

NAPOLEON COMMERCE PARK PLAT #1- Replat

MEMORANDUM

TO: Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Replat of 3 Lot Minor Subdivision - Napoleon Commerce
Park Plat 1

MEETING DATE: February 17, 2003 @ 8:00 PM

HEARING #: **PC-03-04**

BACKGROUND:

An application for public hearing has been filed by Blackwood Construction Services Perrysburg, Ohio. The applicant is requesting approval of Replat of a subdivision known as Napoleon Commerce Park Plat #1. The subject parcel is located along E. Riverview Ave. Napoleon, Ohio. The request is pursuant to City Code Chapter 1105. The subject parcel is within a C-4 Planned Commercial Zoning District.

RESEARCH AND FINDINGS:

1. The proposed replat includes additional right of way for Riverview Avenue which was not included in the original plat of the subdivision.
2. The original platting was based on the deed description and was determined to lack the necessary right of way for utility purposes. The owner was contacted and graciously resubmitted a replat dedicating the needed right of way.
3. The plat display compliance with City code chapter 1105.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

The proposed subdivision replat meets all applicable City of Napoleon subdivision regulations and engineering rules and regulations. Therefore, I am recommending the approval of Resolution PC-03-04.

PLANNING COMMISSION RESOLUTION NO. PC-03-04

A RESOLUTION APPROVING THE REPLAT OF NAPOLEON COMMERCE PARK PLAT 1 LOCATED ALONG EAST RIVERVIEW AVENUE IN SECTION 7 OF LIBERTY TOWNSHIP IN THE CITY OF NAPOLEON, OHIO.

WHEREAS, Blackwood Construction Services has made application to this Commission pursuant to Chapter 1105 of the Codified Ordinances of the City of Napoleon, Ohio, to approve a subdivision plat to be known as "REPLAT OF NAPOLEON COMMERCE PARK PLAT 1" located in the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 7, Liberty Township, Henry County, Ohio within the City of Napoleon, Ohio; and,

WHEREAS, the City of Napoleon has requested the dedication of additional right of way along East Riverview Avenue; and,

WHEREAS, the owners have proposed to dedicate such requested right of way as displayed on the subject plat; and,

WHEREAS, the City Engineer has accepted the location, dimensions and quantity of such right of way as proposed on the subject plat; and,

WHEREAS, certain public improvements were completed with the development and they have been approved by the City Engineer; and,

WHEREAS, the owners have complied with all City codes and regulations as are applicable to the platting of subdivisions; and,

WHEREAS, this Commission has held a hearing pursuant to Sections 1105.09 and 1105.10 of the Codified Ordinances of the City of Napoleon, Ohio and other applicable sections of law, to wit: Hearing No. PC-03-04 (held January 30, 2003) and,

WHEREAS, the Zoning Administrator has complied with the provisions of said Section 1105.09 paragraphs one through six;

WHEREAS, based upon the submittals, testimony and/or other evidence received by the Commission it has been determined to recommend approval of said Plat; **Therefore**,

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON, OHIO:

Section 1. That, the Final Plat known as "REPLAT OF NAPOLEON COMMERCE PARK PLAT 1" located in the northeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 7, Liberty Township, Henry County, Ohio within the City of Napoleon, Ohio; is hereby approved.

Section 2. That, it is found and determined that all formal actions of this Planning Commission concerning and relating to the adoption of this Resolution were adopted in open meetings of this Planning Commission, and that all deliberations of this Planning Commission and any of its committees that resulted in such formal actions were in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code and the Codified Ordinances of Napoleon Ohio.

Section 3. That, if any other prior Resolution is found to be in conflict with this Resolution, then the provisions of this Resolution shall prevail. Further, if any portion of this Resolution is found to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution or any part thereof.

Section 4. That, this Resolution shall take effect at the earliest time permitted by law.

Passed:

Chairman

VOTE ON PASSAGE _____ Yea _____ Nay _____ Abstain

Attest:

Gregory J. Heath, Clerk/Finance Director

I, Gregory J. Heath, Clerk/Finance Director of the City of Napoleon, do hereby certify the compliance with rules established in Chapter 103 of the Codified Ordinances Of Napoleon Ohio and the laws of the State of Ohio pertaining to Public Meetings.

Gregory J. Heath, Clerk/Finance Director

Existing

Owner _____

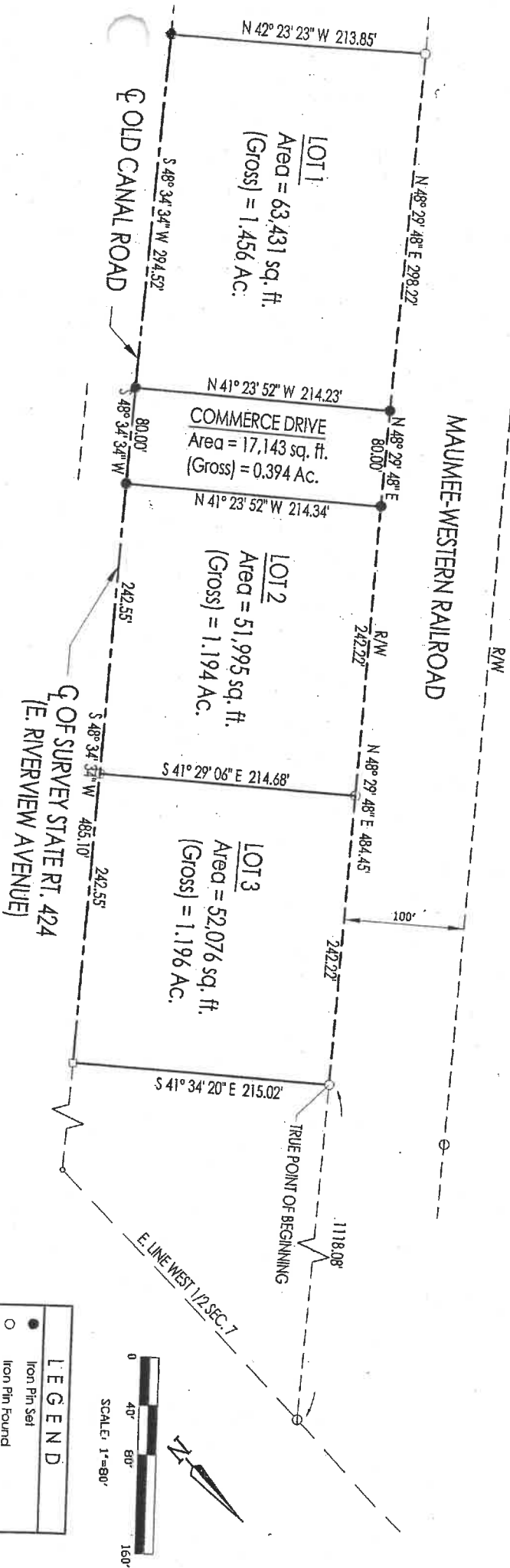
Witness _____

described herein, and do acknowledge the execution of the foregoing instrument as their voluntary act and deed.
 Witness my hand and notarial seal this _____ day of _____, 2002

Owner _____

Witness _____

Notary _____



LEGEND	
●	Iron Pin Set
○	Iron Pin Found
□	Found RR Spike
◊	PK Nail Found
⊙	Point Established

City Engineer

DEDICATION CERTIFICATE

I, Al Blackwood of Blackwood Construction Services, Owner of the real estate herein described do hereby approve this plat, and do hereby assent to the adoption of this subdivision plat and do hereby dedicate the Street right-of-ways 1 thru 4, inclusive, and utility easements to public use.

Henry County Recorder

STATE OF OHIO, HENRY COUNTY

Before me the undersigned N. Blackwood of Blackwood Construction Services, Owner of the real estate described herein, did acknowledge the execution of this instrument as his voluntary act and deed.

Witness my hand and notarial seal of _____, 200__ day of _____, 200__

Owner

Witness

Notary

Proposed

