

PLANNING COMMISSION RESOLUTION NO. PC-03-08

**A RESOLUTION APPROVING THE REPLAT OF LOT 5G OF THE
REPLAT OF LOT 5 NORTHOAKS SUBDIVISION LOCATED AT 1435
OAKWOOD AVENEUE IN THE CITY OF NAPOLEON, OHIO.**

WHEREAS, Keith Fruchey has made application to this Commission pursuant to Chapter 1105 of the Codified Ordinances of the City of Napoleon, Ohio, to approve the "Replat of Lot 5G of The Replat of Lot 5 of Northoaks Subdivision" the City of Napoleon, Henry County Ohio; and,

WHEREAS, the owners have complied with all City codes and regulations as are applicable to the platting of subdivisions; and,

WHEREAS, this Commission has held a hearing pursuant to Chapter 159 and 1105 of the Codified Ordinances of the City of Napoleon, Ohio and other applicable sections of law, to wit: Hearing No. PC-03-08 (held August 12, 2003) and,

WHEREAS, the Zoning Administrator has complied with the provisions of said Chapter 1105 of the Codified Ordinances of the City of Napoleon Ohio;

WHEREAS, based upon the submittals, testimony and/or other evidence received by the Commission it has been determined to recommend approval of said Replat; **Therefore**,

**BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF
NAPOLEON, OHIO:**

Section 1. That, the "Replat of Lot 5G of The Replat of Lot 5 of Northoaks Subdivision" City of Napoleon, Henry County Ohio; is hereby approved subject to the following conditions;

1. All utilities service lines (water, sanitary sewer, & storm sewer) shall be installed for each building lot extending to the right-of-way or easement limits whichever is the furthest point, and
2. Utility construction plans shall be submitted and approved prior to installation thereof, and
3. A lot grading plan shall be submitted and approved prior to the installation of drainage improvements, and
4. City sidewalks shall be installed along all streets in accordance with City regulations as each lot is developed, and
5. The final subdivision plat shall be submitted to the City Engineer for his technical review prior to recording such.

Section 2. That, it is found and determined that all formal actions of this Planning Commission concerning and relating to the adoption of this Resolution were adopted in open meetings of this Planning Commission, and that all deliberations of this Planning Commission and any of its committees that resulted in such formal actions were in compliance with all legal

requirements, including Section 121.22 of the Ohio Revised Code and the Codified Ordinances of Napoleon Ohio.

Section 3. That, if any other prior Resolution is found to be in conflict with this Resolution, then the provisions of this Resolution shall prevail. Further, if any portion of this Resolution is found to be invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution or any part thereof.

Section 4. That, this Resolution shall take effect at the earliest time permitted by law.

Passed August 18, 2003

Chairman

VOTE ON PASSAGE 3 Yea 0 Nay 0 Abstain

Attest:

Gregory J. Heath, Clerk/Finance Director

I, Gregory J. Heath, Clerk/Finance Director of the City of Napoleon, do hereby certify the compliance with rules established in Chapter 103 of the Codified Ordinances of Napoleon Ohio and the laws of the State of Ohio pertaining to Public Meetings.

Gregory J. Heath, Clerk/Finance Director

PC03-08-SubDiv 1435Oakwood Ave Res C:\lotus\work\wordpro\DOC\PLANCOM August 15, 20038:18 AM