


MEMORANDUM

TO: Land Use Committee Members, Mayor & Members of
City Council
FROM: Roger O. Freytag, Acting Zoning Administrator
SUBJECT: Special Use Permit to establish a church at 440
Independence Dr. 
MEETING DATE: August 1st, 1994 @ 8:00 PM
PC HEARING #: PC 94/06

BACKGROUND:

An application by United Pentecostal Church 1033 W. Washington St. Napoleon, Ohio 43545, requesting a Special Use Permit to allow the establishment and operation of a church at 440 Independence Dr. Napoleon, Ohio. The request is pursuant to section 151.39 (B)(38) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "PB" Planned Business Zoning District.

RESEARCH AND FINDINGS:

1. The Church has been operating at 1033 W. Washington for several years and have outgrown the existing facility.
2. The requested location once housed the River City Cinema's and most recently has been used as office space.
3. Minimum parking requirements can be met at the proposed new facility at full building occupancy levels.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

The proposed new location for this church, should have little if any impact on the existing businesses, and should be compatible within this environment until such time commercial business would dominate the area 20 years or so from now.

I am recommending that the request be approved with no particular conditions attached.

MINUTES OF PLANNING COMMISSION HEARING # PC 94/06 HELD ON JULY 26TH, 1994.

The City of Napoleon Planning Commission held a hearing on July 26th, @ 5:07 pm, summary as follows:

MEMBERS PRESENT WERE:

Richard McBroom (Chairman), Larry Haase, Jon Bisher, Ann Luzny, Mayor Robert Heft, Secretary Roger O Freytag for Brent N Damman.

OTHERS PRESENT WERE:

Gary L. Malone (Reverend).

McBroom: Read public notice.

Sec: Read research, findings, administrative opinion and recommendations.

Malone: The move will help the congestion in the Washington Street area.

Bisher: I have no questions.

Luzny: I have no questions.

Haase: No questions.

Heft: No questions.

MOTION: Luzny---- That the application be approved.

SECONDED BY: Heft

VOTE CAST:

Haase: In Favor
Bisher: In Favor
Luzny: In Favor
Heft: In Favor
McBroom: In Favor

Respectfully Submitted



Roger O Freytag
Acting Planning Commission Secretary
02218004.21PC94/06

NOTICE OF PUBLIC HEARING

Please take notice:

A Public Hearing will be held by the Planning Commission of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on July 12th 1994 at 5:00 P.M. to consider the following item(s):

An application by United Pentecostal Church 1033 W. Washington St. Napoleon, Ohio 43545, requesting a Special Use Permit to allow the establishment and operation of a church at 440 Independence Dr. Napoleon, Ohio. The request is pursuant to section 151.39 (B)(38) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "PB" Planned Business Zoning District.

All persons desiring to speak in favor or opposed to said Uses may appear at the Hearing and be heard thereon.

C. Richard McBroom Chairman of the
Planning Commission City of
Napoleon, Ohio