Ohio has made application to this commission pursuant to Chapter 1141 of the Codified Ordinances of the City of Napoleon, Ohio requesting the issuance of a Conditional Use Permit for the construction and operation of a crises intervention center at the location of 600 Freedom Drive Napoleon, Ohio, subject to certain conditions stated herein; and,

WHEREAS, this Commission has held a public hearing pursuant to Chapter 1141 and of the Codified Ordinances of the City of Napoleon, Ohio and other applicable sections of law, to wit: Hearing No. PC02-16 (held September 10, 2002); and,

WHEREAS, the Zoning Administrator has processed the application in compliance with the provisions of said Chapter 1141 of the Codified Ordinances of the City of Napoleon, Ohio; and,

WHEREAS, based upon the submittals, testimony and/or other evidence received by the Commission it has been determined to recommend approval of said Conditional Use Permit based on the following findings:

- (A) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare of the community.
- (B) The conditional 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.
- (C) 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.
- (D) The exterior architectural appearance and functional plan of the conditional use premises will not unreasonably be incompatible with the architectural appearance and functional plan of and structures already in the immediate area, or with the character of the zoning district.
- (E) Adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities have been or are being provided for the conditional use project.

- (F) 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.
- (G) The conditional 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 Conditional Use Permit.

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON, OHIO:

Section 1. That, it is determined by the Planning Commission of the City of Napoleon, Ohio that a Conditional Use Permit be issued to The City of Napoleon for the construction and operation of crises intervention center at the location of 600 Freedom Drive Napoleon, Ohio, subject to the following conditions;

1. That the facility be restricted to the size of twelve thousand (12,000) gross square feet and the number of beds/patient units be restricted to no more than twenty (20).
2. That provisions be made for security of the building to prevent patients from leaving during the night time hours.
3. That complete construction plans compliant with all applicable City of Napoleon Codes and rules shall be submitted to the Zoning Administrator for review and that proper permits must first be issued prior to commencement of construction.
4. That in the event unforeseen problems occur affecting City services and/or neighboring properties, the director shall cooperate to the fullest extent possible to resolve such.
5. The Planning Commission reserves the right to reexamine the operation periodically as the need would arise.

Section 2. That, the Zoning Administrator shall forward a copy of this Resolution and a report of said Commission's recommendation and the vote of each member regarding the recommendation to City Council.

Section 3. That, it is found and determined that all formal actions of this Planning Commission concerning and relating to the adoption of this Resolution were adopted in open meetings of this Planning Commission, and that all deliberations of this Planning Commission that resulted in such formal actions were in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and the Codified Ordinances of Napoleon Ohio.

Section 4. That, if any other prior Resolution is found to be in conflict with this Resolution, then the provisions of this Resolution shall prevail. Further, if any portion of this Resolution is found to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution or any part thereof.

Section 5. That, this Resolution shall take effect at the earliest time permitted by law.

Passed:

9-10-02