

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Conditional Use Permit for Calvery Baptist
Church 400 E. Riverview.
HEARING: February 9th, 1993 at 5:00 PM
HEARING #: PC 93/04

BACKGROUND:

An application by Jeffery Hartman on behalf of Howard Gable owner of a structure at 400 E. Riverview (currently being used by Calvery Baptist Church by conditional use), to allow the continued operation of said church at the above location, as the original permit has expired. The request is pursuant to section 151.46 of the City of Napoleon Ohio code of general ordinances and is located in an I-1 Industrial zoning district.

RESEARCH AND FINDINGS:

1. That the above mentioned lot is located in an "I-1" Enclosed Industrial Zoning District in which the operation of a Church is only allowable through Conditional use proceedings.
2. Calvery Baptist Church has occupied the structure at 400 E. Riverview for the last 3 years and to date I have not had a complaint.
3. The operation of the Church at said location is only limited to the availability of on site parking. There are twelve (12) spaces available multiplied by five (5) seats per parking space equals 60 person maximum.

ADMINISTRATIVE OPINION:

It is my opinion that we should allow this Church to operate with the following condition:

1. That in the event the membership exceeds the parking capacities, (as determined by the Zoning Administrator in accordance to City of Napoleon Code of General Ordinances Section 151.49 Off street parking and loading.), the Conditional Use permit would then be void, and at this point the Church shall seek another location that would be more suitable.

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.
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.

01417001.15PC93/04

