

City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

March 22, 1979

E. C. Gerken & Associates
1933 East Second St.
Defiance, OH 43512

Mayor
Robert G. Heft

Attn: Mr. Eugene C. Gerken:

Clerk-Treasurer
Rupert W. Schweinhagen

Dear Gene:

Members of Council
Vern Holers, President
Lawrence Haase
James Jackson
Marilyn Rausch
David Strobel
William Young

This is to confirm our phone conversation, regarding the T.L.R. Second Addition plat and also the Pruett Addition Subdivision.

City Manager
Alan E. Tandy

It is our opinion that it would serve no purpose to submit the T.L.R. Second Addition Subdivision to the Plan Commission for preliminary approval because the improvements have already been installed adjacent to the property. We suggest that you prepare a plat for final approval of the Plan Commission and City Council, by including the following items on the plat:

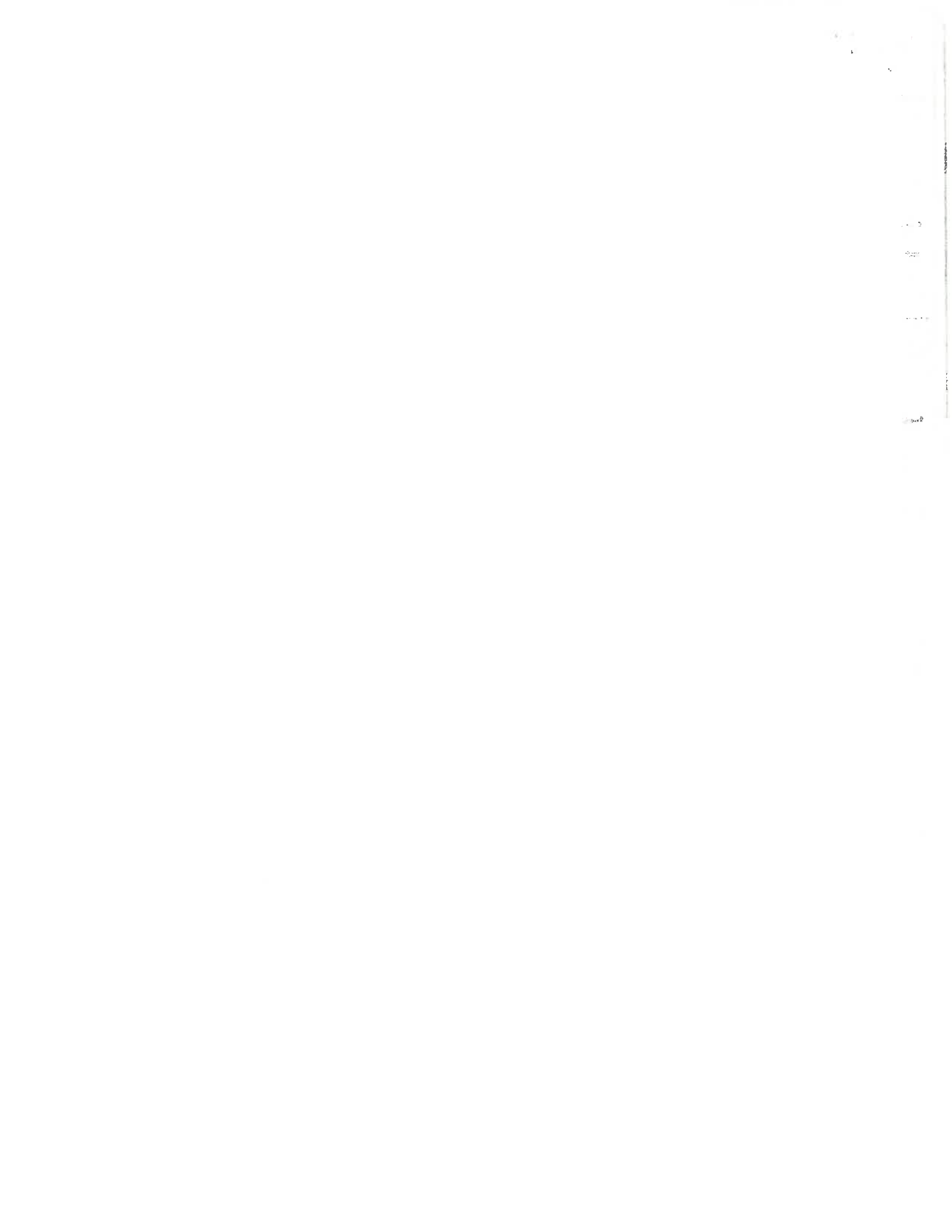
Law Director
Keith Muehlfeld

1. Show all existing easements and proposed easements.
2. Dimension all lots.
3. Indicate building setback lines.

Lot No. 7 - north 80', west 25'
Lot No. 6 - south 25', west 25'
Lots No. 8 & 9 - south 25'

4. Install monuments at the subdivision extremities and pins at all lot corners.

We note that you have provided a 60' parcel as an access to Lot No. 7 and we agree that the Ordinance calls for a 60' lot frontage in the "Planned Business" district. It is our opinion that the 60' wide strip is more than necessary to accommodate utility and access for Lot No. 7. It is also our opinion that the 60' minimum width, indicated in the Zoning Code was intended for buildable parcels and therefore, if your client intends to use the area for access and utility purposes, without extending the building on this particular area, we suggest that you ask the Plan Commission for a variation from the width



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requirements and add the excess area to one of the other lots.

We also suggest that the 80' building line requirement, indicated in paragraph A-3 of Section 85.18 was intended to control building construction upon properties having access to state routes. Lot No. 7 will have no access to U. S. Route 24 and therefore I believe that the 80' setback requirement will not fall within the intent of the ordinance, and a request for a variation from this regulation would surely be in order.

Finally, you will find enclosed a receipt for \$22 for a partial payment for the T.L.R. Plan Commission Public Hearing which will be held on March 28, 1979 at 4:30 p.m. The minimum fee required for the Public Hearing is \$25 and therefore we will appreciate remittance of the \$3 balance.

We are returning the \$21 check for the Pruett Subdivision because the plat does not contain adequate information to submit for subdivision, at this time.

We do believe that many variations would be required before the Council would approve any subdivision of this land. It is possible that variations could be requested and the land could be put to desired use without making a subdivision. We suggest that a study of the land topography be made and consideration be given to moving the old frame building to a more desirable location on the lot.

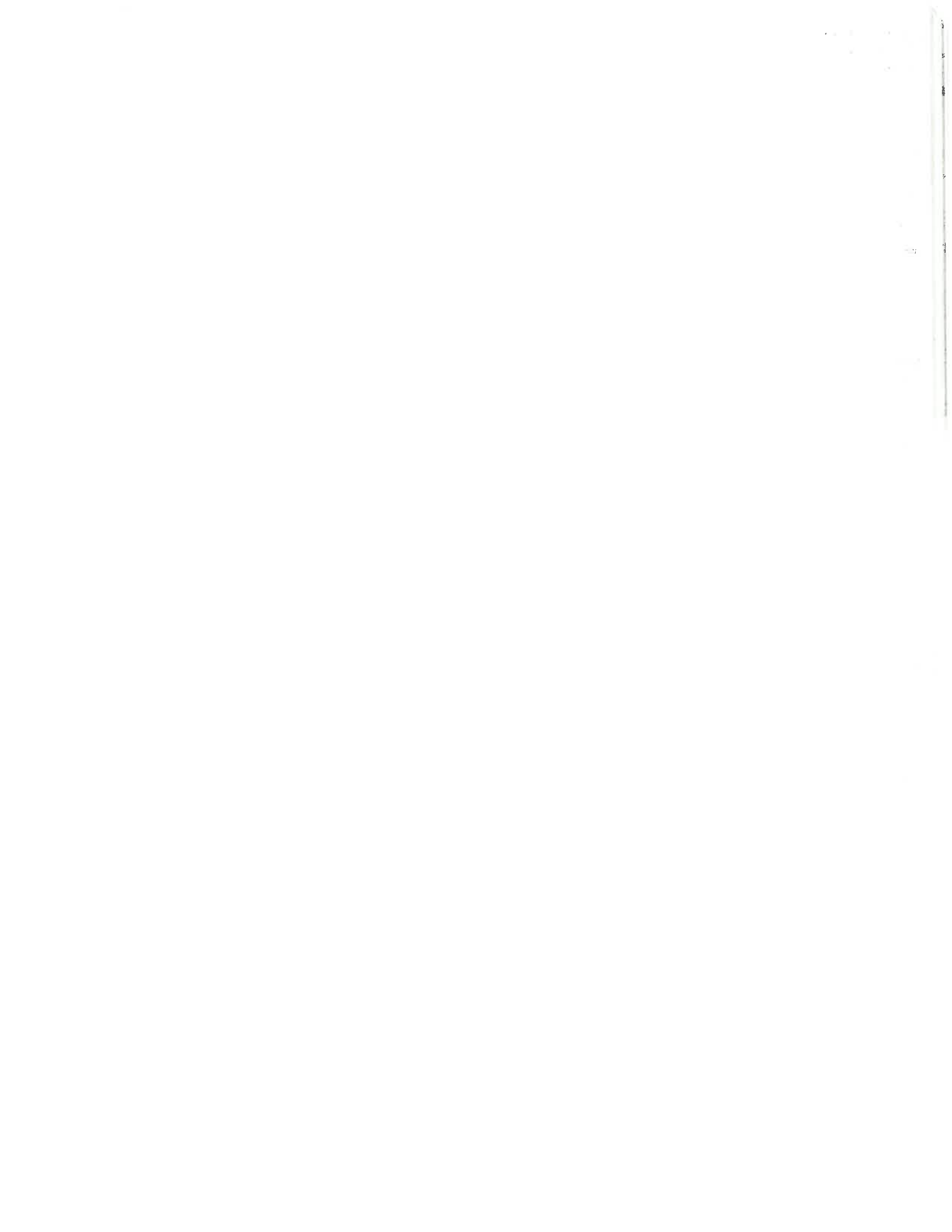
Following the above study, you may wish to apply to the Board of Zoning Appeals for a conditional use permit to merely add one use to the existing "Planned Business" district property. If, however, your client desires to pursue the subdivision procedures, please include on the plat, all the easements, building setback lines and land topography, along with a check for \$25 for the Public Hearing.

If you have any questions, regarding the Plan review, please call me.

Sincerely,

Robert E. Johnson
Dept. of Building & Zoning

REJ:dd



E. C. Gerken & Associates, Inc.

Consulting Engineers and Surveyors

Eugene C. Gerken, P. E., P.S.
Robert B. Ernsberger, P. S.

1933 East Second Street
Defiance, Ohio 43512
A/C 419 - 784-0332

March 19, 1979

Mayor and Council
City of Napoleon
Municipal Building
255 Riverview Avenue
Napoleon, Ohio 43545

Attn: Rupert Schweinhagen, Clerk

Re: Pruett Subdivision

Gentlemen;

Transmitted herein on behalf of Joseph and Judith Pruett is an application for review of the proposed Pruett Addition. Enclosed is a check for the \$21.00 application fee.

The proposed addition is located at the Northwest corner of the intersection of Glenwood and Riverview Avenues. The parcel is presently zoned Planned Business (PB). Enclosed are six (6) prints of a combination topographical survey and preliminary subdivision plat for the review of the City Planning Commission.

Please advise of any questions or if additional information is required for your review.

Respectfully submitted,


Eugene C. Gerken, P.E.

ECG/kab

cc: Joe Pruett
 Von Berlin
 Bob Johnson
Enclosures

