

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Conditional Use Permit 1033 W. Washington for
the Passport Program.
MEETING DATE: November 12, 1996 @ 5:00 pm
HEARING #: PC 96/15A

BACKGROUND:

An application has been made by Gary Malone on behalf of "The Passport Program" Area Office on Aging of Northwest Ohio Inc. 444 Independence Dr. Napoleon, Ohio. The applicant is requesting the issuance of a Conditional Use Permit to allow the operation of a senior citizens assistance program at 1033 W. Washington Napoleon, Ohio. The request is pursuant to City Zoning Code section 151.75 & 151.77. The subject property is located in an R-2 Residential Zoning District.

RESEARCH AND FINDINGS:

- 1! The subject building is owned by United Pentecostal Church and was previously used for church services. They moved from this location a few years ago and since then have attempted to sell the building and or find another use for it.
2. The church owns a vacant lot at the corner of Glenwood and W. Washington and plan to use it for parking purposes. Also they have a concrete drive which can accommodate 3 to 4 vehicles. Mr. Malone has indicated they are willing to make improvements to these areas as are deemed necessary.
3. According to the City Zoning Code, six (6) on site parking spaces are required. This is based on information provided to me by Ms. Barbara Barkley R.N. Passport Program Supervisor.
4. Fire code compliance is still an issue, as of this writing a fire code compliancy inspection has yet to be scheduled.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

Upon observation of the current operation at 444 Independence Drive, I believe it would be very compatible with the surrounding residential uses.

I am recommending approval of this request with the stipulation that the following conditions shall be met prior to submitting the Planning Commissions recommendation to City Council.

1. That an engineered parking lot site drawing be submitted and approved by the City Engineer.
2. That a code compliance inspection be performed by the City Building Inspector and the Fire Chief.