



City of NAPOLEON, OHIO

255 RIVERVIEW AVENUE - (419) 592-4010
NAPOLEON, OHIO 43545-0151

8/1/21

December 11, 1987

Mr. C. Richard Luzny
480 Briarcliff Dr.
Napoleon, Ohio 43545

Mayor

Robert G. Heft

Members of Council

William Young, President

Lawrence Haase

James Hershberger

Donald Stevens

Donald Morford

Steve White

City Manager

Richard A. Hayward

Clerk-Treasurer

Rupert W. Schweinhagen

Law Director

Keith P. Muehlfeld

Re: Twin Oaks final plat review

Dear Mr. Luzny,

The following items should be corrected or completed before December 16, 1987. This will allow me enough time to get recommendations ready for the Planning Commission meeting on December 21, 1987 at 12:00 Noon.

1. The City needs to have a letter from the Ohio Gas Company stating that it is Okay for the City of Napoleon to use and cross the existing gas easement at the rear of the proposed lots of this subdivision.
2. The following should be shown on the final plat:
 - a. Show the Corporation Line.
 - b. The plat owners signature must be notarized.
 - c. Show all surrounding property owners names.
 - d. Show all surrounding subdivision names.
 - e. Place a note stating Future Twin Oaks Subdivision 1st. Addition
 - f. Place the Sq. Footage on each lot.
 - g. Place other notes on the plat as shown to Tom Henry on copy
 - h. The restriction recommendations made be this office may be considered and revised
3. The following construction items should be taken care of before the final plat is approved:
 - a. There is soil settlement around the new manholes.

hand delivered on
12-11-87 Sonny H.

Twin Oaks.Doc
Filed on Hard Disk First Choice

12-11-87 Twin Oaks Sub. (con't.)

- b. There is a storm casting on a new sanitary sewer manhole
 - c. The project engineer needs to stamp the As-Built construction plans and place a statement on these plans that he hereby certifies these plans to be as-built plans and that the construction was in accordance with the requirements.
 - d. The As-Built originals need to be turned in to this office.
4. The City of Napoleon will issue you the following:
- a. A letter stating final construction plan approval
 - b. A letter stating final construction approval
5. I'm planning to make sidewalks along both sides of your unnamed streets and the construction of these streets a condition of agreement for the final plat approval. Both of these will need to be constructed when the 1st. addition to your subdivision is started. We'll enter this condition into the Planning Commission Minutes and have you sign them.

Thank you, for the cooperation you have given this department so far. If you have any questions, please give me a call.

Respectfully,

Roger O. Freytag
Roger O. Freytag
Zoning Administrator
Engineering Tech.

CC Tom Henry
File

87/21

Notes for Bill Young as/meeting today

MEMORANDUM

TO: Members of the Planning Commission
 FROM: Roger O. Freytag, Zoning Administrator ROF
 SUBJECT: Request for Final Plat approval of
 Twin Oaks Subdivision.
 DATE: December 16, 1987

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that a Final Plat for the Twin Oaks Subdivision to the City of Napoleon be approved with the following conditions:

- 1) That a letter be provided to the City of Napoleon from the Ohio Gas Company stating it is okay for the City to use the existing easement shown on the Plat.
- 2) That the developers of this Subdivision agrees to construct the following at such time the next addition is added.
 - A) Construct sidewalks along both sides of the unnamed streets.
 - B) Develop the unnamed streets.

BACKGROUND

An application has been made by C. Richard Luzny for Julia Ann Luzny for final approval of an 8 Lot Subdivision known as the Twin Oaks Subdivision, located West of State Route 424 between Jahns Road and Buckeye Lane and more particularly described as a parcel of land situated in the Northwest quarter (1/4) and Southwest quarter (1/4) of Section 23, Town 5 North, Range 6 East, Napoleon Township, Henry County, Ohio.

A review has been made of the Planning Commission meeting of December 15, 1986 for the preliminary plat review of this Subdivision. All the conditions of this meeting have been met. All utility construction has been completed. As built plans have been provided. The Plat has been checked for aspects of surveying and zoning.

ROF:skw

This condition has been met by a letter provided. This condition is no longer required.

PLANNING COMMISSION MINUTES

DECEMBER 21, 1987

PLANNING COMMISSION - 21

Acting Chairman McBroom called the meeting to order at 12:04 p.m.

The Secretary Roger O. Freytag call the roll, noting Messers Luzny, McBroom, Weaner, Mohring present and Mr. Heft absent.

The request by C. Richard Luzny for Final Plat approval.

Mr. Luzny was present in the audience for the first part of the meeting.

The Secretary read the recommendation, and added utilities have all been placed, the plat is OK as far as survey, a letter has been provided to take of item #1 on the recommendation.

The Acting Chairman asked isn't the sidewalks covered in the restrictions on the 2nd page of the Plat?

The Secretary said they are covered yes but we have made this condition in the minutes record because they were not built with the utilities and there has not been escrow money set up for them.

Mr. Luzny said I want to make clear that walks will not be required along SR 424 but only along the unnamed streets, isn't this correct Mr. Secretary.

The Secretary said yes.

The Acting Chairman asked Mr. Luzny if he would like to state his feeling, about the plat approval.

Mr. Luzny stated he would like to thank the City for all the help they have given him, and that he is currently working on the next addition.

The Acting Chairman asked if anyone else wanted to speak for or against the Plat.

Mr. Bob Hershberger, 485 Buckeye Lane asked will the City inspect and accept each phase of the Subdivision? I'm concerned about the street breaking up.

The Acting Chairman said the developer must meet several City codes before the Subdivision is accepted. Once it

is accepted, it then becomes a City problem.

Mr. Luzny said if you will look on the plat on the far end of Lot #8 we are planning to keep that utility easement reserved for a place for heavy trucks to drive through.

The Acting Chairman said if the City accepts the street and it breaks up that is not Luzny's fault, but rather the City's fault.

Mr. Hershberger said he would suggest that the City have a full time Inspector there all of the time.

The Acting Chairman said to please take that up with the City Council.

The Acting Chairman asked if there is a way Mr. Secretary that we could recommend to Council that a full time Inspector be hired?

The Secretary said he's not sure if the Board can recommend this, he believed Mr. Hershberger should talk to the Council directly.

The Acting Chairman said he would like to make a recommendation from the Board to the Council that we need to hire a full time Inspector.

The Secretary said he would write the recommendation.

The Acting Chairman said neither of the Board Members have anything to state?

Mr. Weaner said he recommended that we approve the Final Plat as stated in the recommendation.

Mr. Mohring Seconded the motion.

The Acting Chairman asked the Secretary to please call the roll.

The Secretary called the roll with Messers McBroom, Weaner, and Mohring voting yes.

The Acting Chairman said this will be recommended to Council as approved.

PLANNING COMMISSION - 22

Mr. Luzny now takes over as Chairman.

The Chairman gave an introduction about the appointment

of a member to the Housing Council.

The Secretary read the recommendation and added that Bob Barbosky is now the overseer of the meetings and he is planning to call a meeting in January, 1988 and needs one member to be appointed by the Planning Commission to serve on the Housing Council.

The Chairman asked for recommendation as to who could serve on the Housing Council.

Mr. Weaner said he made a motion that Mr. McBroom serve on the Housing Board.

Mr. Mohring second the motion.

The Chairman asked how many meetings are involved.

The Secretary said a 3 year term with one meeting per year.

The Chairman said there are no other nominations Mr. Secretary, would you call the roll for Mr. McBroom.

The Secretary did a roll call with Messers Luzny, Weaner, Mohring voting yes, and Mr. McBroom abstained.

The Secretary said he will notify Bob Barbosky of the Planning Commissions appointment.

PLANNING COMMISSION - 23

Mr. McBroom said he felt that the City needs a full time Inspector.

The Secretary said he believed we would need someone additional from the Engineering Department to inspect underground utilities full time as each Subdivision is built.

Mr. McBroom said he thought we need a full time overseer to watch over all building.

Mr. Mohring stated he has always been upset that a property owner has to improve his entire property at once. He believes he should be allowed to do it one piece at a time as he has the money.

Mr. McBroom said we need someone in charge of our own town because no one from Bowling Green or Toledo or Columbus cares what happens here. We need someone here that can be flexible but yet in charge.

The Secretary said Malcolm Helberg has been hired now by the City to record all the information on water and sewer taps, etc. and the City is in a different position than what it has been in the past years.

Mr. McBroom said since the new year is beginning, it is now the time to bring this up for discussion.

Mr. Bob Hershberger said Sonny Helberg was the Inspector on State Route 424 but he was not there all the time and that is what we need.

Mr. Luzny said we want only to recommend that the Council look into the matter of hiring a full time Inspector to be with the contractor the whole day as he works.

Mr. Hershberger stated that 15 years ago when a sewer was installed to the Buckeye Lane area there was no manholes installed on the line.

Mr. Luzny said you can't do that today, the requirements are much more strict.

The Secretary stated the standards have been set much higher now but that he would write up a recommendation of concern to the Council.

Mr. McBroom said we need someone full time that can come to the meetings and give us a report, etc.

Meeting adjourned at 12:27 p.m.

Acting Chairman
C. Richard McBroom

Chairman
C. Richard Luzny

ORDINANCE NO. 101-87

AN ORDINANCE APPROVING THE FINAL PLAT OF TWIN OAKS SUBDIVISION TO THE CITY OF NAPOLEON, OHIO.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPOLEON, STATE OF OHIO:

Section 1. That the final plat of Twin Oaks Subdivision to the City of Napoleon, Ohio shall be, and is hereby approved.

Section 2. Upon compliance with the conditions set down by the City of Napoleon, Ohio Planning Commission, the final plat of the Twin Oaks Subdivision shall be released for recording.

Section 3. That this Ordinance shall go into effect at the earliest time allowed by law.

Passed: December 30th, 1987

William R. Young
Acting Mayor.

Attest:

Rupert W. Schweinkagen
Clerk-Treasurer.