

Memorandum

To: Jon A. Bisher - City Manager
From: Adam C. Hoff, P.E. - City Engineer *ACH*
cc: Brent Damman, Tony Druhot, Jerome
Monaco, Jeff Marihugh, Bob Weitzel
Date: September 17, 1999
Subject: St. Paul Lutheran Church Addition - Plan
Review *1075 Glenwood*

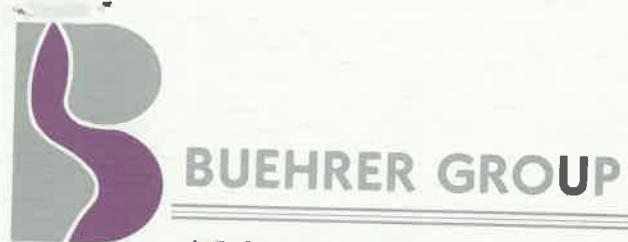
Based upon my review of the plans submitted for the referenced project, it is my recommendation that the zoning permit for the referenced project be issued with the stipulation that, per the correspondence of the St. Paul Building Committee dated September 14th, the sidewalks along the Woodlawn Avenue frontage be constructed within five (5) years, or upon development, whichever occur first. No other significant issues need to be addressed. A plan review fee of fifty (50) dollars is yet to be submitted, but will be addressed shortly.

If you have any questions, please see me.

ST. PAUL LUTHERAN CHURCH
1075 Glenwood Avenue
Napoleon, OH 43545

New Roof Runoff Calculations

- * Roof (impervious) Area = 3,864 ft²
= 0.0887 Acre
- * Runoff coefficient, C = 0.90
- * Rainfall Intensity, I = 3.30 in Henry County
Five Year Storm Event
24-Hour Rain
Table OH-1, OH.TR#55
- * Discharge Flow from new roof, Q = CIA
= (0.9) (3.30) (0.0887)
= 0.263 cfs



BUEHRER GROUP

ARCHITECTURE & ENGINEERING

314 Conant Street • Maumee, Ohio • 43537

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Fax (419) 893-9027

HUBER H. BUEHRER, F.A.I.A., P.E.
KENT D. BUEHRER, A.I.A., P.E.
BRENT A. BUEHRER, A.I.A.
EDWARD A. GLOWACKI, A.I.A.
JAMES A. PRICE, A.I.A.
SAM MUHSEN, P.E.
WILLIAM E. BROWNSON

September 7, 1999

Mr. Brent Dammon
City of Napoleon, Ohio
255 W. Riverview Avenue
PO Box 151
Napoleon, OH 43545-0151

RE: St. Paul Lutheran Church

Dear Brent:

Please find enclosed four (4) sets of drawings, one specification booklet and calculations for storm water runoff. This is all being sent to you so that a zoning permit number can be established. Upon issuance of a zoning permit number by the City of Napoleon, please forward that number to Wood County Building Inspection. I will make application for a commercial building permit today.

As always, should you have any questions, please contact me at your convenience.

With best regards,

A handwritten signature in cursive script that reads "Edward A. Glowacki".

Edward A. Glowacki, AIA
BUEHRER GROUP
Architecture & Engineering

/mlr
Enclosure



City of NAPOLEON, OHIO

255 WEST RIVERVIEW AVENUE, P.O. BOX 151
NAPOLEON, OHIO 43545-0151
(419) 592-4010
FAX (419) 599-8393

September 21, 1999

Rev. Norm Koy, Pastor
St. Paul Lutheran Church
1075 Glenwood Avenue
Napoleon, Ohio 43545

Mayor
Donald M. Stange

Re: City of Napoleon
St. Paul Lutheran Church
Plan Review - Sidewalk Appeal

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
Char Weber
David F. Miller, Jr.
Glenn A. Miller

Dear Rev. Koy:

In response to your correspondence of September 14, 1999, please be informed that the City of Napoleon Engineering Department Rules & Regulations and City Code of Ordinances require that sidewalks be placed along your street frontage. However, as sidewalks are currently in place along the north side of Lynne Avenue and west side of Glenwood Avenue, a variance to the City sidewalk requirements is hereby granted.

No additional sidewalks shall be constructed along with the currently proposed site improvements. However, 720 lineal feet of sidewalk along Woodlawn Avenue shall be constructed within five (5) years of the date of this correspondence or when Lynne Avenue is extended to Briarheath Avenue, whichever occurs first. All proposed sidewalks shall be noted on the site plan.

If you have any questions or require further information, please call me at (419) 592-4010.

City Manager
Dr. Jon A. Bisher

Finance Director
Gregory J. Heath

Law Director
David M. Grahn

City Engineer
Adam C. Hoff, P.E.

Sincerely,

Dr. Jon A. Bisher
City Manager

JAB:rd

cc: Mr. Adam C. Hoff, P.E.; City Engineer
Mr. Jeff Marihugh, Operations Supt.
Mr. Brent Damman, Bldg/Zoning Administrator

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Records Retention CM-5 1 Year

Memorandum

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If you have any questions, please see me.



City of NAPOLEON, OHIO

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ST. PAUL LUTHERAN

1075 Glenwood Avenue,

**CHURCH & SCHOOL**

Napoleon, Ohio 43545

The Rev. Norm Koy • The Rev. Peter C. Marcis • Mr. Kurt Mews, Seminarian • Mr. Andy Frerich, DCE • Mr. Steven Wentzel, Principal
Church Office 419/592-3535 • School Office 419/592-5536 • Fax 419/592-0652

September 14, 1999

Mr. Jon A. Bisher, City Manager
City of Napoleon
255 W. Riverview Ave.
Napoleon, Ohio 43545

RECEIVED

SEP 15 1999

CITY OF NAPOLEON

Re. St. Paul Lutheran Church LCMS office expansion project.

Dear Mr. Bisher

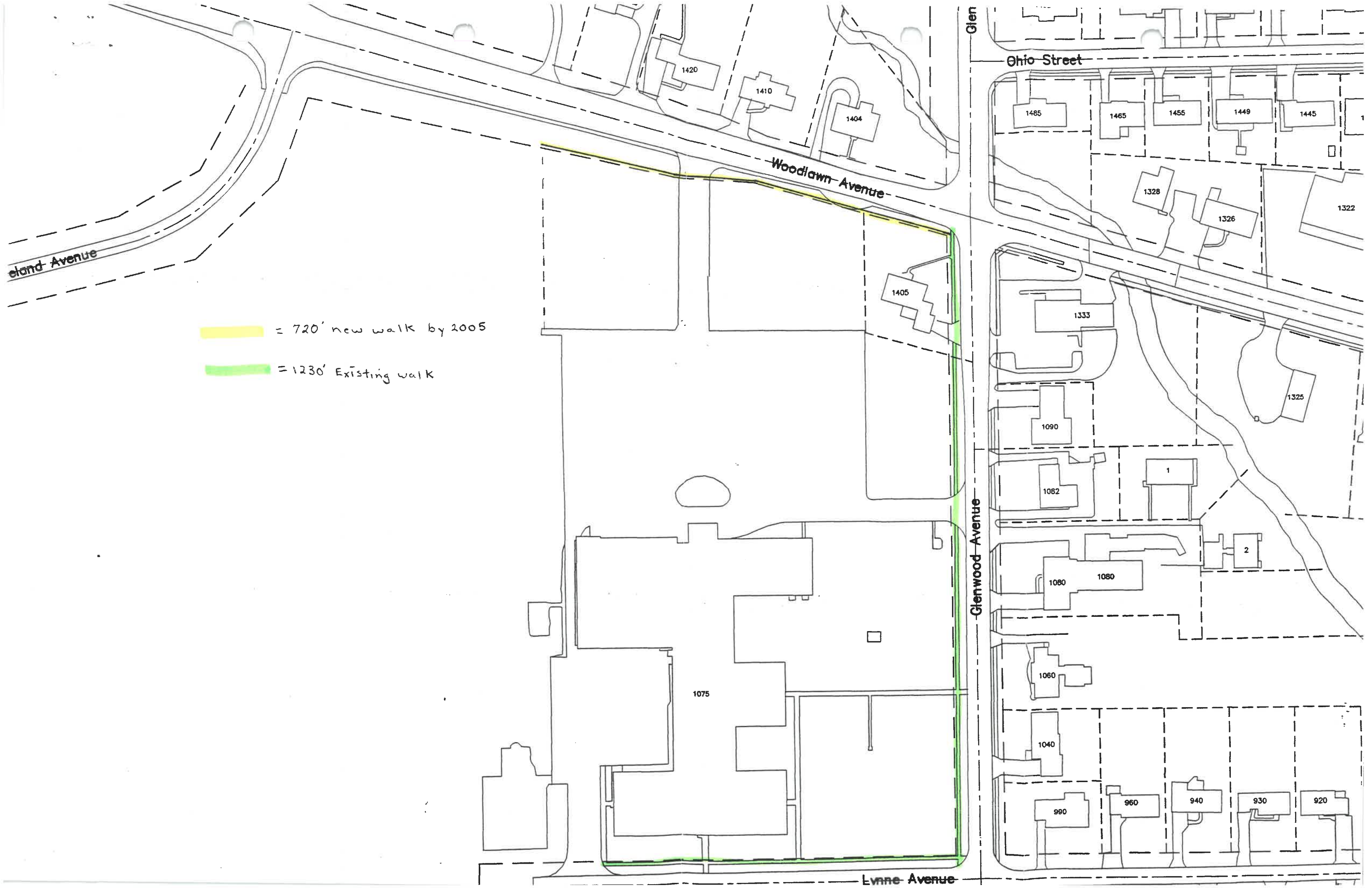
In speaking with Mr. Adam C. Hoff PE, City Engineer recently regarding the subject expansion project, he explained that according to City Engineering Rules & Regs it would be required of St. Paul to construct sidewalks along Woodlawn Ave. and along Westmoreland Ave. to the limits of our property as a part of this expansion project. As you may already be aware, we now have City walks along the length of Glenwood Ave. and Lynn Ave.. This particular expansion project is along the frontage of Glenwood Ave.. It does not seem reasonable to require the installation of sidewalks in an area totally unrelated to this expansion project. Unlike many other commercial and residential sites in town, we have sidewalks along the areas where there is pedestrian traffic. The land that St. Paul owns along the frontage of Westmoreland Ave. and a portion of Woodlawn Ave. frontage are farm field and undeveloped. It would also seem unreasonable based on the current land usage of those areas to be required to install sidewalks along them. Also the regulations are somewhat vague regarding the installation of sidewalks, they do not appear to be applicable to building additions. Building additions to existing non residential structures in my mind do not warrant the placement of sidewalks. Also if the City requires sidewalks for additions to commercial and industrial buildings, does this also apply to residential additions, where the pedestrian traffic is usually much greater.

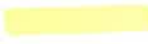

Based on the concerns expressed herein, we respectfully request relief from the City requirements regarding placement of sidewalks along Woodlawn Ave. and Westmoreland Ave. We will however be willing to construct sidewalk along Woodlawn Ave. up to the west edge of our current parking lot within the next five years. This would amount to approximately seven hundred twenty (720) lineal feet (see attached map). Regarding sidewalk along the remainder of the street frontage, we would be willing to complete this when we develop the areas of land along those streets.

Sincerely

Brent N Damman

Building Committee Chairman



 = 720' new walk by 2005
 = 1230' Existing walk

Elond Avenue

Woodlawn Avenue

Glen

Ohio Street

Glenwood Avenue

Lynne Avenue

1420

1410

1404

1485

1465

1455

1449

1445

1328

1326

1322

1405

1333

1090

1082

1

1080

1080

2

1060

1040

1075

990

960

940

930

920

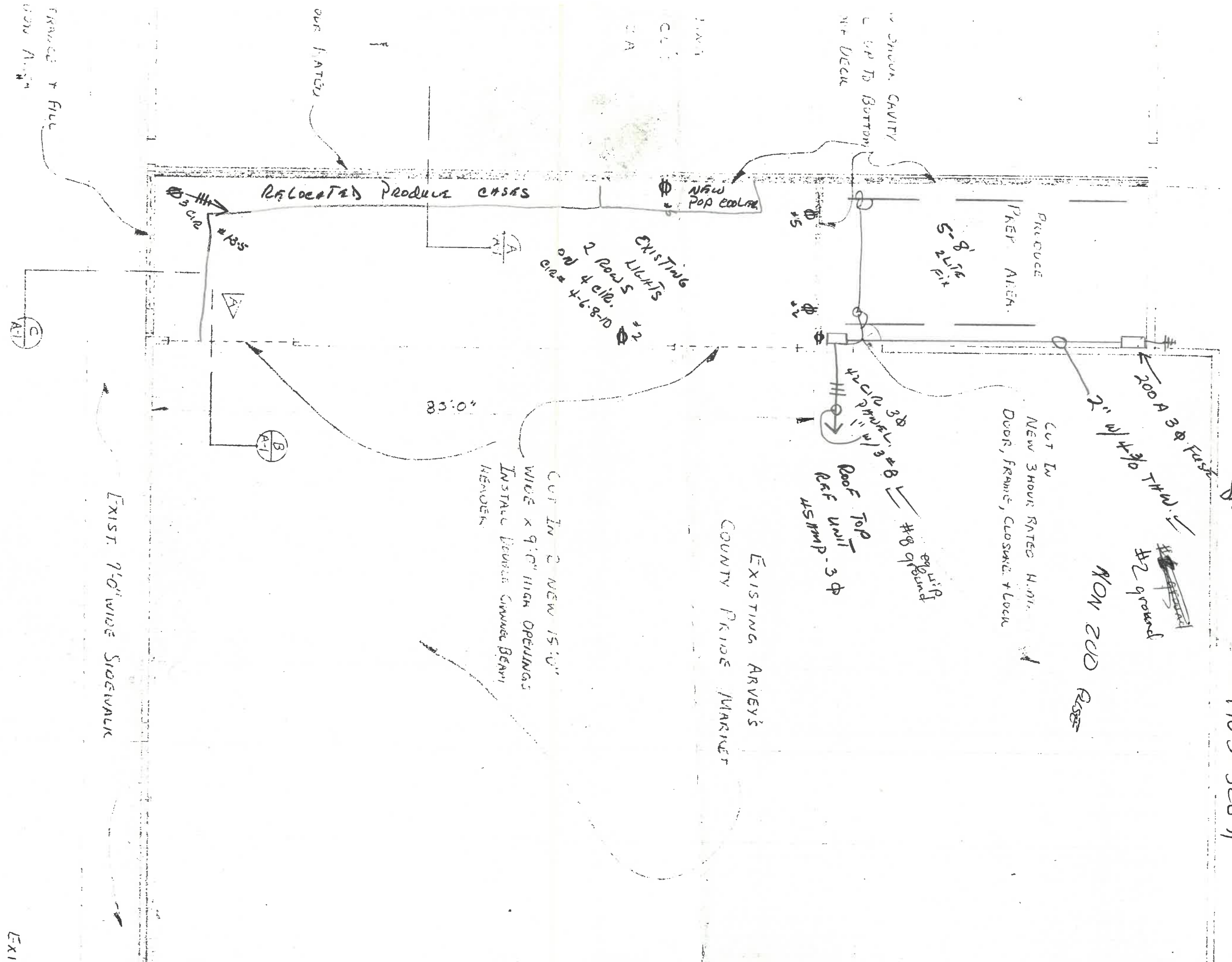
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Use

1403 SCOTT



FLOOR PLAN

Scale 3/32" = 1'-0"

EXIS
ADDIT

SEPERA

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12 hrs
9 hrs
5.00