

MEMORANDUM

TO: Members of the Planning Commission  
FROM: Roger O. Freytag, Zoning Administrator *ROF*  
SUBJECT: An application for a Conditional Use Permit to allow the establishment of a group home of up to eight (8) unrelated persons.  
DATE: 21 June 1990  
MEETING: 26 June 1990 at 4:30 PM  
MEETING NO.: PC 90/12

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve an application for a Conditional Use Permit to allow the establishment of a group home of up to eight (8) unrelated persons at address # 424 S. Perry Street.

BACKGROUND

An application by the Henry County Board of Mental Retardation and Developmental Disabilities on behalf of Michael J. Wesche, Napoleon, Ohio for a Conditional Use Permit to allow the establishment of a group home of up to eight (8) unrelated persons. The application is pursuant to Section 151.46 (A) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located at 424 S. Perry Street in a 'GB' General Business District.

The application has been made in order to add an addition to the present house and use it as a group home. There will be additional parking added to the property for this use.

The City Staff in favor of granting this Conditional Use Permit.

The Planning Commission should consider the following criteria, when recommending in favor of approving this request:

1. The establishment, maintenance of operation of these conditional uses will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community.
2. The conditional use will not be injurious to the use and enjoyment or lawfully used property in the immediate vicinity or substantially diminish or impair property value within the neighborhood.

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3. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. The exterior appearance and functional plan of the conditional use will not be detrimental to the appearance and functional plan of any structures already in the immediate area, or with the character of the zoning district.
5. Adequate utilities, access roads, drainage, water, sewer and other environmental facilities have been or are being provided for the conditional use project.
6. Adequate measures have been or will be taken to provide ingress and egress to the premises so designed as to minimize traffic congestion in the in the public street.
7. The conditional use shall conform to the applicable regulations of this section.

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