

July 20, 1982

NOTICE OF PUBLIC HEARING

10310
S. Perry
St.

Please take notice:

A Public Hearing will be held by the Board of Zoning Appeals of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on Tuesday, August 10, 1982 at 4:30 p.m. to consider the following item:

A request by Gerald H. Labuhn of 2411 Seaman, Toledo, Ohio for a variance to the parking requirements from two spaces per dwelling unit to one space per dwelling unit for an Elderly Housing Apartment at 108 South, across from the County Fairgrounds and more particularly known as a parcel of land situated in the southeast quarter (1/4) of the northeast quarter (1/4) of Section 24, Town Five (5) North, Range Six (6) East, Napoleon Township, Henry County, Ohio.

All persons desiring to speak for or against said variance may appear at the Hearing and be heard thereon.

CHAIRMAN OF THE
BOARD OF ZONING APPEALS
CITY OF NAPOLEON, OHIO

REPORT TO COUNCIL

Finding of fact and recommendation to Council from Planning Commission.

The following report contains written findings of fact and recommendation to the City Council by the Planning Commission of the City of Napoleon for a Special Use Permit as set forth in Section 151.43E of the City of Napoleon Zoning Code.

The application was filed on behalf of The Lutheran Orphans and Old Folks Home Society of Toledo, Ohio, Inc. by Rev. Dennis E. Lauman, 2411 Seaman St., Toledo, Ohio for a Special Use Permit to build a 100-bed nursing home on S. Perry (State Route 108) across from the Henry County Fairgrounds. The applicant also applied for a variance to the parking regulations of the City of Napoleon from 205 to 114. The Public Hearing before the Board of Zoning Appeals was held at 4:30 p.m., April 12, 1983 and the variance was granted as submitted.

Planning Commission reviewed the seven finding of facts Section 151.43E of the Napoleon Zoning Code and found that the request meets all the requirements of the Code pertaining to installation of utilities, being compatible with the surrounding area and uses, and the use will not be detrimental with, or lower property values within the area because of its design, character or functional plan and will not impede the normal growth of the area. The applicant agreed to screen the employee parking area on the north side from the existing residential area.

A motion was made by Robert Heft to recommend to Council the approval of the Special Use Permit as submitted. Mr. Musschel seconded the motion.

Upon roll call vote:

Mr. Luzny Absent

Mr. McBroom Absent

Mr. Mohring For approval

Mr. Heft For approval

Mr. Musschel For approval

PLANNING COMMISSION

Ned Giffey

Robert Heft

Richard Luzny

Ken Muschel

Date

4/12/83

Secretary

Richard & Kayne Eldor Mohring

Eldor Mohring

PLANNING COMMISSION MINUTES

April 12, 1983

Lutheran Old Folks Home Special Use Permit for 100-bed Nursing Home.
Acting Chairman Eldor Mohring called the meeting to order at 6:14 p.m.
Secretary called roll:

PRESENT

Eldor Mohring
Ken Musshe1
Robert Heft

ALSO PRESENT

Richard Hayman
Dick Chase
William Thieroff
Rev. Dennis E. Lauman
Rev. David D. Buegler
Henry Brown
Jeffery Ludeman

Acting Chairman read the Public Hearing Notice and then asked for someone to speak for the request.

Dick Chase the attorney for the Lutheran Old Folks Home said they were presenting the same plan as was presented last year, except the building had been moved to the front of the lot and the drive areas had been changed to a single drive on each side of the building and not connecting. The Lutherans would extend Third Street to the project and the sanitary sewer would be extended from Rohrs and Third, down Third to the project. It was shown that there would be three fire hydrants, two on the north corners of the building and one on the south center of the building. The storm water would be directed along the south property line, underground to the rear of the property where a retention basin would be dug. The dirt from the retention basin would be used to raise the grade around the building about 18".

Mr. Hayman read the Finding Of Facts and explained the area of the project in regards to the Finding of Facts.

Mr. Hayman also explained that the subdivision of the lot could be approved through his office under the exception clause of the subdivision regulations due to the fact that the two parcels would be over five acres. Mr. Chase was informed that he would have to get Mr. Hayman a plat of the subdivision.

Mr. Heft made a motion to accept the request as presented and recommended the approval of the Special Use Permit to Council.

Mr. Musshe1 seconded the motion.

With no other discussion, roll call vote was taken with the three members present voting for the motion.

With no other business to come before the Board, the meeting adjourned at 6:33 p.m.

March 22, 1983

NOTICE OF PUBLIC HEARING

Please take notice:

A Public Hearing will be held by the Zoning and Planning Commission of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on Tuesday, April 12, 1983 at 6:00 p.m. to consider the following item:

Rev. Dennis E. Lauman has filed on behalf of the Lutheran Orphans and Old Folks Home Society of Toledo at 2411 Seaman Street, Toledo, Ohio 43605 for a Special Use Permit to construct a 100 bed nursing home in a "B" Residential District as set forth in Section 151.34A(3) and 151.44 of the Napoleon Zoning Code to be located on South Perry Street (Rt. 108) across from the Henry County Fairgrounds and more particularly known as being a parcel of land situated in part of the northeast one-quarter (1/4) of Section twenty-four (24), Town five (5) North, Range six (6) East, Napoleon Township, City of Napoleon, Henry County, Ohio.

All persons desiring to speak for or against said Special Use Permit may appear at the meeting and be heard thereon.

CHAIRMAN OF THE
ZONING & PLANNING COMMISSION
CITY OF NAPOLEON, OHIO

July 12, 1982

NOTICE OF PUBLIC HEARING

Please take notice:

A Public Hearing will be held by the Zoning and Planning Commission of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on August 10, 1982 at 6:00p.m. to consider the following item(s):

Gerald H. Labuhn of 2411 Seaman St., Toledo, Ohio is requesting a Special Use Permit to erect an apartment building for persons 62 and over and a 100 bed nursing home for persons 65 and over known as the Lutheran Home on a piece of property along 108 South and across from the County Fair Grounds and more particularly known as a parcel of land situated in Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section 24, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio.

All persons desiring of speak for or against (the proposal) may appear at the meeting and be heard thereon.

CHAIRMAN OF THE
ZONING & PLANNING COMMISSION
CITY OF NAPOLEON, OHIO

July 20, 1982

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Gerald H. Labuhn of 2411 Seaman St., Toledo, Ohio, is requesting a two-lot subdivision of land on 108 South and across from the County Fairgrounds and more particularly known as a parcel of land situated in the southeast quarter (1/4) of the northeast quarter (1/4) of Section 24, Town Five (5) North, Range Six (6) East, Napoleon Township, Henry County, Ohio.

All persons desiring to speak for or against said request, may appear at the meeting and be heard thereon.

CHAIRMAN OF THE
ZONING & PLANNING COMMISSION
CITY OF NAPOLEON, OHIO

PC
10-83

August 12, 1983

NOTICE OF PUBLIC HEARING

Please take notice:

A Public Hearing will be held by the Zoning and Planning Commission of the City of Napoleon, Ohio in the Council Chambers of the City Building, located at 255 W. Riverview Avenue, on Tuesday, September 13, 1983 at 6:00 p.m. to consider the following item:

A request for a three (3) lot subdivision by Von Eric Berlin for the Lutheran Orphans and Old Folks Home of Toledo, ~~2411~~ Seaman, Toledo, Ohio and located at 1036 S. Perry, Napoleon, Ohio and more particularly described as a part of the northeast one-quarter (1/4) of Section 24, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio.

All persons desiring to speak for or against said request may appear at the meeting and be heard thereon.

CHAIRMAN OF THE
ZONING & PLANNING COMMISSION
CITY OF NAPOLEON, OHIO

A-95 Review

MAUMEE VALLEY RESOURCE CONSERVATION
DEVELOPMENT AND PLANNING ORGANIZATION
1012 Ralston Ave.
Defiance, Ohio 43512 / Phone: (419) 784-3882

PROJECT TITLE The Lutheran Orphans' and Old Folks Home Society of Toledo, OH, Inc.

APPLICANT Section 8 Elderly Housing, City of Napoleon

PROJECT NUMBER 1-81-22

REVIEWER COMMENTS:

SUPPORT

COMMENTS:

City Council has voted to support this project.

SUPPORT ONLY WITH CONDITIONS (Indicate major reservations about the project and specific substantive changes or modifications desired.)

CONDITIONS:

DO NOT SUPPORT (Summarize the major reasons for recommended disapproval including documentation or references to plans, statutes, regulations, etc., which substantiates disapproval.)

COMMENTS:

NO COMMENT (Although the reviewer may not wish to take a formal position on this proposal, technical comments may be attached.)

REVIEWING AGENCY

City of Napoleon

REVIEWER SIGNATURE

Alan E. (and)

PLEASE RETURN THIS FORM TO MAUMEE VALLEY RCD&PO BY

June 19



*Maumee Valley
Resource Conservation, Development
& Planning Organization*

June 26, 1981

The Lutheran Orphans' and Old Folks'
Home Society of Toledo, Oh., Inc.
2411 Seaman Street
Toledo, OH 43605

RE: Lutheran Housing Services #3, Inc., (5.8FDH), City of Napoleon
50 Elderly Units, SAI#-1-048-0038

Dear Sir or Madam:

At their meetings last night, the A-95 Review Committee and the Executive Council of Maumee Valley RCD&PO reviewed the Lutheran Orphans' and Old Folks' Home Society's application for \$2,047,000 in loan funds for construction of 50 units of elderly housing.

Based on the need and local support for the project, the Executive Council voted full support, and recommends that you proceed with your application to the federal funding agency.

Sincerely,

Gayle E. Pickett
sb

Gayle E. Pickett
A-95 Review Coordinator

GEP/sb

cc: State Clearinghouse
✓ City of Napoleon, Alan Tandy
Richard A. Chase, Attorney-at-Law
Ed Caldwell, M.F. Rep., HUD

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CHAIRMAN OF THE
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