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June 8, 1984

TO: Mr. Richard Heyman, and The Napoleon City Planning Commission

RE: Application for Rezoning and Preliminary Replat Approval for
Beuman Stockyards, Inc.

Enclosed please find two (2) proposed Ordinances regarding the above application.

O.R.C. §713.10 requires that the commission, board, or officer be allowed not less than thirty (30) days for consideration and report to Council after submission. There does not appear to be any requirement of publishing, nor any requirement that the proposed Ordinance be submitted prior to the hearing we've already had. I would request that The Napoleon City Planning Commission consider these proposed Ordinances at its next regularly scheduled meeting. After the thirty (30) days for consideration and report passes, compliance with O.R.C. §713.12 ought to commence.

Very truly yours,

Thanks -

Jeff Holers

Jeffrey F. Holers
Attorney at Law

JFH:trt

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REZONING OF LOTS 5-A, 5-B, 5-C, 5-D, 5-E, 5-F, 5-G, and 5-H OF THE REPLAT OF LOT 5, NORTHOAKS SUBDIVISION, CITY OF NAPOLEON, OHIO, SUBJECT TO CERTAIN CONDITIONS RECOMMENDED BY THE NAPOLEON CITY PLANNING COMMISSION.

WHEREAS, at a public hearing held on Tuesday, June 5, 1984, at the Napoleon City Building, Napoleon, Ohio, the Napoleon City Planning Commission did recommend approval of zoning changes as follows, subject to certain conditions:

1. To change Lots 5-A, 5-B, 5-C, 5-D, 5-E, and 5-F of the Replat of Lot 5, Northoaks Subdivision (Preliminary); and Lots 1, 2, 3, and 4 of Northoaks Subdivision; from a "PB" Planned Business District to a "B" Residence District, and
2. To change Lots 5-G and 5-H of the Replat of Lot 5, Northoaks Subdivision (Preliminary) from a "PB" Planned Business District to a "LB" Local Business District.

Now, therefore: BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPOLEON, STATE OF OHIO, TWO-THIRDS OR MORE OF ALL MEMBERS ELECTED THERETO CONCURRING:

Section 1. That the following zoning changes are approved:

1. Lots 5-A, 5-B, 5-C, 5-D, 5-E, and 5-F of the Replat of Lot 5, Northoaks Subdivision (Final); and Lots 1, 2, 3, and 4 of Northoaks Subdivision; from a "PB" Planned Business District to a "B" Residence District; and
2. Lots 5-G and 5-H of the Replat of Lot 5, Northoaks Subdivision (Final) from a "PB" Planned Business District to a "LB" Local Business District.

Section 2. The approval of these zoning changes is conditional upon Council's approval of the final plat.

Section 3. That the Map of the City of Napoleon, Ohio be appropriately amended.

Section 4. That this Ordinance shall take effect at the earliest time allowed by law

Passed: _____

Attest: _____

Mayor

City Treasurer

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE REPLAT OF LOT 5, NORTHOAKS SUBDIVISION (PRELIMINARY), CITY OF NAPOLEON, OHIO, SUBJECT TO CERTAIN CONDITIONS RECOMMENDED BY THE NAPOLEON CITY PLANNING COMMISSION.

WHEREAS, at a public hearing held on Tuesday, June 5, 1984, at the Napoleon City Building, Napoleon, Ohio, the Napoleon City Planning Commission did recommend approval of the Replat of Lot 5, Northoaks Subdivision (Preliminary), City of Napoleon, Ohio, subject to certain conditions, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPOLEON, STATE OF OHIO, TWO-THIRDS OR MORE OF ALL MEMBERS ELECTED THERETO CONCURRING:

Section 1. That the Replat of Lot 5, Northoaks Subdivision (Preliminary), City of Napoleon, Ohio, be, and hereby is approved, subject to the following conditions:

- (a) That before the owner commences construction, that the stockyard building be removed first;
- (b) That owner comply with any applicable construction standards for streets, sewers, water or other public utilities, change of lot lines, or technical aspects of survey.

Section 2. That this Ordinance shall take effect at the earliest time allowed by law.

Passed: _____ Mayor

Attest:

Clerk-Treasurer