

MEMORANDUM

TO: Members of the Planning Commission
FROM: Roger O. Freytag, Acting Zoning Administrator
SUBJECT: Special Use Permit for B&B Molded Plastics to allow the Light Industrial manufacturing of plastic parts

Ref

HEARING DATE: August 9th, 1994 @ 5:00pm
HEARING #: PC 94/11

BACKGROUND:

An application by Jeff Morrill, 638 W. Washington St. Napoleon, Ohio on behalf of Ken Woods, 194 Old Creek Dr. Napoleon, Ohio (owner) requesting a Special Use Permit to allow the Light Industrial manufacturing of plastic parts at B & B Molded Plastics, 1414 N. Scott Street Suite # 670 Napoleon, Ohio. The request is pursuant to section 151.39 (B) (38), 151.43 & 151.44 of the City of Napoleon Ohio Code of General Ordinances, and is located in a "PB" Planned Business Zoning District.

RESEARCH AND FINDINGS:

1. This is an existing business that has been started from nothing and located in suite #670 for lack of a better place to start. This use was not recognized by the City as a non-conforming use until a question was raised about it. The City has discussed this fact with Mr. Morrill and he has been more than willing to cooperate in achieving zoning approval. The approval of a Special Use permit would bring this existing business in conformance with the Zoning Code.
2. This small business manufactures small plastic parts for industry and has very little, if any, impact on the surrounding business.
3. The City has not received any complaints pertaining to the operation of this existing business.
4. It may have been the oversight of the City for allowing this business to establish without a Special Use permit. At the time the business was started, I'm not sure if there was a clear objective as to what the business would become. The City wishes to bring this business up to date with the approval of a Special Use permit.

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ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

The existing operation of this facility has been functioning without any impact on the surrounding neighborhood. The following conditions could be added to the Special Use permit to insure a continued compatible operation.

1. The operation of this business may not be expanded beyond the physical size of suite # 670, which is presently 1/2 of the entire building.
2. Outside storage be limited to the existing 12' X 16' fenced in area on the South East corner of the building.

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, and 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 designated to minimize traffic congestion in the public street.

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(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.

The above paragraphs shall be addressed and it shall be determined whether or not this Special Use will meet this criteria and explanations as to why it will or will not meet each set of criteria.

(1) Will the establishment maintenance or operation of the special use be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community ?

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(2) Will the special use 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 ?

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(3) Will the establishment of the special use impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(4) Will the exterior architectural appearance and functional plan of the special use premises 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.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(5) Are adequate utilities, access roads, and drainage, water, sewer, and other environmental facilities being provided for the special use project.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

(6) Adequate measures have been or will be taken to provide ingress and egress to the premises so designated to minimize traffic congestion in the public street.

NO: _____

YES: _____

If you answered yes, please explain below.

Explain: _____

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(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.

NO: _____

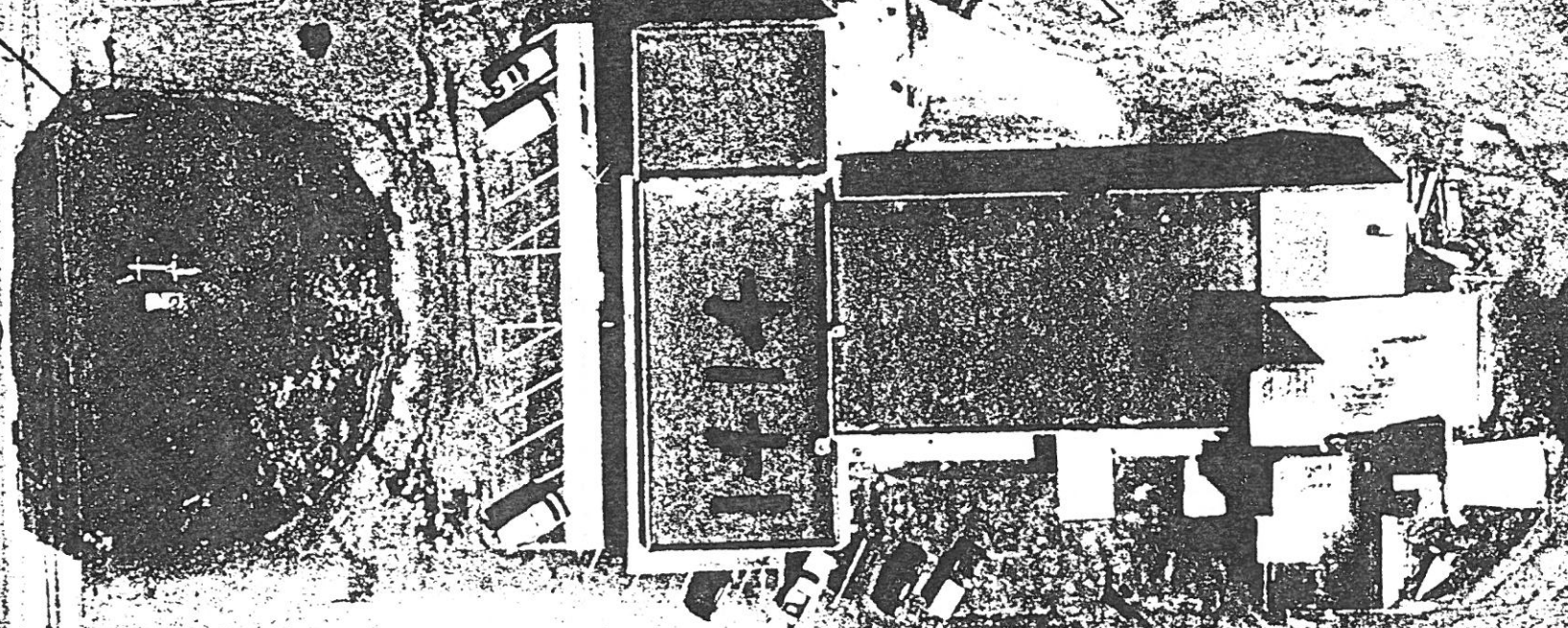
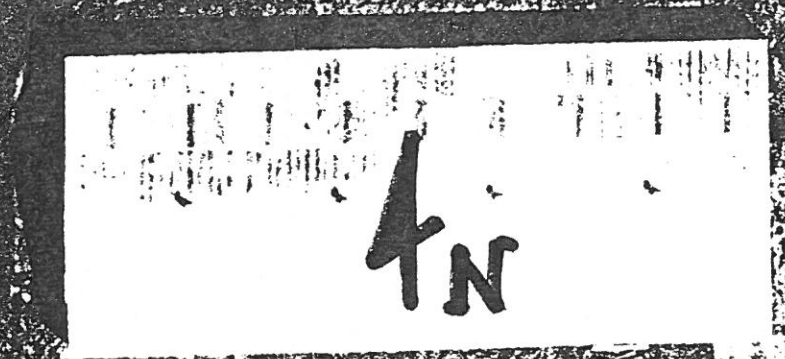
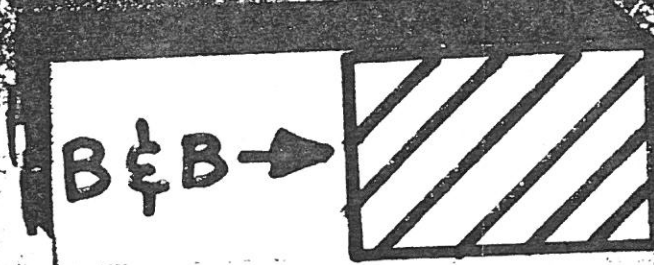
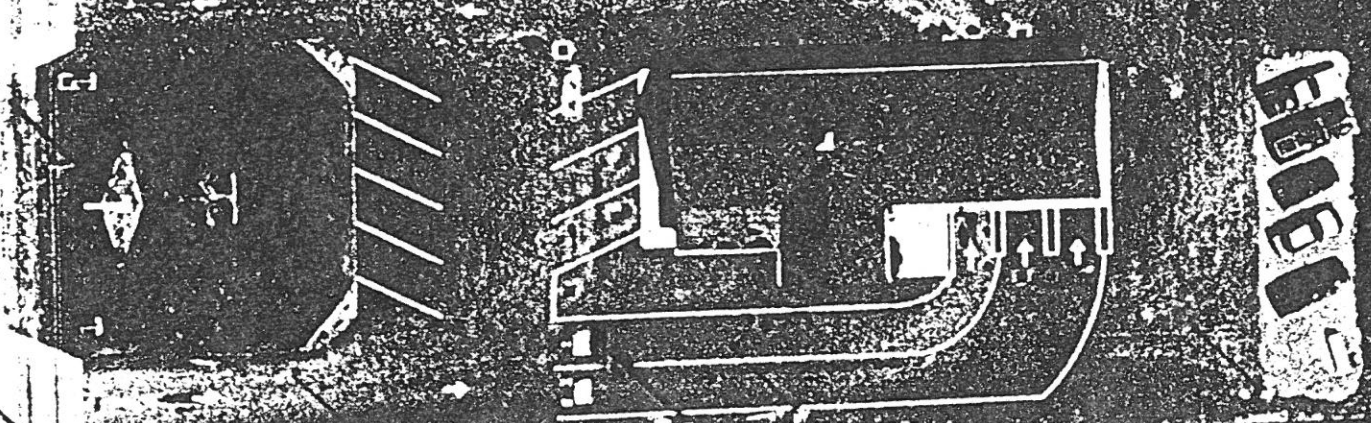
YES: _____

If you answered yes, please explain below.

Explain: _____

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SCOTT STREET



▨ = B & B Molded Plastics
is in Suite # 670 at 1414
N. Scott St. at the former
Landmark Building