

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Bill Moden Lincoln Mercury Inc. Special Use Permit.
HEARING: May 14th, 1991 at 5:00 PM

HEARING #: PC 91/06

BACKGROUND:

An application by William Moden (DBA) Bill Moden Lincoln Mercury Inc. 500 E. Clinton St. Napoleon, Ohio for a Special Use Permit to allow the outside storage of used vehicles for sale at 523 E. Riverview further described as lot # 25 & pt. of lot # 26 of R. K. Scotts Addition Outlots. The application is pursuant to Sections 151.39 (A)(5) and 151.39 (B)(38) of the City of Napoleon, Ohio, Code of Ordinances, and is located in a "PB" Planned Business District.

RESEARCH AND FINDINGS:

1. That the above mentioned lot is located in an "PB" Planned Business District in which outside storage is permitted only by special use proceedings.
2. The lot in request has been a nuisance problem for the last several years and is in the process of clean up in preparation for the proposed used car lot.
3. The above mentioned dealer runs a very clean and orderly operation at 500 East Clinton and has been cooperative with the City in the past.
4. This type of use would not interfere with the orderly development and operation of the surrounding properties.

ADMINISTRATIVE OPINION:

Due to the fact this has been a nuisance problem in the past, this type of use would be a clear solution to this problem.

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.

NORFOLK

159.70'
543

152.34'

115'

120'

DELTA COMMODITIES
LUTHERAN MUTUAL
OFFICE
JOHNSON
557
559
561
563
565
566

JOHNSON
RFD NEWS
HILL
585
587
589

NORTHWEST SIGNAL
590
591
592

150'
601
ANTHONY
WAYNE
RES.
150'
150'

657

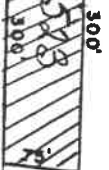
603

605

607

658

690



272.9'

211.2'

344'

83.3'

64'

120'

444.4'

PC 92-06

Application for Public Hearing
Planning Commission
City of Napoleon, Ohio

Hearing#: 92/06

Hearing Date: 4/14/92

To: Building and Zoning Department
For: Chairman and Members of the Planning Commission

I/We hereby request a public hearing before the Planning Commission to considering the following.

- Subdivision in City \$65.00 + \$4.00 each after two.
- Subdivision in 1/2 mile radius. (same as above)
- Amendment \$100.00 Special Use \$50.00
- Rezoning \$100.00 Conditional Use \$50.00

Address of property: 523 E. Riverview

Legal description of property: Lot 25 + Pt. Lot 26
R.K. Scotts Addition to Napoleon

Zoning District: P.B. Planned Business

Brief description of request: Outside Storage of
Used Cars + Trucks.

Public hearings are held on the second Tuesday of each month, this petition must be filed with the Zoning Administrator 30 days before the public hearing date. All plans, plats, and information must accompany this application before the hearing will be scheduled.

The owner(s) of the premises is/are:

Name: Timothy Betts Crown Auto Top
(legal or beneficial owner)

Phone () _____

Address 840 E. Broad St.
Columbus, Ohio 43222

This application is filed on behalf of the owner by:

Name Timothy Betts

*Address 744 W. Washington

*Phone (419) 599-3982

Received: _____ 19__

PAID

MAR 23 1992

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X Signature: Timothy Betts CITY OF NAPOLEON