

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Special Use for the establishment of a parking lot by Henry Co. Ag. Society.
HEARING DATE: April 13th, 1993 @ 5:00pm
HEARING #: PC 93/11

BACKGROUND:

An application by Timothy L. Betts 744 W. Washington Napoleon, Ohio on behalf of Grewal Bros. Corp., owners of a parcel of land located at 2145 Co. Rd. 12 (Aka Napoleon Auto / Truck Plaza) Napoleon, Ohio for a Special Use permit to allow the establishment of a used car sales lot on a part of the above mentioned parcel. The request is pursuant to Chapter 151 section 151.43 & 151.44 (3)(b) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "I-1" Industrial zoning district.

1270
Independence
Dr.

RESEARCH AND FINDINGS:

1. The proposed site is part of the Napoleon Auto Truck Plaza complex.
2. The proposed use will be much more compatible than the previous.
3. The parking setback in this zoning district is 20'.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

These are my recommendations as to the restrictions I feel we should impose upon this Special Use Permit.

1. Only whole complete undamaged vehicles shall be displayed for sale on this lot, no other vehicles will be allowed on premise except those of customers viewing used vehicles for sale and owner transportation vehicles.
2. Vehicles displayed for sale on this lot shall be limited to automobiles and light trucks of four wheels with a maximum of one ton capacity. There shall be no semi tractors, large commercial trucks van type or flat bed, farm tractors or any other vehicles displayed except those mentioned above.

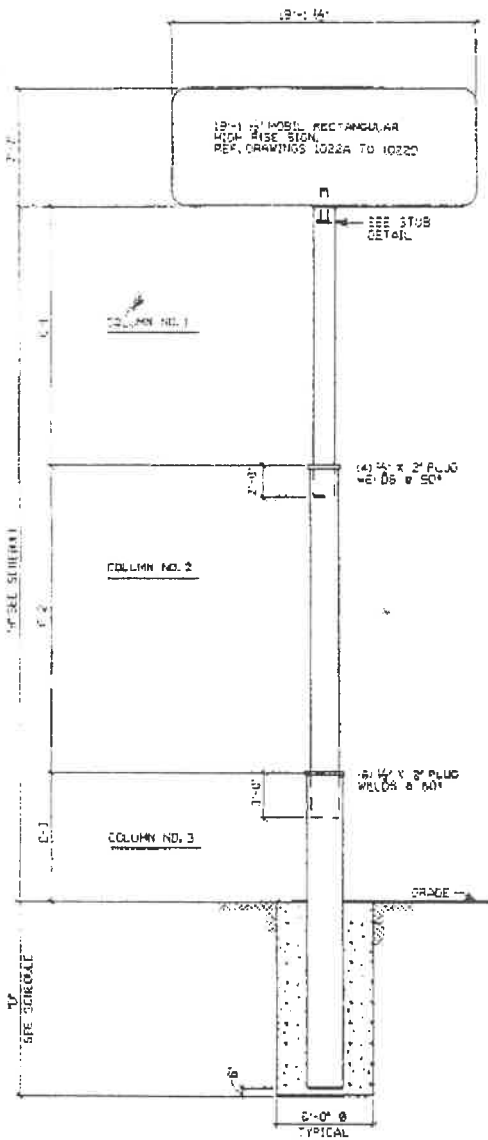
3. The site shall look and function as is usual and customary for a used car sales lot and as others have within the city of Napoleon.
4. In the event a violation is found to exist the Zoning Administrator shall notify the operator's in writing and it shall be presented to the planning commission at its next available hearing for review and possible revocation.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

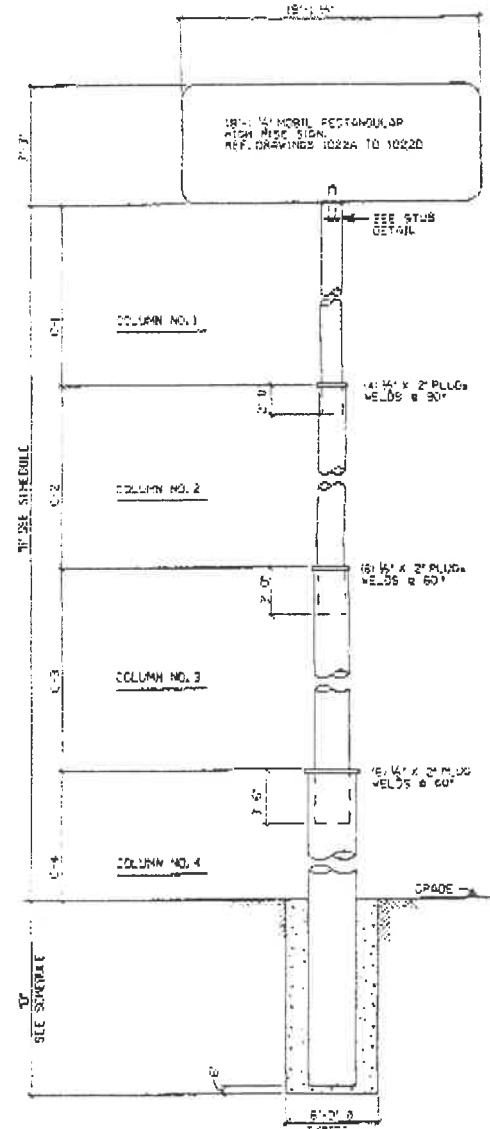
- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) The special 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 special use permit.
- (5) Adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities have been or are being provided for the special use project.
- (6) 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.

- (7) The special 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 special use permit.

The above paragraphs shall be addressed and it shall be determined whether or not this Special Use will meet this criteria and explanations as to why it will or will not meet each set of criteria.



ELEVATION - 45'-50' & 55' ABOVE GRADE
SCALE: 3/8"=1'-0"



ELEVATION - 65' ABOVE GRADE
SCALE: 3/8"=1'-0"

NOTES:
FABRICATOR:

1. FABRICATOR MAY PROPOSE SUBSTITUTIONS OF EQUAL QUALITY FOR MATERIALS AND METHODS OF CONSTRUCTION AS SHOWN ON THIS DRAWING FOR OWNER'S APPROVAL. UNDER NO CONDITION WILL ANY SUBSTITUTION OR CHANGE BE ACCEPTED UNLESS OWNER'S WRITTEN APPROVAL IS OBTAINED PRIOR TO FABRICATION.
2. FABRICATOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN ON THIS DRAWING AND DESCRIBED HEREIN, UNLESS OTHERWISE NOTED.
3. FABRICATOR SHALL FURNISH SHOP DRAWINGS TO OWNER FOR APPROVAL.
4. POLE ASSEMBLY WILL BE SUBJECT TO VISUAL AND DIMENSIONAL INSPECTION PRIOR TO ACCEPTANCE BY OWNER.
5. ALL FABRICATION WORK SHALL BE COMPLETELY FINISHED BEFORE PAINTING.
6. ALL WELDING SHALL BE IN STRICT ACCORDANCE WITH STANDARDS PRESCRIBED BY THE AMERICAN WELDING SOCIETY. ALL SLUG AND SPATTER SHALL BE REMOVED AND ALL EXPOSED WELDS BROWN SMOOTH PRIOR TO PAINTING.
7. RUST, MILLSCALE, OIL AND OTHER FOREIGN MATERIAL SHALL BE REMOVED FROM POLE ASSEMBLY AFTER FABRICATION.
8. POLE SHALL BE PRIMED WITH ONE COAT OF MOBIL BEE 7424-103. ALL PAINT SHALL BE MANUFACTURED BY MOBIL CHEMICAL CO. MAINTENANCE AND MARINE COATINGS DIVISION OR APPROVED ALTERNATE.
9. STRUCTURAL STEEL - A.S.T.M. A-36
10. PIPE - A.S.T.M. A-53 GRADE B OR A.P.I. 5 FOUND
11. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS WHERE REQUIRED BY LOCAL CODES.

ERECTOR:

1. ENTIRE SIGN ASSEMBLY SHOWN ON THIS DRAWING AND DESCRIBED HEREIN SHALL BE INSTALLED BY THE ERECTOR IN ACCORDANCE WITH DETAILS SHOWN ON THIS DRAWING.
2. POLE, SIGN AND ANCHOR BOLTS WILL BE FURNISHED BY OWNER AND INSTALLED BY ERECTOR.
3. FIELD PAINTING SHALL INCLUDE THE FOLLOWING:
 - (A) TOUCH UP ALL ABRADED SPOTS WITH RED LEAD 7424-103.
 - (B) FINAL PAINTING OF POLE AND PLATES AFTER ERECTION SHALL BE ONE COAT OF MOBIL BEE 7424-103.
 - (C) ALL PAINT SHALL BE MANUFACTURED BY MOBIL CHEMICAL CO. MAINTENANCE AND MARINE COATINGS DIVISION.
4. RUBBER COVERED WEATHERPROOF WIRE SHALL BE USED IN POLE.
5. ERECTOR SHALL CLEAR SITE OF ALL DEBRIS AND PAINT SPOTS BY COMPLETION OF WORK.
6. CONCRETE SHALL BE 3,000 P.S.I. AT 28 DAYS.

HT	D-1	C-1 PIPE SIZE & CUT LENG
45'	16'-6"	16" x 25' 18'-6" LONG
50'	16'-6"	16" x 25' 18'-6" LONG
55'	16'-6"	16" x 25' 18'-6" LONG
60'	16'-6"	16" x 25' 18'-6" LONG
75'	16'-6"	16" x 25' 18'-6" LONG

