

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Special Use for the establishment of a
parking lot by Henry Co. Ag. Society.
MEETING DATE: May 17th, 1993 @ 8:00pm
HEARING #: PC 93/12

BACKGROUND:

An application by The Henry County Agricultural Society 907 S. Perry Napoleon, Ohio for a special use permit to allow development of a parking lot only on a parcel of land now known as 1048 S. Perry (directly south of the Lutheran Home). The request is pursuant to Chapter 151 section 151.43 & 151.44 of the City of Napoleon Ohio Code of General Ordinances, and is located in a "B" residential zoning district.

RESEARCH AND FINDINGS:

1. The property in question has been a public nuisance for at least 10 years and due to nuisance abatement proceedings initiated by the zoning department it is now a clear lot.
2. The proposed use will be much more compatible than the previous.
3. The H.C.A.S. is proposing to provide screening and drainage provisions.
4. The site will be used primarily during the week of the Henry County Fair.

PLANNING COMMISSION RECOMMENDATIONS:

1. Establish a 20' green belt and screening along all abutting residentially used property boundaries.
2. Require a 200' front parking setback.
3. Provide a 6" thick concrete drive approach off S. Perry St. up to the State Route 108 Right of Way line.
4. Provide a four (4) foot high fence along the rear and side yards of the abutting residential properties during the operation of the Henry County Fair and other times of intensive usage.

STAFF RECOMMENDATIONS:

I would like to recommend that a plan be developed by the Fair Board which would provide pedestrians a safe means of crossing Perry street during times of intensive usage.

A possible solution would be to stripe a crosswalk over St. Rt. 108 leading to a 5' wide concrete sidewalk on the west side of 108 which would lead to the gate opening.

Also along with the sidewalk placement, they should install no parking signs along the west side of the roadway.

The access drive should be no wider than 35' at the Right of way line of State Route 108.

The access drive should be in a straight line extending from the St. Rt. 108 Right of Way line east to a point beyond the abutting residential properties.

Also that the placement of lighting fixtures near residential dwellings be shielded to prevent unwanted lighting in and around said dwellings.

HEARING SUMMARY:

The City of Napoleon Planning Commission held a hearing on April 13th, 1993 @ 5:00pm, summary as follows.

MEMBERS PRESENT WERE:

Richard McBroom (Chairman), Larry Haase, Jon Bisher, Ann Luzny, Mayor Steven Lanckenau, Secretary Brent N Damman

OTHERS PRESENT WERE:

Denny Hoffman (H.C.A.S.) Mrs. Gessner (P/O), Other (P/O).

McBroom: Opened meeting read notice and requested comments.

Hoffman: Stated the H.C.A.S. would place stone drives east west the length of the property to help direct traffic to the parking areas.

Sec: A 6" thick concrete drive approach would need to be installed off S. Perry street up to the property line and from that point they may place stone.

MOTION BY: Bisher

35'
20'N
10'S
20' Drive

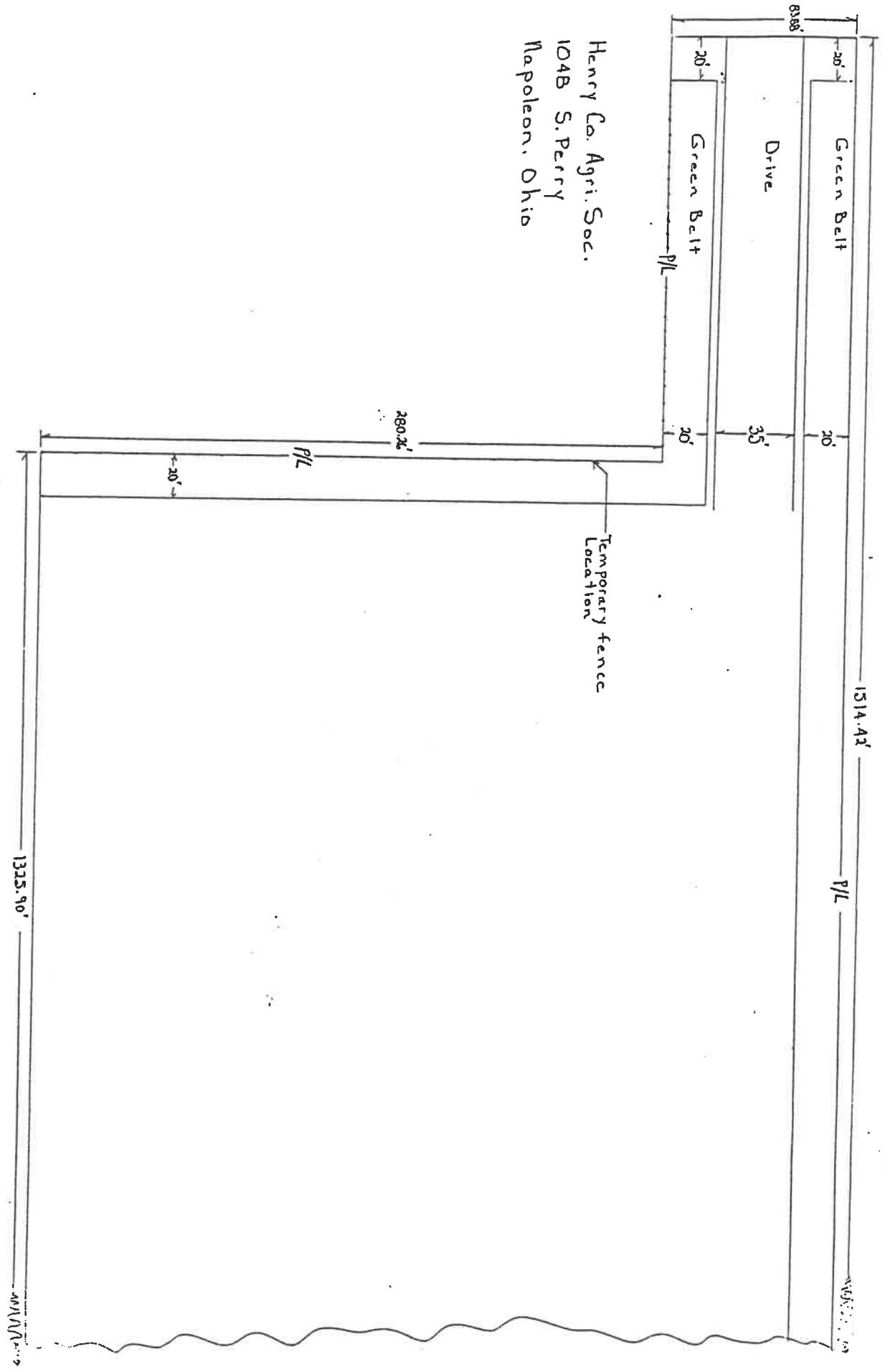
It is recommended that City council approve the special use with the following conditions:

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SECONDED BY: Lankenau

Vote Cast:

Bisher: In favor
Haase: In favor
Luzny: In favor
McBroom: In favor
Lankenau: In favor



Henry Co. Agri. Soc.
104B S. Perry
Napoleon, Ohio

1514.41'

P/L

71'

83.66'

20'

30'

35'

20'

Green Belt

Drive

P/L

20'

Temporary fence location

280.24'

P/L

20'

1325.90'

20'