



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

December 27, 1989

Mr. Roger O. Freytag, Zoning Administrator
City of Napoleon
255 West Riverview
Napoleon, Ohio 43545

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Re: Riverview Terrace
Napoleon, Ohio
Foundation Review

Dear Roger:

This letter will serve as our review of the plans submitted by Weatherby Goodman Trick, AIA dated December 20, 1989.

The plans include two (2) designs the first being, Plan "A" (point bearing wood piles and 7 gauge steel pipe piles) and Plan "B" (caissons).

Based on our review of the plans and specifications in conjunction with the soils report by Soil Testing, Inc., we feel the design meets all parameters outlined in this report.

We do feel that due to the existing conditions of the fill (concrete, wood, debris, etc.), that caissons may prove to be a costly alternative.

The only other concern we have, is who will be the responsible party to approve all piles and/or caissons.

A letter from the Architect should be required verify this positions.

If you have any further questions, please call.

Respectfully,

Marc S. Gerken
Marc S. Gerken *SKW*
City Engineer

MSG:skw

(H) EFFECT OF DENIAL OF A SPECIAL USE PERMIT

No application for a special use permit which has been denied by the City Council shall be resubmitted to the Planning Commission for a period of one year from the date of such denial, except on the grounds of new evidence or proof of changing conditions which the Planning Commission finds valid.

(I) REVOCATION OR EXPIRATION OF SPECIAL USE PERMIT

In any case where a special use has not been established or construction begun within one year, after the date of granting said special use permit, the special use permit shall be considered "void".

The Planning Commission may review the special use permit and recommend to the City Council whether or not the special use permit should be permanently revoked.

Sec. 151.44 SPECIAL USES

Within each zoning district, a special use permit may include one or more of the uses listed herein as permitted special uses.

(A) USES REQUIRING SPECIAL USE PERMIT

(1) Residential zoned districts.

- a. Cemeteries on minimum zoning lots 10 acres.
- b. Excavation for artificial lake.
- c. Artificial mounds or landscape berms exceeding 7 feet in height.
- d. Governmental structures and facilities.
- e. Institutions of learning, including colleges, universities, elementary and high schools, facilities for mentally handicapped and nursery schools.
- f. Churches, chapels, synagogues.
- g. Hospitals, nursing homes, and related health care facilities.
- h. Public libraries.
- i. Domestic crafts conducted within residence including but not limited to dressmaking, tailoring, barber and beauty shops.
- j. More than one principle building or use on a lot.