

MEMORANDUM

TO: Members of the Planning Commission
FROM: Roger O. Freytag, Zoning Administrator ROF
SUBJECT: Request for Special Use Permit for Petrolane
Gas at 2254 North Scott Street.
DATE: September 29, 1988
MEETING: October 3, 1988 at 6:00 P.M.

PC 88-08

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that a Special Use Permit be granted to Petrolane Gas to allow outside storage and sales of propane gas at their business located at 2254 North Scott Street.

BACKGROUND

An application has been received by Petrolane Gas, Napoleon, Ohio on behalf of Dr. J.D. Galani, Wauseon, Ohio for a Special Use Permit to allow outside storage and sales of propane gas at their business located at 2254 North Scott Street. This request is pursuant to Section 151.39(A)(5) and 151.44(A)(2)(g) of the City of Napoleon, Ohio, Code of Ordinances.

Petrolane plans to install a 500 gallon L.P. Gas Tank for the purpose of filling their trucks that run on propane and service customers tanks as necessary.

According to Section 97.99 of the City of Napoleon, Ohio, Code of Ordinances a 500 gallon L.P. Storage Tank is allowed in a "PB" District and with the proper fencing, bumper post and the proper distances from the buildings and property lines, I don't find any problems with the use.

After reviewing the request, City Staff does recommend in favor of granting the request for the following reasons:

- 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 structure 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.

ROF:skw