

MEMORANDUM

TO: Members of the Planning Commission
FROM: Roger O. Freytag, Zoning Administrator *ROF*
SUBJECT: An application for a Special Use permit to allow the development of Governmental facilities in the Zeller buildings located at 108 E. Washington St.
DATE: 21 February 1990
MEETING: 27 February 1990 at 4:30 PM
MEETING NO.: PC 90/07

RECOMMENDATION

It is recommended that the Planning Commission recommend to the City Council that they approve a Special Use permit to allow the development of Governmental facilities in the Zeller buildings located at 108 E. Washington St.

BACKGROUND

An application by the Board of Henry County Commissioners on behalf of JIL Enterprises for a Special Use permit to allow the development of Governmental facilities in the Zeller buildings located at 108 E. Washington St. The application is pursuant to Sections 151.44 (2)(e) of the City of Napoleon, Ohio, Code of Ordinances. The proposed development is located in a "GB" General Business District.

There was a Board of Zoning Appeals meeting on the subject of a parking variance on 20 February 1990. The parking variance was granted. The County Commissioners have agreed to pay the City of Napoleon \$ 58,000.00 to purchase the construction of the parking lot at the Northeast corner of Clinton and Monroe Streets. This money will also cover work to be done along the West side of Monroe Street between Clinton and Washington Streets. A copy of this plan is enclosed for your review.

The City staff is very much in favor of granting this Special Use permit in order to keep the Downtown area an active place

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 amended special use shall be recommended by the Planning Commission unless the Commission finds that:

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- (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.
- (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.