

Cancelled do to
Lack of Quorum

MEMORANDUM

TO: Members of the Planning Commission
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for a Special Use Permit to allow the outside storage of customer vehicles and other storage such as recreational vehicles, boats and campers etc. Within the fenced in area at #2276 North Scott Street.
DATE: 26 July 1990
MEETING: 31 July 1990 at 6:00 PM
MEETING NO.: PC 90/16

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve an application for a Special Use Permit to allow the outside storage of customer vehicles and other storage such as recreational vehicles, boats and campers etc. Within the proposed fenced in area at #2276 North Scott Street. with the following conditions:

1. that the yard setback requirements be met.
2. that other district zoning requirements be met.
3. that all vehicles stored on site must be within the fence.
4. that the fence must be kept in good repair and in a straight upright position.
5. that the fence be made of a material suitable to the Planning Commission.
6. that any additional requirements of the Planning Commission or the City Council be met.
7. that this approval be reviewed by the Zoning Administrator each year and any type of violations of the requirements shall cause the approval of the Special Use Permit to be void.

BACKGROUND

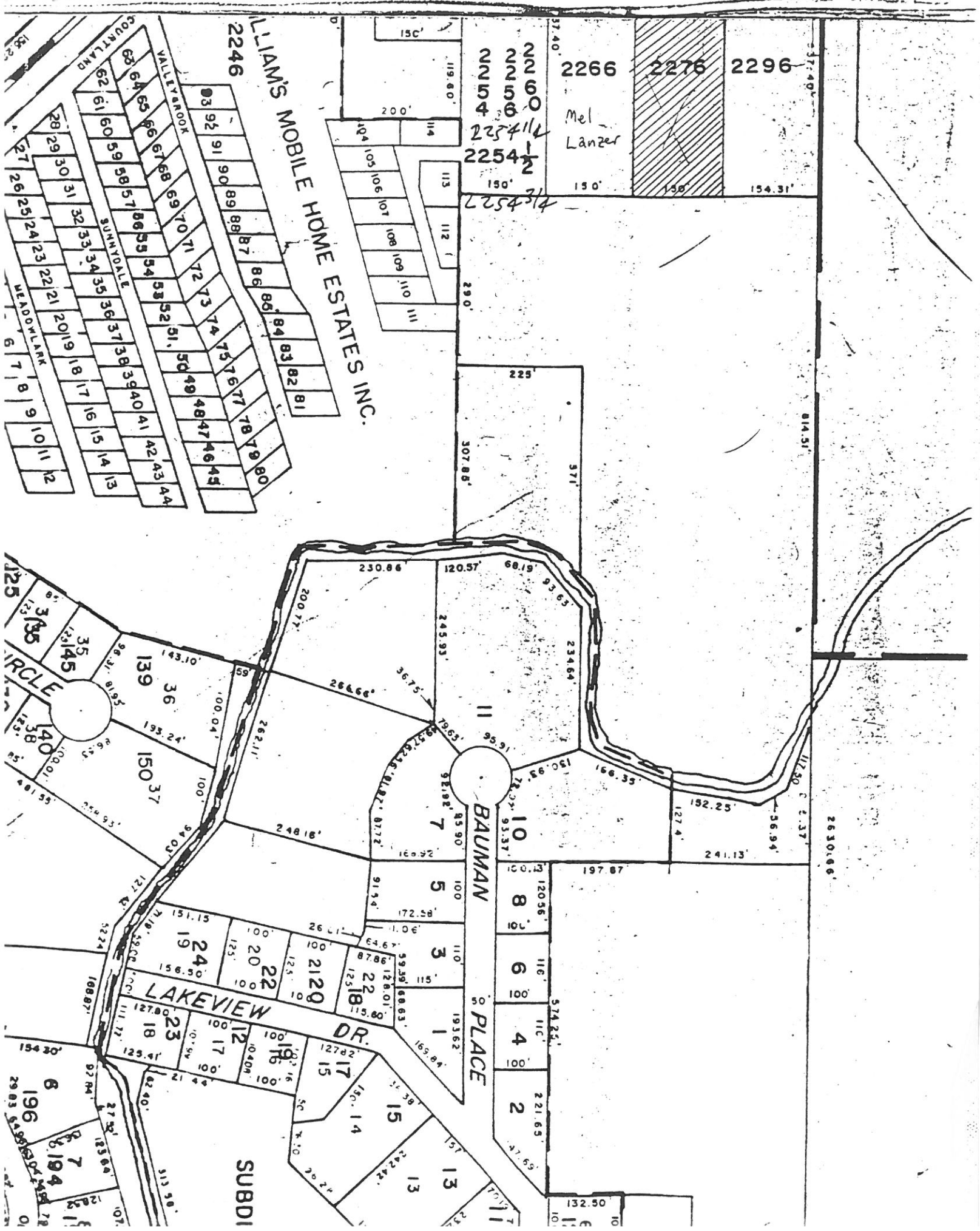
An application by Fred Bockelman, DBA (Napoleon Auto Service Center) on behalf of Henry Meineke, Napoleon, for a Special Use Permit to allow the outside storage space for customer vehicles and other storage such as recreational vehicles, boats and campers etc. The application is pursuant to Sections 151.39(A)(5) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located at # 2276 North Scott Street in an "PB" Planned Business District.

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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.
- (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.

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MEMORANDUM

TO: Members of the Board of Zoning Appeals
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: An application for Variance
DATE: 26 July 1990
MEETING: 31 July 1990 at 4:30 PM
MEETING NO.: BZA 90/13

RECOMMENDATION

It is recommended that the Board of Zoning Appeals approve a variance to allow the following: Use of the normal green belt area side and rear for parking. Erection of a fence 7' in height with 3 rows of barbed wire on top, exceeding maximum height of 7'. And allow parking within the front yard setback at # 2276 North Scott Street.

BACKGROUND

An application for Variance by Fred Bockelman, DBA (Napoleon Auto Service Center) on behalf of Henry Meineke, Napoleon, for the following: 10' wide Green Belt side and rear property lines, 7' high chain link fence with 3 rows of barbed wire at top, within the front yard setback and also parking within the front yard setback. The Variance shall be to Ordinances 151.27(A), 151.39(A)(6) & (D)(1) of the City of Napoleon, Ohio, Code of Ordinances. The property is located at # 2276 North Scott Street in an "PB" Business District.

The standards for variation to be considered are as follows:

- (c) that the granting of such Variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity or district in which the property is located.
- (d) that the granting of such a Variance will not alter the land use characteristics of the vicinity of district, diminish the value of adjacent land and improvements or increase the congestion in the public streets.

The City Staff believes that a Variance for this situation would meet the above criteria.

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