

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Special Use request by First Baptist Church
HEARING: February 8th, 1994 at 5:00 PM
HEARING #: PC 94/01

BACKGROUND:

An application by First Baptist Church located at 1304 Lagrange St. Napoleon Ohio, requesting a Special Use Permit, to allow the placement of a 24' x 24' pole barn style storage building, west of the existing church building at said location. The request is pursuant to section 151.33 (A)(2) & 151.44 (A)(1)(f) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "A" residential zoning district.

RESEARCH AND FINDINGS:

1. The proposed building will be used for storage purposes associated with the primary lot usage.
2. The structure would be inspected by wood county building inspection.
3. The setbacks in this zoning district for accessory buildings are: front-50' Side-5' Rear-10' these apply to residential lot usage. The planning commission can dictate the setback requirements as they see fit. I would suggest that the front setback be 50', the rear setback be 20' and the side setback be 15'. This will allow better fire protection for the surrounding residential structures.

ADMINISTRATIVE OPINION:

I am recommending approval with the suggested setbacks and that the building colors be compatible with its environment.

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 exterior architectural appearance and functional plan of the special use premises will not be incompatible with the architectural appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.
- (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.

- (1) Will the establishment maintenance or operation of the special use be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community ?

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(2) Will the special use 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 ?

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(3) Will the establishment of the special use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(4) Will the exterior architectural appearance and functional plan of the special use premises be incompatible with the architectural appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(5) Are adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities being provided for the special use project.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(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.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(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.

NO: _____

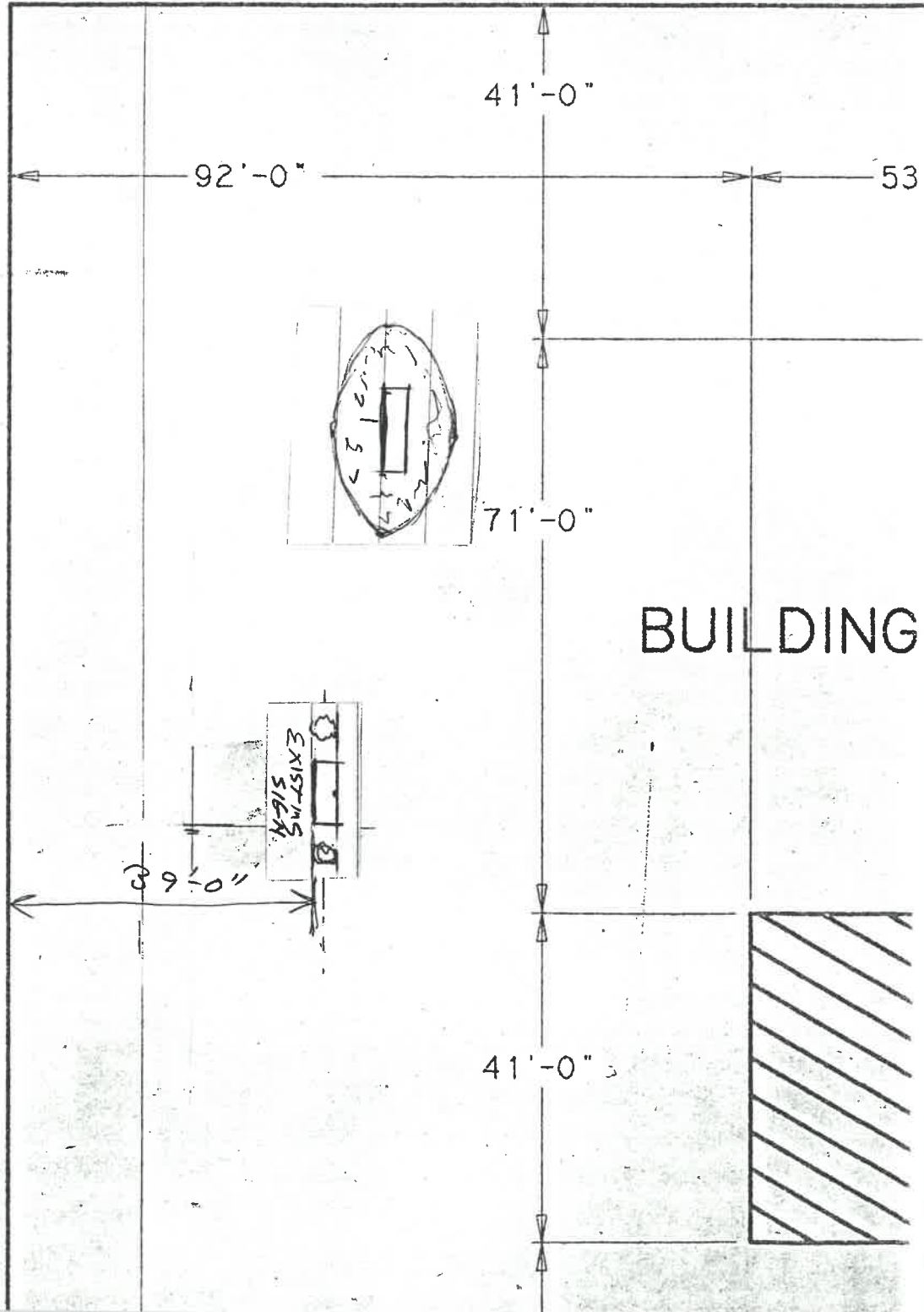
YES: _____

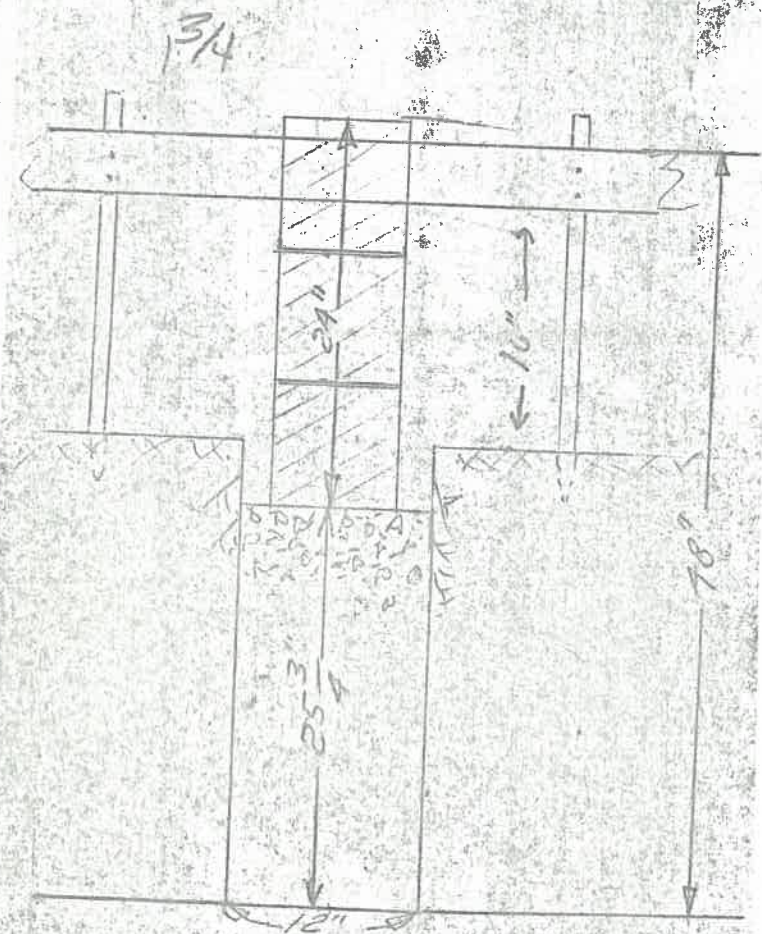
If you answered yes, please explain below.

Explain: _____

1304
Lagrange

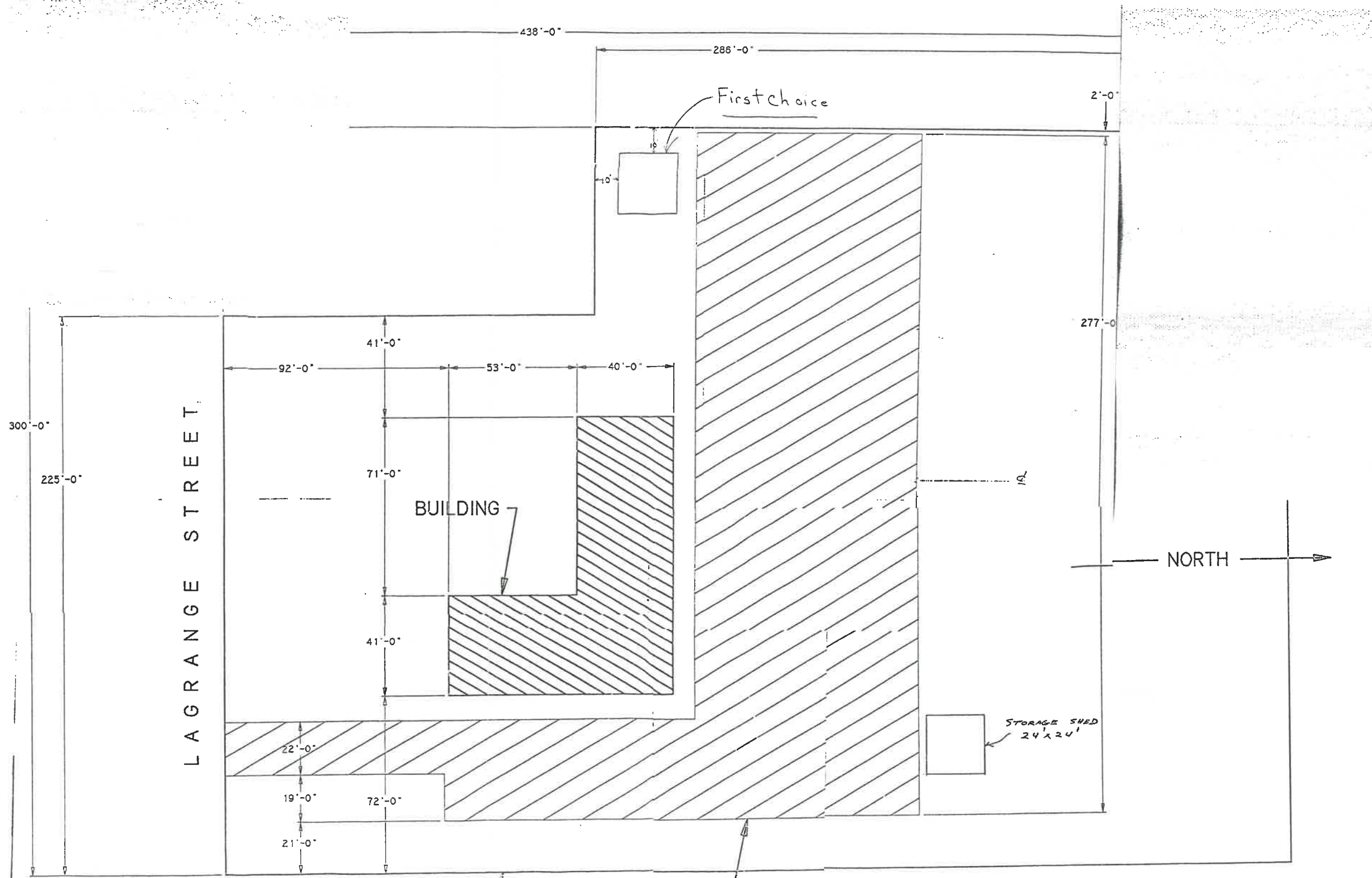
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First Baptist Church
 Napoleon Ohio
 Lagrange St.



PLOT PLAN
 FIRST BAPTIST CHURCH
 1304 LAGRANGE ST - NAPOLEON, OH 43545
 SCALE: 1" = 20'
 ENGR: WL KNOBLOCK DWN BY: GPH 11/19/92

