

1700
Industrial

BOARD OF ZONING APPEALS MEETING
September 17, 1984

Chairman called the meeting to order at 4:34 p.m.

Secretary called the roll. Present - Lynn Yackee, Howard Overhulse, Richard McBroom.

Also present was Richard G. Hayman, Secretary and Don Morford.

Secretary read the Public Hearing for the Lutheran Orphans and Old Folks Home sign variance to erect a sign in a "B" Residence District.

Mr. McBroom asked the Secretary why they are appearing before the Board and why it is already up.

Mr. Hayman explained that upon the review of the drawings, the sign was missed by Mr. Berlin and himself. They should have come for a variance at that time. They had already started the structure for the sign, the sign is not up, just the structure.

Mr. McBroom asked if they were here to rectify a situation that they have no control over any way.

Mr. Hayman stated no that they have control over it. They were told that if they went ahead and completed it to the point they are now, that if the Board wanted it moved, they would have to move it.

Mr. McBroom - it was on the drawing.

Mr. Hayman - Yes.

Sign regulations were discussed.

Mr. McBroom made a motion to allow the sign as it is erected.
Mr. Overhulse seconded the motion.

Upon voice vote, motion passed unanimously.

Secretary then read the Public Hearing for a variance request for side yard setback for Morford Machine Co., on Industrial Drive.
The variance is for a 6 ft. setback from 10 ft.

Discussion followed the setbacks and how they were established. The variance is for side yard requirements to move the proposed building 6 ft. from the property line, abutting the railroad track.

Mr. Morford discussed what he thought was allowed when the building was built and the distance of the existing building from the railroad track.

Mr. Hayman then directed the Board members of his duties and the Boards duties, and it was stated that the Code in 1973 was the same and setbacks were not changed.

More discussion followed on setbacks. It was mentioned that if the building was required to meet the Code the front of the building may go into the front setback.

Von Berlin stated that no one can build in the railroad property so it will not cause a problem to grant the variance.

Mr. Yackee made a motion to grant the variance. Mr. Overhulse seconded the motion.

Upon voice vote, the motion passed unanimously.

With no other business, the meeting adjourned at 4:53 p.m.



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

October 13, 1978

Morford Machining, Inc.
560 Industrial Drive
Napoleon, OH 43545

Re: House Number
560 Industrial Drive

Mayor
Robert G. Heft

Dear Mr. Morford:

Clerk-Treasurer
Rupert W. Schweinhagen

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

City Manager
Alan E. Tandy

Law Director
Keith Muehlfeld

We have been assigned the task of providing addresses for new developments of the City and also for some areas that have existed for many years without numerical identification. In order to accomplish this task, in an orderly manner, we have established north, south, east and west baselines, from which the numbering sequence begins. As we apply the numbering system, we find some properties have been using addresses that do not fall into any sequence with neighboring property, and therefore, the address must be changed.

An orderly numbering system is necessary for quick response from our public safety personnel of the Fire and Police Departments. It is also a convenience for the visitor to easily locate your residence or place of business. Mail service and parcel delivery will also be effected as the City grows. We ask therefore that you accept the house number noted above, and promptly arrange to display the number in an appropriate location on your premises, that can be seen from the street.

We do not ask that you immediately change or include the new address in your stationery or other printed forms. We do suggest, however, that when you need new printed forms that you have the new address included at that time.

If you have any questions, regarding the address system, please do not hesitate to call.

Sincerely,


Robert E. Johnson
Dept. of Building & Zoning

REJ:dd



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE — (419) 592-4010

November 15, 1978

Morford Machining Co.
560 Industrial Dr.
Napoleon, OH 43545

Mayor
Robert G. Heft

Clerk-Treasurer
Rupert W. Schweinhagen

Members of Council
Vern Holers, President
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James Jackson
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Dear Mr. Morford:

It has been brought to our attention that there is a considerable amount of logs and debris stored around the outside of your building. Outside storage in the "I-1" Industrial district is in violation of the regulations of the Zoning Code, and therefore, we ask that you remove the stored materials from your premises.

Outside storage may be considered by the Board of Zoning Appeals, under Section 85.19(k)(1) of the Zoning Code, provided the material is stored behind the building or behind screen planting or fence, so that the material cannot be seen from the street.

Your cooperation in promptly removing the outside storage from the premises, or applying to the Board of Zoning Appeals for approval to maintain outside storage, will be greatly appreciated, and will assist us in our attempt to have our newly developed areas grow in a neat, orderly and attractive manner.

Sincerely,

Robert E. Johnson
Dept. of Building & Zoning

REJ:dd

December 17, 1978
651 Welsted Street
Napoleon, Ohio 43545

Mr. Robert E. Johnson
Dept. of Building & Zoning
City of Napoleon
255 Riverview Avenue
Napoleon, Ohio 43545

Dear Mr. Johnson:

I wish to thank you for your letter of November 15, 1978, concerning the logs and wood I have in front and beside my shop. You are quite correct that it violates the zoning code.

It has been brought to my attention that I am delinquent in returning this letter to you, of which looking at your side I might well be, and I apologize for this. I am a man of honor and try to lead a good Christian life and follow the Golden Rule. If a person has the courtesy to send you a letter which is logical, then the receiver should have the courtesy to answer it. My only excuse in waiting this long was that a Napoleon Council member spoke with me about the wood in front of my shop, and also about another problem, and said he would get back with me and for me not to do anything until I heard from him. Quite obviously, I have not heard from him.

I agree completely with your letter, but would respectfully ask that you send me a letter, and also place the carbon on file with your first letter of November 15, 1978, deleting the word "debris" in the second sentence. Webster's New Collegiate Dictionary, copyrighted 1949, by G. & C. Merriam Company, page 202, has as a definition for "debris" 1. rubbish, esp. such as results from destruction; ruins; 2. any accumulation of fragments of rock; detritus. I only ask for this deletion of the word because we do not have rubbish or broken rock (unless you consider the stones in the driveway). All we have in the front yard and the side of the building is natural material, wood. It is either logs cut up as mentioned or logs sawed into commercial shapes, such as 2 x 4's, etc. They are stored in two manners, stacking and piling. There is nothing else out there. I would not take note of this except for the fact that your letter is public and will be on file for many years to come, and I would not like to have people of the future thinking that I have dumped rubbish (garbage or broken stones) in the front or side of my building. It may be difficult for you to understand this statement, but I have made a great effort and resisted the temptation of putting metal chips and used material outside because I knew it would not look good.

For the past three years the area which we now call Napoleon Industrial Park has been a corn field, and if we are logical about it, it is still a corn field with an expensive, black-topped road, water line and sewer going through it. Before this road was placed through approximately last September, 1978, it did not seem to matter much that I stored the wood in front of my shop or on the side of my shop. But now since land speculators who are trying to make capital gains (profits) are very interested in a show place, the situation has changed tremendously within the past few months. I have no feelings one way or the other about the land speculators other than to say I sincerely wish them well, and that they conduct their business in a Christian manner and by the Golden Rule.

I have struggled very hard in my new business to reach the point where I am now. My customers are growing and my business is growing, and I am buying more machinery and hiring new people. None of this can be seen from the street, though. If any of you have ever started a business from nothing, you can realize what I say when there is very little time or money to be used on doing things which do not directly affect the productivity of the business.

I have been approached by City Manager Tandy approximately August, 1978, and he mentioned the subject of the wood in front and beside my shop. I told him that I could understand the land speculators' point of view in wanting a show place, and that I would cooperate with him and the land speculators. I told him that I would remove the wood by burning it first and not replacing it with new wood when it was removed. I told him also that I would put grass in the front of my property and flowers in front of my shop which I had for two years, 1976 and 1977. I told him also that I would cut the weeds which grow on the property beside mine (railroad property). All I asked him was to allow me the time to use up the wood. Mr. Tandy was non-committal - would not say good, bad or indifferent. I spoke also with a Council member approximately October, 1978, on the same matter of the wood being in front and beside my property. He was more understanding and agreed that I was not fighting anyone but just trying to survive. He also said he did not think I was out of order since I was making an effort. To date, the pile of wood is being reduced. It would have been reduced faster had we had a cold winter, but for the grace of God we in Northwest Ohio have been blessed with a mild fall and do not have to pay the exorbitant price for fuel which have been placed upon us. I mentioned to both Mr. Tandy and the Council member, and Chief Fruchey who came out to see me, that I estimated the pile of wood in the front would be removed in the above-mentioned logical manner approximately the end of January.

This entire problem was noted last August by the City Manager with what I consider a logical approach to resolve it and correct it. The problem is being corrected and will be completed in approximately six weeks. For the life of me I find it difficult to understand why everyone is getting so concerned about a pile of wood which will be exhausted soon. I know that Council has much larger problems on their mind, and I am sincerely sorry that they have to get involved into such a small, mediocre situation. It is obvious, though, that the land speculators are putting tremendous pressure on Council and City Manager Tandy for action. The pathetic

December 17, 1978

part is their only reason is greed (profit). When we as Christians deal with each other greed, hate, anger, and pride should be eliminated in any decisions made. To you, Mr. Tandy, I apologize in this letter for failing to control my anger when I went to your office last summer and complained about the contractor's performances which disrupted and hurt my business. I raised my voice when talking to you and shouldn't have. I would also state that I was not angry with you. There is no doubt in my mind that the contractors were in error and did not care which made me very disturbed. I will always work to help anyone so long as I think their intentions are honorable, but the contractors weren't.

I drove through the Industrial Park today, Sunday, December 17, 1978, and found a whole list of legitimate rubbish; rusty 5-gallon drum, old cardboard, broken beer bottles, discarded beer cans, piles of rusty steel, in addition to piles of railroad ties, 5 x 5 wooden beams and fabricated steel structures stored in open view, all within view of the roadway. I am very sure that some of that honestly constitutes "debris". I want this clearly understood and not misconstrued. I do not care that these objects around the other companies are there, and I am not voicing a complaint. I agree with the basic concept of zoning, and it should be adhered to with many flexible means to adjust for each individual business. I know this has already been taken into account with ADS, and I think it's wonderful that they are in the City Industrial Park.

In conclusion, I most respectfully ask that you, Mr. Johnson, and the Napoleon City Council bear with me just a short time longer. When springtime comes I am sure everything will have corrected itself on this particular situation. I also plan to put up a wooden fence beside my shop to eliminate this type of problem in the future, and with a good Christian attitude on everyone's part, I sincerely believe that we can all live together in peace and harmony. It so happens that this is the Christmas season and people tend to be nicer toward each other at this period of time more than at any other time, but we should all try harder to lead a Christian life the entire year.

Most respectfully and sincerely,



Donald M. Morford, President
Morford Machining, Inc.

DMM/pcm

CC: City Manager Alan Tandy,
Napoleon City Council, c/o
Mr. Vernon Holders, Pres.,
Mayor Robert Heft,
Fire Chief Fruchey.