

PLANNING COMMISSION

MEETING MINUTES

Tuesday, April 9, 2019 at 5:00 PM

PC 19-04 – Preliminary Plat of Subdivision – Napoleon Senior Housing

PRESENT	
Members	Tim Barry-Chair, Jason Maassel-Mayor, Marvin Barlow, Suzette Gerken, Larry Vocke
City Staff	Mark Spiess-Sr. Eng. Tech/Zoning Administrator
Recorder	Roxanne Dietrich
Others	John Stock, Art Germann, Brian Baumgart
ABSENT	
Call to Order	Chairman Barry called the meeting called to order at 5:00 pm, roll call was taken and it was noted a quorum was present.
Approval of Minutes	Hearing no objections or corrections, the April 1, 2019 meeting minutes were approved as presented.
PC 19-04 Background	Barry read the background on PC 19-04: An application of Public Hearing has been filed by Stock Development Company, LLC (John Stock). The applicant is requesting the approval of a Preliminary Plat of Subdivision for a Planned Residential Development. The request is pursuant to Chapter 1105 of the Codified Ordinances of Napoleon, Ohio. The property is located in an R-3 Moderate Density Residential Zone.
Research and Findings	Spiess read the research and findings for PC 19-04: on September 11, 2018, a Conditional Use Permit was approved at hearing PC 18-03 for a Planned Residential Development. A preliminary plat is needed to begin the project. A dedication plat will be done when the portion of the project to be turned over to the City is completed.
Comments	Barry asked if this is the same as before showing where the building and right-of-way will be. Spiess said it is also showing the property line. Williams Street is a paper street. Stock commented we want to keep off Raymond Street and not bother the residents, we are looking to start in mid-May.
Art Germann 1488 Taylor Drive	Barry swore in Art Germann. Mr. Germann asked if anyone from the Engineering Department was here? He had a question on the widening of Raymond Street, the details, how wide. Maassel said the sidewalk will be on the north side. Spiess added the new street will be 29' wide. Germann asked between the curb and sidewalk how close will it be to the existing sidewalk, is there concern with the cul-de-sac if the ladder truck can get in if need to. Maassel replied, both the Engineer and Fire Chief have looked at this and all the big stuff can get in and move around and get out.

