



City of NAPOLEON, OHIO

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May 23, 2001

Mayor
J. Andrew Small

Mr. Dan Henning, Manager
WalMart Super Center
1815 Scott St.
Napoleon, Ohio 43545

Members of Council
Michael J. DeWit, President
Terri A. Williams
James Hershberger
Travis B. Sheaffer
John A. Helberg
Steven C. Small
Glenn A. Miller

Re. Outside Storage

City Manager
Dr. Jon A. Bisher

Dear Mr. Henning

This letter is to inform you that you have violated our verbal agreement regarding the extent of outside storage. Please be informed the current use of outside storage space is not compatible with traffic patterns and truck delivery routing. You are hereby ordered to eliminate all outside storage currently encroaching into the aisle ways of the parking lot. The outside storage shall not extend beyond the parking lot stall areas. You are also ordered to eliminate all outside storage in the main thoroughfare and along the east side of the greenhouse area.

Finance Director
Gregory J. Heath


It was my understanding that the extra storage outside was from the old store. However, I have witnessed numerous trucks unloading new stock in these areas. I have also witnessed automobile traffic in very close proximity with shoppers in particular small children wondering along the main thoroughfare/truck route. This condition is not safe and cannot continue. You are hereby directed to make application to the City Planning Commission to discuss outside storage concerns and how you plan to address the current issues. You will be required to present an engineered plan which will show compatibility with pedestrian traffic, the designed automobile traffic patterns and truck routing. Please understand you are operating in violation of City Code section 1141.03(c)(4) which requires the issuance of a Special Use Permit for the "Display of Merchandise for Sale". I have enclosed a Planning Commission application form for the Special Use Permit. Please complete and submit with the appropriate fee to my office no later than June 10, 2002.

Law Director
David M. Grahn

Until this issue is heard by the Planning Commission and approval is granted you will be required to rearrange the existing outside storage so that it is compatible with pedestrian traffic and automobile traffic patterns as well as truck routing.

City Engineer
Joseph R. Kleiner, P.E.

If you have questions regarding this notice please contact me.

Sincerely

Brent N Damman
Zoning Administrator

Application for Public Hearing
PLANNING COMMISSION
City of Napoleon, Ohio

TO: Zoning Department

Hearing #: _____

FOR: Chairman and Members of the Planning Commission

Hearing Date: _____

I/We hereby request a public hearing before the Planning Commission in considering the following:

_____ Subdivision in City \$75.00 + \$5.00 each after two.

_____ Subdivision in 1/2 mile radius. (Same as above)

_____ Amendment \$100.00

X Special Use \$100.00

_____ Rezoning \$100.00

_____ Conditional Use \$100.00

Address of property: 1815 Scott St.

Legal description of property: Not required

ZONING DISTRICT: C-4 Planned Commercial

Brief description of request: Special Use permit for outside storage of merchandise for sale.

Public hearings are held on the second Tuesday of each month, this petition must be filed with the Zoning Administrator thirty (45) days before the public hearing date. All plans, plats and information must accompany this application before the hearing will be scheduled

X _____
Owners name(s)

X _____
Street City State

X _____
Phone number X Owners Signature

X _____
Applicant name

X _____
Street City State

X _____
Phone number X Applicant Signature

Office Use Only

Received: _____

Fee's paid: _____

Stamp Here

Received by: _____

Please complete areas marked X.

(REFER TO ARCH. PLANS)

STRIPES PARALLEL TO BLDG AND WALK

COMBINATION PEDESTRIAN CROSSING/AISLE SIGN (SEE DETAIL THIS SHEET)

HANDICAP SIGNS(TYP) SEE WAL-MART DETAILS

NOTE:
ALL PAVEMENT STRIPING MUST BE DOUBLE COATED(TYPICAL)

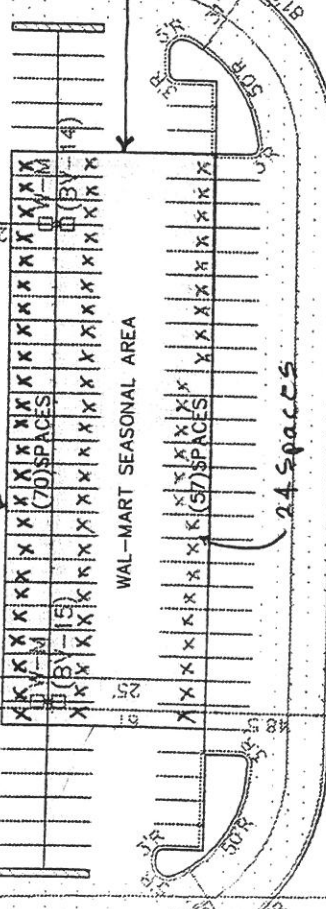
NOTE:
TILE PYLON SIGN BY WAL-MART. (NO ELEC)

CONCRETE DETAILED BY ARCHITECT

SEASONAL GARDEN CENTER
4,898 SF

5 BAY TLE
5,780 SF

48 spaces



dense plantings
Ar-bor-vi-tae, 6' on Center both directions

DETENTION AREA
WATER SURFACE=674.5

FUTURE ACCESS ROAD

682.49'

X = parking stalls designated for outside storage of merchandise.
72 total spaces

DUNN AND LYLE
SUBDIVISION
LOT NO. 2
SLIDE No. 144

DUNN AN
SUBDIVIS
LOT NO.
SLIDE No.

Exhibit A- PC02-10