

MEMORANDUM

TO: Mayor & Members of City Council
FROM: Brent N. Damman, Zoning Administrator
SUBJECT: Special Use Permit to allow the operation of
a fuel dispensing facility at 777 N. Scott.
MEETING DATE: December 19th, 1994 @ 8:00 pm
PC HEARING #: PC 94/21

BACKGROUND:

An application by The Sterling Milk Company 220 N. Fulton St. Wauseon, Ohio, requesting a Special Use Permit to allow the operation of a fuel dispensing facility along with a convenience store at 777 Scott St. Napoleon. The request is pursuant to section 151.43 and 151.44 (A)(2)(b) of the City of Napoleon Ohio Code of General Ordinances, and is located in a "GB" General Business Zoning District.

RESEARCH AND FINDINGS:

1. The new facility will be constructed at the former Ron's Marathon location.
2. The Sterling Company wishes to add a kerosene dispensary and relocate the existing gasoline pumps which constitutes the special use permit application.
3. The proposed site plan displays compliance with other applicable zoning regulations.

ADMINISTRATIVE OPINION AND RECOMMENDATIONS:

I am recommending the approval of the proposed Sterling Store Facility as it will be a real asset to this area of the downtown district.

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommends that City Council approve the special use permit as requested according to the preliminary site plan submitted.

MINUTES OF THE CITY OF NAPOLEON PLANNING COMMISSION HEARING #
PC 94/21 HELD ON DECEMBER 13th, 1994

MEMBERS PRESENT WERE: Chairman Richard McBroom, Jon Bisher, Larry Haase, Mayor Robert Heft, Brent Damman (secretary).

OTHERS PRESENT WERE: Rick Weaver (Poggeymeyer Design, architect for owner), Sterling Rep, Don Moore (neighbor), Doug Bischoff (neighbor).

McBroom: Read public notice.

Sec: Read research, findings and staff recommendation.

There were several questions as to the location of the fuel stations and ingress/egress concerns.

Weaver: Explained site plan to Board Members showing the proposed locations of the fuel stations and the ingress/egress proposals. (this satisfied the questions at hand).

Moore: Stated that he was involved with the sale and he thought it would be an improvement to the area.

Bischoff: Stated he thought it was a nice idea.

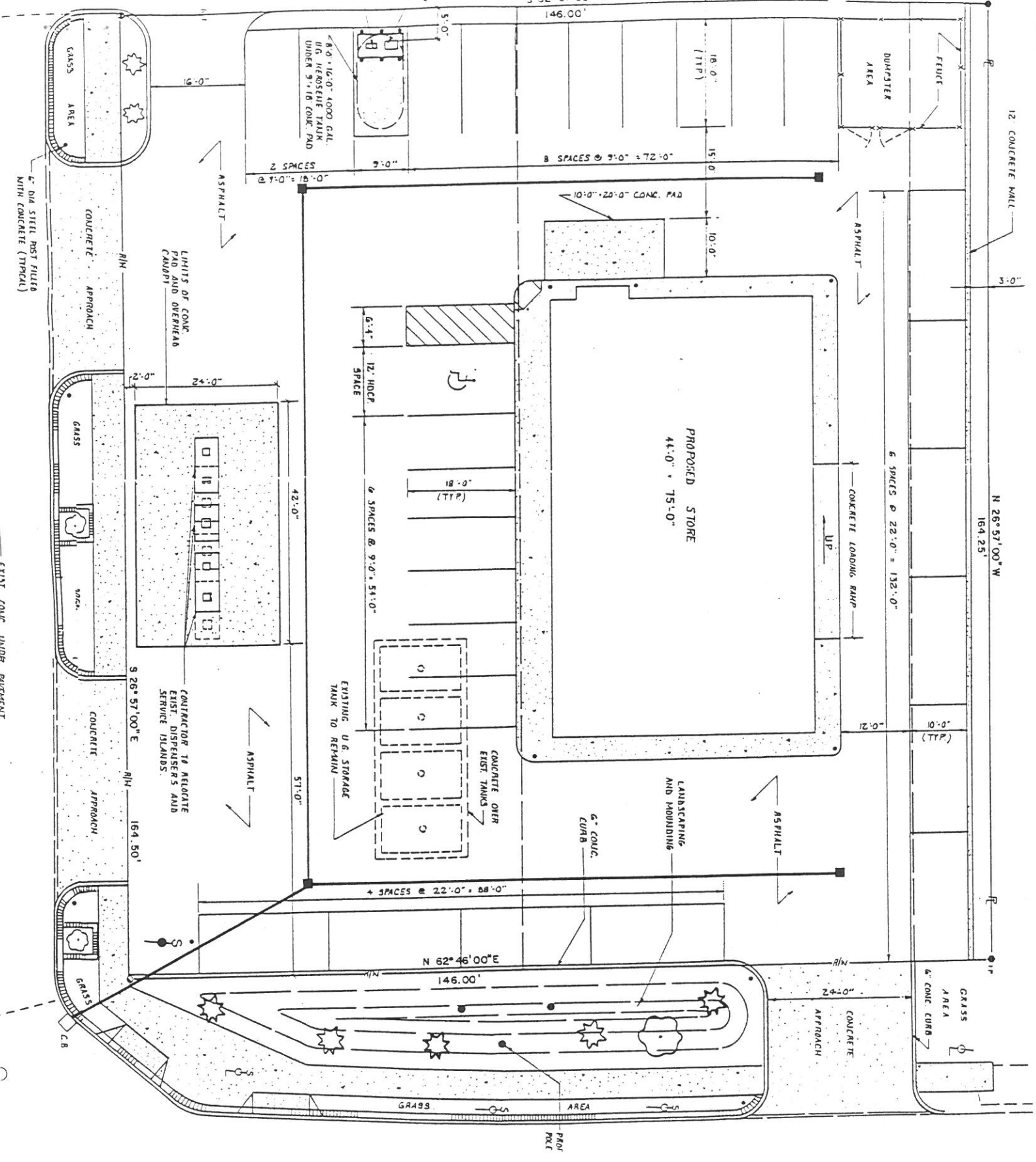
Motion By: Bisher, To recommend that City Council approve the Special Use Permit as requested based on the preliminary site plan submitted.

Seconded By: Haase

Vote Cast: Bisher - In Favor
Haase - In Favor
Heft - In Favor
McBroom - In Favor

Respectfully Submitted

Brent N. Damman
Building & Zoning
Administrator



12 CONCRETE WALL
 N 26° 57' 00" W
 164.25'

6 SPACES @ 22'-0" = 132'-0"

PROPOSED STORE
 44'-0" x 75'-0"

10'-0" x 20'-0" CONC. PAD

146.00'

8 SPACES @ 9'-0" = 72'-0"

2 SPACES @ 9'-0" = 18'-0"

2 SPACES @ 9'-0" = 18'-0"
 8'-0" x 16'-0" 4000 GAL. U.G. KEROSENE TANK UNDER 9" x 18" CONC. PAD

6 SPACES @ 9'-0" x 54'-0"

6'-4" 12' HOCP

CONCRETE OVER EXIST. TANKS
 EXISTING U.G. STORAGE TANK TO REMAIN

6 SPACES @ 22'-0" = 132'-0"

N 62° 46' 00" E
 146.00'

LIMITS OF CONC. PAD AND OVERHEAD CABLES

CONTRACTOR TO RELOCATE EXIST. DISPENSERS AND SERVICE ISLANDS

R/N

R/N

R/N

CONCRETE APPROACH

CONCRETE APPROACH

CONCRETE APPROACH

CONCRETE APPROACH

GRASS AREA
 6" CONC. CURB

6" DIA. STEEL POST FLUTE WITH CONCRETE (TYPICAL)

EXIST CONC UNDER PAVEMENT

W. CLINTON STREET

PROJ FILE