

MEMORANDUM

TO: Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Amended Special Use Permit Oberhaus Park
Development plan.
HEARING #: PC 95/02
MEETING DATE: March 6th, 1995 at 8:00 pm

BACKGROUND:

The City of Napoleon Parks and Recreation Board has proposed a construction design plan for The Oberhaus Park located at 750 W. Maumee Napoleon Ohio. The park plans will be presented to the City Planning Commission for review and public input on the above date. This public hearing is in accordance with the provisions of Chapter 151 of the City of Napoleon Ohio Code of General Ordinances.

RESEARCH AND FINDINGS:

1. The Parks & Recreation Board has had a number of hearings on the above subject (Memo from Cotter to Gerken attached).
2. The Parks & Rec Board recommended the proposed plan to the City Council Ad-Hoc Committee, no action was taken.
3. City Council recommended the proposed plan to the Planning Commission.
4. It would seem that the current plan is acceptable to the surrounding property owners.
5. The proposed park is primarily oriented toward a nature theme.
6. There will be boat docking facilities, but no boat ram.
7. The facility will of course be handicapped accessible.
8. In July of 1990 this Board Recommended that City Council accept the Oberhaus land area for a City Park. The Condition recommended was that before any structures are placed in the park that the Planning Commission would review them. City Council accepted the Planning Commissions recommendations.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

I am recommending that the Board approve the proposed plan as presented with one condition.

1. That before any additional structures (other than those shown on the proposed plan number D:ACAD12\DWG\05802701.DWG may be constructed, an amendment would be necessary to the special use permit.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that City Council approve the amended special use permit to allow the development of the proposed Oberhaus Park plan drawing number D:ACAD12\DWG\05802701.DWG subject to the following condition.

1. That the proposed park boat docks located at the North end of the park along the Maumee River bank be re-located as far west along the Maumee River bank as practical within the park property.

MINUTES OF THE CITY OF NAPOLEON PLANNING COMMISSION HEARING # PC 95/02 HELD ON FEBRUARY 14th, 1995

MEMBERS PRESENT WERE: Acting Chairman Jon Bisher, Larry Haase, Ann Luzny, Mayor Robert Heft, Secretary Brent Damman.

OTHERS PRESENT WERE: Tony Cotter, Marlow Witt Jr., Robert Morrison, Linda Koskroff, Bill Gilson, Greg Beck, Char Weber, Terri Williams, Randy Kruse, Renee Freppel, Mike Sanholtz, Larry Bischoff, Glen Nelson.
Bisher: Read public notice.

Sec: Read research, findings and staff recommendation.

Bisher: Ask if anyone would like to speak in favor of this project.

Cotter: Explained the occurrence of events which had brought this project to the current status.

Koskroff: Stated she appreciated the efforts to date regarding the development of the current plan and asked if the current park plan was strictly that of a nature theme, (walking trails and natural areas).

Witt: Stated that he appreciated the natural buffer area between the Park and the rear properties of the abutting residential lots. He then asked if this plan would Mr. Oberhaus's requirements.

Cotter: This plan will fulfill the agreement between the City and Mr. Oberhaus. He went on to say that the plan allows river access, and all monies generated by the park will go back into the park as Mr. Oberhaus had requested.

- Weber: We have made many changes to the original plans in an effort to reduce impact on the surrounding properties and I think this plan is satisfactory to most of the property owners in the area. Also if there are any significant changes to the plan in the future, they would need to be brought to the Parks and Rec Board before they are made.
- Bisher: Would the open areas be mowed ?
- Cotter: Yes, so they could be used for picnic areas and other related activities.
- Bisher: Are there any other concerns anyone would have at this time.
- Morrison: How far off the road would the slit rail fence be and how high would it be. He then asked if the boat docks could be moved west in an effort to reduce noise.
- Cotter: The fence is 75 feet off the road and about 4 feet high.
- Witt: The dock could be moved further west, as there was a dock there at one time and it was west of the proposed docks.
- Gilson: I would also like to see the docks moved to the west and I would like to know what the closing time will be and if this will be enforced.
- Cotter: This park could have a different closing time than other parks.
- Bisher: Asked if the structures would be the same type as the rotary shelter at Oakwood Park.
- Cotter: Yes, it would be an open shelter about 25' by 45' similar to the rotary shelter at Oakwood Park.
- Koskroff: If someone would like to donate a shelter building would the Parks & Rec Board need to approve it before it could be build.
- Beck: The Board would need to approve it before it could be built.
- Bischoff: I think we need ball fields at this park for the south side residents.
- Bisher: I think you just need to go to the right park, if you want to go on a picnic you go here and if you want to plat ball you go to Oakwood park.

Luzny: Would this park be lighted a night ?

Morrison: Concerned that if the park would be lighted it would disturb the natural habitat and that there should not be any type of lighting in a nature park.

The board members agreed that the park should not be lighted.

Haase: What would be planted in the buffer area between the park and the residential properties.

Cotter: Tall fescue grass as well as wild flowers and trees.

Witt: Will the trees be planted as drawn on the plan.

Cotter: That will be a variable, the number of trees and the arrangement may be different.

Heft: This park will take a long time to develop unless we start to divert funds to this project.

Williams: The Council Committee and the Parks Board would like to build a quality park that we can be proud of.

There was discussion on the time frame in which this development would occur and it was determined that this park should be developed in phases along with Oakwood Park not after Oakwood is completed.

Motion by: Luzny -

To recommend that City Council approve the amended special use permit to allow the development of the proposed Oberhaus park plan drawing number D:ACAD12\DWG\05802701.DWG subject to the following condition.

1. That the proposed park boat docks located at the North end of the park along the Maumee River bank be re-located as far west along the Maumee River bank as practical within the park property.

Seconded by: Haase

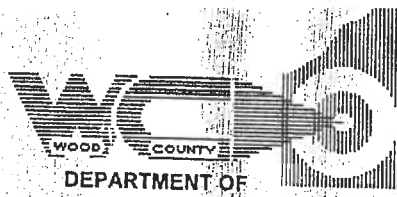
Vote Cast: Heft - In Favor

Luzny - In Favor
Haase - In Favor
Bisher - In Favor

Respectfully Submitted

Brent N. Damman
Building & Zoning
Administrator

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Chief Building Inspector
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(419) 354-1409



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One Courthouse Square
Bowling Green, OH 43402
<http://www.wcnet.org/~inspect>
E-Mail: inspect@wcnet.org

BUILDING INSPECTION

Dear Design Professional,

In order to expedite "plan approval" in the future, we are requesting that you sign and seal the statement below and submit with the building permit application. This statement allows the Chief Building Official to also examine plans.

Sincerely,

Handwritten signature of Michael J. Billmaier in black ink.

Michael J. Billmaier
Chief Building Official

Date: 4.15.02

I certify that the plans for the following job conform to the requirements of the O.B.B.C. and Chapters 3781. and 3791. of the Ohio Revised Code. "2002 OBC"

Job Name: ROTARY-LIONS CLUB COMMUNITY CENTER

Site Address: 750 OBERHAUS PARK ~ WEST MAUMEE AVE. NAPOLEON, OHIO 43545

Handwritten signature of Joseph R. Klein in black ink.
Signature of Engineer or Architect

(Affix Seal Here)

750 W. Maumee Ave.