City of Napoleon, Ohio

PLANNING COMMISSION

MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-01 – Subdivision Replat

PRESENT	
Members	Jason Maassel-Mayor, Suzette Gerken, Larry Vocke
City Staff	Kevin Schultheis-Code Enforcement/Interim Zoning Administrator Joel Mazur-City Manager
Exec. Asst. to Appt. Authority/Clerk of Council	Roxanne Dietrich
Others	News Media, Brian Bostelman
ABSENT	
Commission Members	Tim Barry, Marvin Barlow
Call to Order	Acting Chair Maassel called the meeting called to order at 5:01 pm.
Approval of Minutes	Hearing no objections or corrections, the minutes from the August 27, 2019 meeting were approved as presented.
PC 20-01 **Subdivision Replat**	PC 20-01 – Subdivision Replat Mazur read the background on PC 20-01, an application for public hearing has been filed by Damira, LLC of Napoleon, Ohio (Brian Bostelman). The applicant is requesting the approval of a subdivision plat to combine two parcels in order to build a new optometrist office. The request is pursuant to Section 1105.04 (Subdivision Administration) of the Codified Ordinances of Napoleon, Ohio. The property is in a C-4 Planned Commercial Zone.
Comments	Mazur explained this is at the corner of Independence and Oakwood. Gerken asked if the curb at Independence is supposed to be at the right-of-way? Mazur said it is a remnant of an old plan. Maassel asked Bostelman your building plan does not affect that, right? Bostelman replied we have an offset setback from that line, the setback is further back than is shown. Mazur said the developer has been working with the Electric Department to put in underground utilities. Gerken asked how big of a building will be put in? Bostelman stated it will be 5,000 sf and passed out a copy of the site plan to the commission members.
Motion to Approve **PC 20-01**	Motion: Vocke Second: Gerken to approve PC 20-01, combining the two parcels and the subdivision replat
Passed **Yea-3** **Nay-0**	Roll call vote on the above motion: Yea-Maassel, Gerken, Vocke Nay-
	The meeting continued with the consideration of PC 20-02.
Approved	
March 31, 2020	_____

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