

MEMORANDUM

TO: Land Use Committee Members, Mayor & Members of
City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Special Use request by Cross Roads Pentecostal
Church of God.
MEETING DATE: April 4th, 1994 at 8:00 PM
PC HEARING #: PC 94/03

BACKGROUND:

An application by Birgus Fitch 211 Yeager Napoleon Ohio, on behalf of The Cross Roads Pentecostal Church of God Napoleon Ohio, requesting a Special Use Permit, to allow the operation of a church at 616 Scott St. Napoleon Ohio. The request is pursuant to section 151.38 (B)(32) & 151.43 (A)(3) of the City of Napoleon Ohio Code of General Ordinances, and is located in an "GB" General Business zoning district.

RESEARCH AND FINDINGS:

1. The General Business District is primarily intended for retail usage.
2. Parking is always a concern downtown and is an issue to be addressed in this request.
3. Churches are required to provide one space for each four seats.
4. Parking used by the proposed must be located on private property.
5. Shared use parking lots may be considered only if business hours do not overlap.

ADMINISTRATIVE OPINION AND RECOMMENDATION:

I am recommending approval only if a satisfactory agreement can be drafted between the Church and the owners of an adjacent private parking lot.

MINUTES OF PLANNING COMMISSION HEARING # PC 94/03 HELD ON
MARCH 8th, 1994.

The City of Napoleon Planning Commission held a hearing on March 8th, @ 5:00 pm, summary as follows.

MEMBERS PRESENT WERE:

Richard McBroom (Chairman), Larry Haase, Jon Bisher , Ann Luzny, Mayor Robert Heft, Secretary Brent N Damman.

OTHERS PRESENT WERE:

Birgus & Bonnie Fitch (Reverend), Jack Gibson (Pentecostal district rep), Dan Strayer (building owner).

- McBroom: Read public notice.
- Sec: Read research & findings.
- Fitch: Explained they would like to lease the building to hold church services as it was the only location they could afford to lease.
- M.Fitch: Stated that they would hold services on Sunday mornings as well as Tuesday and Saturday nights.
- Luzny: At what times would the services be held ?
- Fitch: Tuesday & Saturday nights the hours of operation would be 7:00 pm till 9:00 pm., and Sunday it would hold service at 9:30 am.
- Bisher: How long would you expect to use this facility until you would out grow it.
- Gibson: The district would allow the congregation 18 months to establish itself, and would subsidize it until then, and after that it would be on its own.
- Haase: What about the Christmas season would this lot overflow from the other churches in the area.
- Strayer: It isn't used by other churches as far as he knew.
- Bisher: There will be school functions which would tend to overlap.
- Heft: Made statements regarding the business ethics of certain reality companies, and the fact that the company with which their lease was signed knew better than to proceed without inquiry.
- MOTION: Bisher---- To recommend that City Council approve the special use request with the conditions:

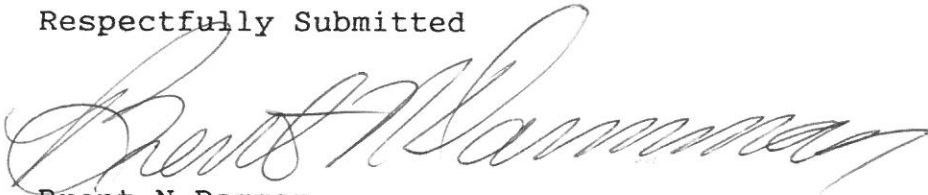
1. That the permit only be valid for a two year period from the effective date of the motion and that the permit may be extended upon review by the planning commission and if favorable an extension may be granted for no more than one year at a time.

SECONDED BY: Luzny

VOTE CAST:

Haase: In Favor
Bisher: In Favor
Luzny: In Favor
Heft: In Favor
McBroom: In Favor

Respectfully Submitted

A handwritten signature in cursive script, appearing to read "Brent N Damman".

Brent N Damman
Building & Zoning Administrator