

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Lutheran Home Amended Special Use permit
HEARING: June 11th, 1991 at 5:00 PM
HEARING #: PC 91/07

BACKGROUND:

An application for an Amended Special Use Permit by Germann Builders 970 Oakwood Ave. Napoleon, Ohio on behalf of The Lutheran Home 1036 S. Perry Napoleon, Ohio, to allow construction of a storage building. The application is pursuant to Sections 151.35 (A)(4), 151.43, and 151.44 (A)(1)(g) of the City of Napoleon, Ohio, Code of Ordinances, and is located in a "C" Residential District.

RESEARCH AND FINDINGS:

1. That the above mentioned parcel is located in an "C" Residential District for which a Special Use Permit was granted by City Council April 18th, 1983.
2. The reason for amending is to allow expansion which was not included on the original permit.
3. The proposed storage buildings use will directly related to the Lutheran Home.
4. The current development is in compliance with conditions specified on the original permit.

ADMINISTRATIVE OPINION:

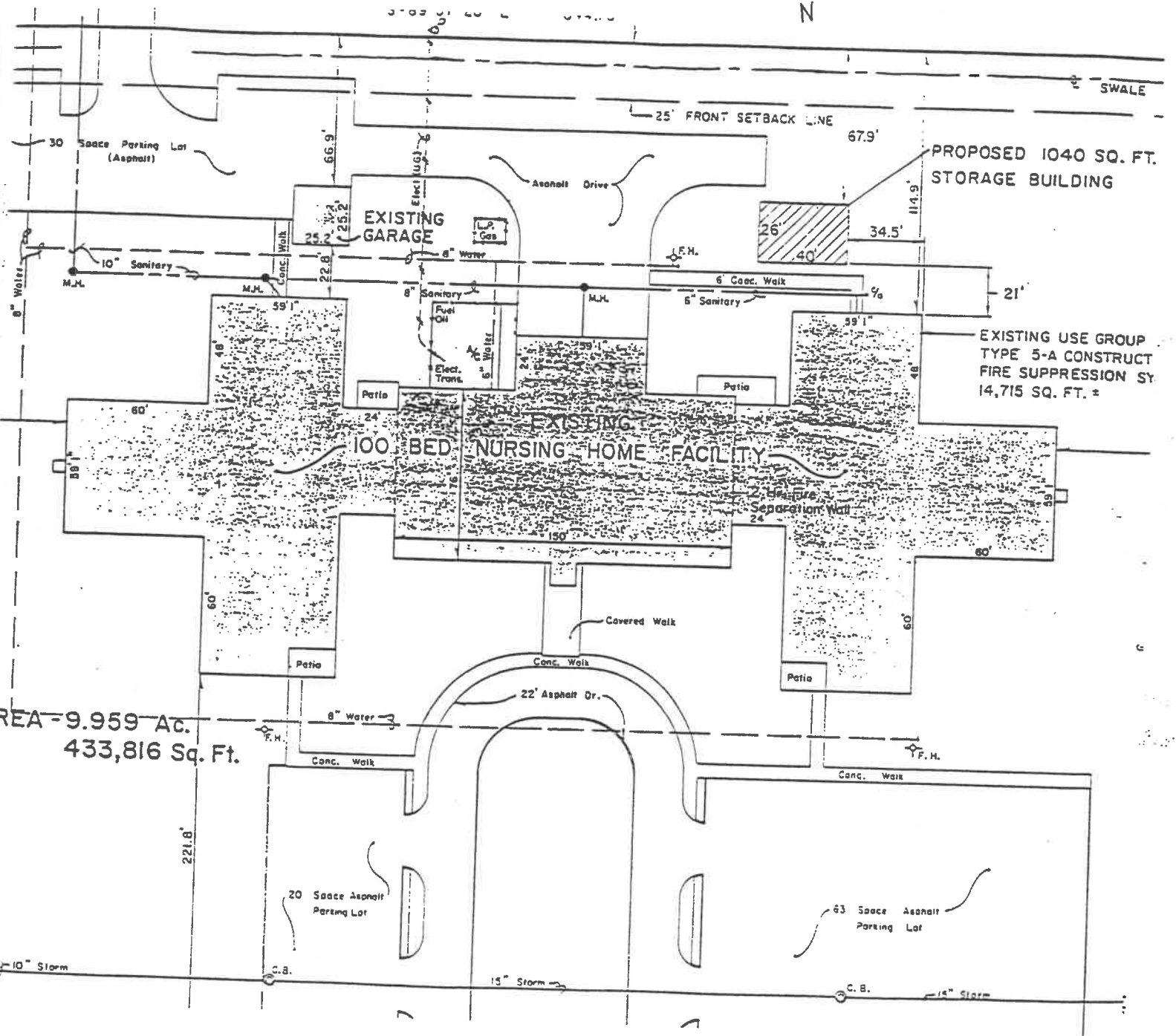
I believe there to be no reason for not granting such a request.

The Planning Commission shall make written findings of fact and shall submit same together with its recommendation to the City Council after the close of the hearing on a special use. The Planning Commission's report to the City Council shall indicate the vote of each member present and shall contain a statement of reasons why a member or members did not vote in favor of a recommendation. No special use shall be recommended by the Planning Commission unless the Commission finds that:

- (1) The establishment maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.

- (2) The special use will not be injurious to the use and enjoyment of lawfully used property in the immediate vicinity or substantially diminish or impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) The special use shall conform to the applicable regulations of the district in which it is located except as such regulations may in each instance, be modified by the conditions of the special use permit.

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PROPOSED 1040 SQ. FT. STORAGE BUILDING

EXISTING GARAGE

EXISTING 100 BED NURSING HOME FACILITY

EXISTING USE GROUP TYPE 5-A CONSTRUCT FIRE SUPPRESSION SY. 14,715 SQ. FT. ±

REA-9.959 Ac.
433,816 Sq. Ft.

20 Space Asphalt Parking Lot

63 Space Asphalt Parking Lot