

MEMORANDUM

TO: Land Use Committee Members, Mayor & Members of  
City Council  
FROM: Brent N. Damman, Zoning Administrator *BND*  
SUBJECT: Special Use request by Napoleon Assembly  
of God.  
MEETING DATE: May 2nd, 1994 at 8:00 PM  
PC HEARING #: PC 94/04

BACKGROUND:

An application by Napoleon Assembly of God P.O. Box 128  
Napoleon, Ohio 43545 on behalf of Howard Gable 1442 Oakdale  
Napoleon, Ohio 43545 (owner of a structure at 400 E.  
Riverview Ave. Napoleon, Ohio ), requesting a Special Use  
Permit to allow the establishment and operation of a church  
at 400 E. Riverview Ave. Napoleon, Ohio. The request is  
pursuant to section 151.40 (A)(9) & 151.43 (A)(3) of the City  
of Napoleon Ohio Code of General Ordinances, and is located  
in an "I-1" Industrial Zoned District.

RESEARCH AND FINDINGS:

1. The building in question has been used by Calvery Baptist Church for the past four years, without complaint.
2. There is adequate parking to accommodate up to 60 persons.
3. The use of this building by this church is intended to be temporary, until such time a building can be purchased and or they over populate the premise.

ADMINISTRATIVE OPINION & RECOMMENDATION:

I am recommending approval with the condition that the permit would automatically expire after three years of issuance.

MINUTES OF PLANNING COMMISSION HEARING # PC 94/04 HELD ON  
APRIL 12th, 1994.

The City of Napoleon Planning Commission held a hearing on April 12th, @ 5:00 pm, summary as follows.

MEMBERS PRESENT WERE:

Richard McBroom (Chairman), Larry Haase, Jon Bisher , Ann Luzny, Mayor Robert Heft, Secretary Roger O. Freytag for Brent N Damman.

OTHERS PRESENT WERE:

Pastor Jay Rostorfer and other parishioners (Napoleon Assembly of God), Howard Gable (property owner).

McBroom: Read public notice.

Sec: Read research & findings.

Rostorfer: Explained the church was just getting started, and that the location was good for them and he was aware of the truck traffic on the adjacent property.

Gable: Explained that the church may want to renew the special use permit after three years, and ask that a stipulation be placed on in the permit to allow for this.

The board members expressed positive comments regarding the proposed establishment.

MOTION BY: Bisher - To approve the special use permit as requested with the suggestions made by the zoning administrator, That the permit only be valid for a three (3) year period and that an extension may be granted but only for one year at a time.

SECONDED BY: Haase

VOTE CAST:

Haase: In Favor  
Bisher: In Favor  
Luzny: In Favor  
Heft: In Favor  
McBroom: In Favor

Respectfully Submitted



Brent N Damman  
Building & Zoning  
Administrator

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