

City of NAPOLEON, OHIO

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



January 23, 2003

Mayor
J. Andrew Small

Mr. Jeff Miller, DbA Manufactured Homes Unlimited
20695 US Route 24
Defiance, Ohio 43512

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Re. Violations of Plan and Special Use Permit @1500 Glenwood Ave. Napoleon, Ohio.
"Permit Revocation".

Dear Mr. Miller

Please be informed the Zoning Permit issued to you 09/25/02 being # 1345 is hereby revoked.

City Manager
Dr. Jon A. Bisher

You are ordered to STOP WORK until violations of the Special Use Permit issued to you are corrected and violations to the approved plans are corrected. The following items are in violation;

Finance Director
Gregory J. Heath

1. The drive approach adjacent to Glenwood Ave. is not as specified, the approved plan calls for 8" of concrete with an 11" stone base. The design layout is also in violation of the approved plans. The only way to correct this condition is to remove the concrete, excavate to the proper depth and install stone and concrete according to plan. You will also need to extend the culvert in order to meet the plan requirements. The finished slope from the top of the drive approach to the flow line of the ditch will need to be no greater than 4/1.

Law Director
David M. Grahn

City Engineer
Joseph R. Kleiner, P.E.

2. The drive leading to the stoned parking area is also in violation of plan, namely the radius along the change in direction is not 75' as shown on the approved plans and the stone base is not 11" in thickness.

Please make arrangements to correct violations herein stated. Inspections are required before concrete is poured and before stone is laid over subgrade.

If you have questions you may either speak to me or Joe Kleiner- City Engineer.

Sincerely

Brent N. Damman
Zoning Administrator

Cc. Joe Kleiner, City Engineer

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Brent N. Damman
Zoning Administrator

Cc. Joe Kleiner, City Engineer

Memorandum

To: Joe Kleiner, PE, City Engineer
From: Brent Damman, Zoning Administrator
Date: Thursday, February 13, 2003
*Subject: Manufactured Homes Unlimited 1500
Glenwood Ave.*

I am in receipt of information regarding the concrete drive approach which was constructed at the subject location. As you are aware we were not contacted for inspection prior to placement of the concrete for the approach. Mr. Jeff Miller owner of the subject site informed me that he thinks he has complied with City regulation regarding the subject drive and has provided a copy of a receipt which indicates the delivery of 22 yards of concrete and 18 sticks of #5 rebar. There of course is no way of knowing if all the materials were used on the pour and whether the concrete cured properly unless core samples are taken in various locations. In lieu of core sampling, I am suggesting that we request a notarized document from Mr. Miller warranting the concrete approach for a period of two years from the date of placement. The warranty should state that if substantial deterioration of the approach were to occur as determined by the City Engineer at his discretion that it shall be replaced upon notice within the time specified by him.

Could you please send a letter to him regarding the issue.

Mr. Jeff Miller
Manufactured Homes Unlimited, Inc.
20695 U.S. 24
Defiance, Ohio 43512

I have attached copies of the information Mr. Miller has submitted to me on the issue.

Manufactured Homes Unlimited, Inc.
20695 U.S. 24 Defiance, Ohio 43512
419-784-9666

Brent,

I figured about 850 sqft. for the
drive.

Jeff Mundy



BAKER-SHINDLER READY-MIX

P.O. BOX 488, DE. ...E, OHIO 43512

MAIN OFFICE PHONE: (419) 782-5080

FAX (419) 784-2643

PLANT ONE
525 Cleveland Avenue
Defiance, Ohio 43512
Phone: (419) 782-5821
1-800-782-5626

PLANT TWO
121 Garmen Street
Paris, Ohio 45879
(419) 399-4841
1-800-398-4841

CUSTOMER ID JPN102	P.O. NUMBER	ZONE 1	JOB NUMBER	ITEM CODE #	DATE 9Jan03	TICKET 0028194	
SOLD TO <i>Hornes Unlimited Napoleon</i>			DELIVER TO 24 & GLENWOOD NAPOLDN DRIVEWAY 2 10S & CALL		TRUCK # 3599	USE OF CONCRETE	
				DRIVER ILDBILL	PLANT 1		
QUANTITY THIS LOAD	QUANTITY ORDERED	QUANTITY DELIVERED	PRODUCT CODE	PRODUCT DESCRIPTION	UNIT OF MEASURE	UNIT PRICE	EXTENDED PRICE
2.00 2.00 2.00 18.00	23.00	22.00	500A 173 183	6808/FULL AIR WINTER CHARGE CALCIUM 2% 5/8" Pebble	yd3	68.00 3.00 3.00 4.50	1502.60 66.00 66.00 81.00 1715.60
READY-MIXED CONCRETE IS NOT RETURNABLE FOR CREDIT. MAX. FREE UNLOAD TIME IS 6 MINUTES PER CU. YD. NO CANCELLATION AFTER TRUCK HAS BEEN LOADED.					TIME LOADED 15:54:41	<input checked="" type="checkbox"/> HOT WATER <input checked="" type="checkbox"/> WINTER CHARGE	
ACCELERATOR YES <input type="checkbox"/>	AIR ENTRAIN YES <input checked="" type="checkbox"/>	SUPER PLAS. YES <input type="checkbox"/>	RETARDER YES <input type="checkbox"/>	CALCIUM 2 %	TIME ARRIVED 4:26	AFTER HOURS/SATURDAY	
SLUMP PLACED YES <input type="checkbox"/>	ESTIMATE ACTUAL	CYLINDERS TAKEN YES <input type="checkbox"/>	AIR TEST YES <input type="checkbox"/>	NON CHLORIDE %	TIME UNLOADED 4:55	MINIMUM DELIVERY CHG.	
DELIVERY/SPECIAL INSTRUCTIONS					CHARGE FOR DELAY		
					TAX		
					TOTAL		
					102.94		
					1818.54		
					UNLOADING 28.00		

FRESHLY MIXED, UNHARDENED PORTLAND CEMENT CONCRETE MAY CAUSE EYE OR SKIN INJURY. PRECAUTIONS FOR SAFE HANDLING AND USE ARE EXPLAINED ON THE MATERIAL SAFETY DATA SHEET. (SEE REVERSE SIDE)

CUSTOMER IS REQUIRED TO PROVIDE SAFE ACCESS TO JOB SITE. DAMAGE INCURRED TO OUR EQUIPMENT, INCLUDING WRECKAGE, WILL BE THE RESPONSIBILITY OF THE CUSTOMER. DRIVERS ARE NOT PERMITTED TO ADD WATER TO THE MIX TO EXCEED THE MAXIMUM SLUMP NOR TO GO BEYOND THE CURB LINE EXCEPT UPON THE AUTHORIZATION OF THE CUSTOMER AND HIS ACCEPTANCE OF RISK FOR ANY LOSS OR DAMAGE.

WE DO NOT GUARANTEE FINISHED RESULTS OBTAINED FROM THIS LOAD OF CONCRETE, AS MANY FACTORS AFFECTING THE ULTIMATE QUALITY OF THE COMPLETED JOB ARE OUT OF OUR CONTROL.

TERMS

STANDARD TERMS: 1% 10 DAYS - NET 30. ALL ACCOUNTS 30 DAYS PAST DUE. A CHARGE OF 1 1/2% PER MONTH WILL BE ADDED

SUBJECT TO ABOVE CONDITIONS: REC'D BY:

[Handwritten Signature]
CUSTOMER SIGNATURE
PRINTED CUSTOMER NAME

WATER ADDED AT CUSTOMER'S REQUEST 12 GALLONS EST. 4 SLUMP

