

CITY OF NAPOLEON

ZONING PERMIT

Zoning Permit No. 90/03

Issued May 30, 1990

By Roger O. Freytag

Zoning Inspector

Filing Fee 5.00 5/29/90

Amount Date Paid

Issued To: Robert & Gertrude Hogrefe

Lot Information:

Street Address 621 East Riverview Avenue

Lot No. 6 Subdivision Hogrefe Riverview Addition

(or Legal Description)

Lot Dimensions 150' X 135' Yard Set Back: Front 80' min Rear 10' min

Lot Area 20250 Sq. Ft. Side 10' min Side 10' min

Zoning District PB Planned Business Description of Use Used Car Sales Lot

Lot Coverage 60% Maximum Off Street Parking Spaces Required as per plan

Height 45' maximum Loading Spaces Required none

Petition or Appeal Required Yes! PC 89/14 - Special Use Permit; Outside Storage

Approved By: Zoning Inspector Roger O. Freytag Board of Zoning Appeals **PAID**

Date _____ Applicant Signature _____ **MAY 29 1990**

Owner-Agent [Signature]

CITY OF NAPOLEON

White - Applicant

Pink - Engineering

Yellow - Board of Zoning Appeals

601 E. Riverview

PC 89-14

MEMORANDUM

TO: Members of the Planning Commission
 FROM: Roger O. Freytag, Zoning Administrator **ROF**
 SUBJECT: An application for a Special Use Permit to allow the outside storage of used automobiles for sale or display and the establishment of a U-Haul Rental franchise in the area East of the Anthony Wayne restaurant

DATE: 12 September 1989
 MEETING: 14 September 1989 at 6:00 PM
 MEETING NO.: PC 89/14

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve an application for a Special Use Permit to allow the outside storage of used automobiles for sale or display and the establishment of a U-Haul Rental franchise in the area East of the Anthony Wayne restaurant. The proposed development is located on lot #6 of Hogrefe Riverview Addition to the City of Napoleon.

BACKGROUND

An application by Robert and Gertrude Hogrefe, Napoleon, for a Special Use Permit to allow the outside storage of used automobiles for sale or display and the establishment of a U-Haul Rental franchise, pursuant to Sections 151.39 (A)(3)& (5) and 151.44 (A)(2)(a)&(g) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located on lot #6 of Hogrefe Riverview Addition to the City of Napoleon in a "PB" Planned Business District.

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 exterior architectural appearance and functional plan of the special use premises will not be incompatible with the architectural 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 special 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 public street.
- (7) 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.