

MEMORANDUM

TO: Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Minor Subdivision 303 Meekison
MEETING DATE: December 19th, 1994 @ 8:00 pm
PC HEARING #: PC 94/18

BACKGROUND:

An application by The Bischoff Company 19 Lakeview Napoleon Ohio, owner of a parcel of land know as lot 18 of E.T. Barnes addition to Napoleon, further known as 303 Meekison Napoleon, Ohio, requesting final plat approval of a Minor Subdivision thereof. The request is pursuant to the City of Napoleon Ohio Code of General Ordinances Chapter 154 entitled "Subdivision Control Code", and is located in a "A" Residential Zoning District.

RESEARCH AND FINDINGS:

1. The proposed lot split does not conform to the minimum lot square footage requirements of the applicable district.
2. The applicant has requested variance to the minimum lot square footage from the Board of Zoning Appeals and the Board approved the request 12/13/94.
3. There are several lot splits of this type in immediate area.
4. When Mr. Bischoff purchased the subject property he was under the impression that the lot had been previously split as he had a copy of a 1952 survey which shows such a slit, but it was not recorded at the H.C. Recorders office, so it was never made official.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

I am recommending this proposed lot split request as it is reasonable

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that City Council approve the Minor Subdivision as requested.

MINUTES OF THE CITY OF NAPOLEON PLANNING COMMISSION HEARING #
PC 94/18 HELD ON DECEMBER 13th, 1994

MEMBERS PRESENT WERE: Chairman Richard McBroom, Larry Haase,
Jon Bisher, Mayor Robert Heft, Brent Damman (secretary).

OTHERS PRESENT WERE: Doug Bischoff (owner), Don Moore, Robert Heft (Mr. Heft left his seat on the Board and became a member of the audience as he is a business partner with Mr. Don Bischoff the applicants father), John Burns, Rick Weaver, Others.

McBroom: Read public notice.

Sec: Read research, findings and recommendation.

McBroom: Is there anyone here on behalf of the applicant ?

Bischoff: I am Doug Bischoff.

McBroom: The Board of Zoning met before this meeting and approved the variance to the minimum lot square footage with the stipulation that there will be no other variances granted to this lot now or in the future. Do you understand this condition Mr. Bischoff ?

Bischoff: Yes, thats fine with me.

Haase: What is the minimum square footage and what does this lot have ?

Sec.: The proposed lot has 6187.5 square feet the minimum for this district is 7200 square feet.

Haase: Is there enough room on the lot to build a house and are there other restrictions ?

Sec. : There has been a site plan submitted to my office which is proposing a 1050 square foot home which meets all zoning criteria.

Motion By: Haase, To approve the Minor Subdivision as requested.

Seconded By: Bisher

Vote Cast: Haase - In Favor
Bisher - In Favor
Heft - Removed self from Board seat and sat in audience. Abstained
McBroom - In Favor

Respectfully Submitted

Brent N. Damman
Building & Zoning
Administrator
02236002.05

Replat of Lot No. 18 in E.T. Barnes Addition to the Village (now City) of Napoleon, Henry County, Ohio.

LEGEND

- A- Iron pin found from previous survey.
- B- Point found from previous survey.
- C- Point established this survey.
- D- Iron pin with ID. cap set this survey.

