PC-20-01

Subdivision Plat

MEMORANDUM

TO: Members of The City Planning Commission

FROM: Kevin Schultheis Code Enforcement / Interim Zoning Admin.

SUBJECT: Subdivision Plat

MEETING DATE: March 10, 2020 @ 5:00 PM

HEARING #: PC-20-01

BACKGROUND:

An application for public hearing has been filed by Damira, LLC, 1540 Willamsburg Ave., Napoleon, Ohio 43545 (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.

RESEARCH AND FINDING

The administration of subdivision control shall be the responsibility of the Planning Commission and the Interim Zoning Administrator. In furtherance of such responsibility the Interim Zoning Administrator shall:

- (a) Accept applications for subdivision, submit to the Finance Director for collection of applicable fees,
- and establish appropriate public hearing dates.
- (b) Examine plats submitted and inspect premises to be subdivided for compliance with the regulations of this Planning and Zoning Code, Master Plan, and other pertinent ordinances or documents.
- (c) Have continuous liaison with the City Engineer for the purpose of planning roads and public utilities to serve the subdivision in question and consider impact on existing and future subdivisions in the same
- drainage districts.
- (d) Have or cause to be maintained permanent records of all actions concerning this chapter.
- (e) Forward to the Planning Commission, copies of applications for subdivision, copies of available plats,
- and other pertinent information for their consideration.
- (f) Provide the Planning Commission with written reports and comments on all proposed subdivisions.
- (g) Cause to be prepared comprehensive reports of the Planning Commission's recommendations for submission to the Council.

Application for Public Hearing

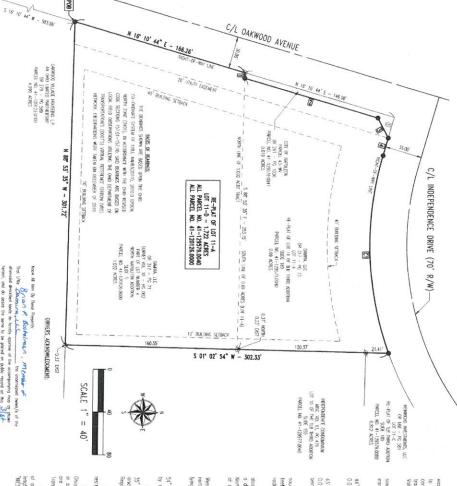
City of Napoleon, Ohio

I/We herby request a public hearing to consider the following:

Planning Commission (MZON 100.1700.46690) Conditional Use \$125.00 Amendment \$125.00 Subdivision in City \$75.00 + \$5.00 each, after tw Preliminary Plat of Developm \$125.00		Board of Zoning Appeals (MZON 100.1700.46690) Certificate of Zoning \$25.00 Re-Zoning \$125.00 Variance \$125.00 Administrative Appeal \$50.00
Address of property:		
Description of request:		
Approval of suld	ivision Plat	
Danica LLC OWNER(S) NAME (PRINT)		
1540 Williamsberg ADDRESS-CITY, STATE, ZIP	Ave	
419-966-0916		
PHONE NUMBER SIGNATURE	Member of Damira, LLC	
***Public hearings are held on the second Administrator thirty (30) days before the information must accompany this applicate	public hearing date. All plans, pl	ats, deeds and other requested
APPLICANT MUST BE AN OWNER OR AN OF APPOINTMENT. Member		EVIDENCED BY LETTER
Brian Bostelman DAM) APPLICANT NAME (PRINT)	TBA LLC 1540 W ADDRESS	H 43545
APPLICANT SIGNATURE	Napoleon, O CITY, STATE, ZIP	H 43545
	419-966-	09/6
Hearing #: Hearing Da	PHONE Zoning D	istrict:
Office Use Only Batch #	Check # Q Da	ite 1-31-20

유 TLR THIRD ADDITION TO THE CITY OF NAPOLEON STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON BOSTELMAN RE-PLAT OF LOT 11-A

TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN & BEING PART OF LOT 11-A OF THE RE-PLAT OF LOT 11 OF TLR THIRD ADDITION & BEING PART OF LOT NUMBER 4 IN THE NORTH NAPOLEON ADDITION A PORTION OF THE NE 1/4 OF SECTION 12,



LOT 11-D - 1.722 ACRES

Shouled in the State of Ohio, County of Henry, City of Napoleon, being that portion of the Northeast Quarter of Section 12, Tomotop, 5 North, Storge 6 East, of the First Phincipal Medicion, being port of lot 11-4 on the Re-Pagl of Lot 11 of 118. Third Addition to the City of Napoleon, recorded on Side 189 and described as 0.59 and the City of Napoleon, recorded on Side 30 and described on Official Record Volume 31,1 Page 13, oldo being part of Lot 4 of the North Happiece Addition to the City of Napoleon, recorded on Side 5 and described as a 1,512 acre fixed found on a cete for Unimera, Lit. Tomordels in Official Record Volume 31,7 Fage 21, Toffer 11 the Recorder's Official, Henry County, Ohio), and being more particularly described as follows:

ECOMBIG at a 5/8" iron pin set at the southwest corner at said 1,032 acre-tract, also said 5/8" iron pin heing set in the easterly right-of-way line of Cakeood Avenue, and also said 5/8" iron pin being the IRUE POINT OF EFCONNIC.

IHERS conflienty with the west line of soid 1,032 ourse frost, also being the exister injuried—may line of lichwood Aleman, North 15: 10¹ 44. Estal. 166.25 feet (i.e. a.5)² from pion copped with a plastic survey morber cloud or the conflient comme of and 1,032 ourse treat, also being the southwest corner of a 0,019 ourse treat, also being the southwest corner of a 0,019 ourse treat of land as described in a deed to the City of Napoleen, recorded in Deed Valume 251, Page 10,55.

<u>THENCE</u> existerly with the north line of soid 1.032 acre tract, also being the south line of said 0.019 acre tract, South 88" 53" 15" East, 5.18 feet to a 5/8" ran pin set at the southeast carner of said 0.019 acre tract.

 $\underline{\text{HENCE}} \text{ northerly with a easterly line of said 0.019 acre tract. North 16^-10^-44^+ East. 130.00 feet to a 5/8^+ iron pin set at a northeasterly corner of said$

IESE andheasterly with a easterly line of said 0.019 acre troot, North 61' 45' 00' East, 21.02 feet to a 5/8' from pure set of a nontheasterly corner of said 0.019 acre troot, also leng set in the north fine of said 0.69 acre troot, and also being the southerly right-of-way line of Independence Drice.

IHEAS costerly with the north line of said 0.63 acre tract, also being the southerly injul-of-way line of histoperatorics: Drive, South 73: 49' 16' [cost, 17.70] teel to a > 5/8' iron not set at the beginning of a curve to the left, howing a value of 283.89' teet;

IMENIE existely and northestately with the parth line of sould 0.50 are toot, too being the scattlery, vigit-ci-may the of belgestates three, obey a curve with 5 elden arrive of \$5.76 (10°, on arc length of 187.74 teel, and whose chard bears March 87 \$2.35°, fact, 184.56 teet to a 5.76° into par set of the northestst corner of soid 0.09 ace tract;

IMENUS counterly with the cest line of soid 0.69 care tract, South 01" 02" Sit* West, 141.78 feet to the southeast canner of soid 0.69 care foot, diso being the nothleast corner of soid 0.1022 care tract (referenced by a 5/8" iron pin found lying 0.37" feet month and 0.23 feet cast of soid connects).

HERCE southerly with the east line of said 1.032 acre tract. South 01" 02" 54" West. 180.55 feet to the southeast corner of said 1.032 acre tract (referenced by a 1/2" from pin found lying 0.33 feet east of said southeast corner);

INSUE westerly with the south line of soid 1,032 ocre tract, horth 88° 53′ 55′ tects, 10.17 tect to the INSUE FORM OF SIGNEWING, containing 1,172 acres of work, more or less, as surveyed and described in December of 2,019, by Ohio Registret Professional Surveyer Justin H. Nieva, Ohio Surveyer by 872?

Subject to any and all legal right-ol-ways, easements, exceptions, and/or estrictions whether apparent, recorded, and/or unrecorded.

Basis of Bourings: The bearings in the foregoing description are based upon the thin co-ordinate system of 1983, MADS(2011), 2010.0 EPICH, Morth zone (1/401), in accordance with the thin Revised Code Sections 157.01-157.0; said bearings are based on local field observations unlikning the filts observations of framosportation's (2001's) Virtual Reference Station (NRS) Network.

Iron para called for as set are number 5 retain, with a nominal dismeter of by on mich, a cross-sectional area of 0.31 square inches, thety (30) inches in length, and croppe with a plastic yellow survey marker inscribed with "NESS/JAN-PS3727."

* End of Description *

HAROLD NIESE 8-8727

INTES.

1) THE SURREY WAS PERFORMED WINDOW THE REPORT OF A THE
EXHAMITED HAVE USED WIT REPORTED A THE RECORD OF
UNRECORDED DISCUSTRIS WIT SHOWN OF THE RECORD.

ON THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE
UNRECORDED DISCUSTRIS WIT SHOWN OF THE PROPERTY OF THE PROPERTY

Member of DAMIEN LLC By 1 Bear

DISTANCES SHOWN HEREON, ARE CAROUND INSTANCES. TO APPROXIMATE ORD CO-OCRUMET 1983, HORSH ZONE (1401) CPD INSTANCES LIGHTLY THE UNSTANCES BY THE COMBINATION FACTOR OF 0.9599298918.

PLANNING COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE AUTO CHAPTER 1105 OF THE LIAPQUEDIN CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON CHAPTER APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON

	DATE	Child's
CHAIRMAN		

CERTIFICATE

CLERK OF COUNCIL

UNDER AUTHORITY PROMISED BY CHAPTER 711 OF THE OHIO REVISED CODE AND CHAPTER 1105 OF THE MAPCHEON CODE OF ORDINANCES, THIS PLAT IS HERBEY APPROVED BY THE CITY COUNCIL OF THE CITY OF NAPOLEON, OHIO. DATE

HENRY COUNTY AUDITOR

CLERK OF COUNCIL

MAYOR

I. THE HENRY COUNTY AUDITOR DO HEREBY CERTITY THAT THERE ARE NO UNPAID TAXES ON THE PROPERTY HEREIN DESCRIBED AND CERTIFY THE SAME FOR TRANSFER.

TRANSFERRED THIS DAY OF

HENRY COUNTY MUDITOR

HENRY COUNTY RECORDER

I. THE HENRY COUNTY RECORDER DO HEREBY CERTITY THAT THIS PLAT

HENRY COUNTY RECORDER

CITY ENGINEER CERTIFICATE

IN ACCORDANCE WITH OHO R. C. 711.08, THE UNDERSIONED BEING THE ENGINEER FOR THE CITY OF IMPOLEON, OHO HEREBY APPROXES THIS PLAT AS SHOWN.

CITY ENGINEER

DATE



NESE NEED SURVEYING & ENGINEERING, LLC

URVEY PLAT FOR:

BRIAN BOSTELMA

JOB NUMBER: 2019-100

Commission Expires MARINA

In this $\frac{2J}{J}$ or of $\frac{J}{J}$ $\frac{JJ}{J}$ $\frac{JJ}{J$

CURVE # LENGTH BADIUS

187.74

293.87

35" 36" 10" N 87" 52" 35" E 184.56"

A CHORD DIRECTION CURYE TABLE

CHORD LENGTH

TIME | DIRECTION 1 S 88" S3" 35" E 5.18"

N 15" 10" 44" E 130.00" N 61" 43" 90" E 21.02"

> 15" IRON PIN FOUND 56" IRON PIN FOUND %" IRON PIN WITH CAP FOUND %" IRON PIN WITH CAP SET

> > STATE OF CHED. HEMICH ... SEE

LEGEND

By and P. Boshelman, Mension of the West Destruction, LLC.

The averaged must be desired as the must across of the averaged must be shown the same to be placed on table moved on the 3 last on of Lincology. NCD on of Lincology. NCD

OWNERS ACKNOWLEDGMENT

POB

THIS SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.

4) ROM PAS CALLED FOR AS SET ARE NUMBER 5 REDAY, MITH A NORMALL DENETTY OF 36 OF MIT PASS, A CORDS-SECTIONAL AREA OF 0.31 SQUARE NOVES, THETY (30) NOTES, IN LEAST AND OPEN MITH, A PASTIC TELLOR MARCH MESSMED MITH-THESE/JAMI-PS8727.

JUSTIN H. NIESE, P.E., P.S. OHIO REGISTERED SURVEYOR NO. 8727

X1 - 01-22-30

JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523

PAGE 1/1

ArcGIS Web Map



Historic Parcel Lines

Dimensions And Symbols

Right of Way NPL

Dimensions /Symbols

---- ALLEY

Dan Jenkins, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,

Web AppBuilder for ArcG IS Woolpert, Microsoft | Dan Jenkins | 0.01

0.02

0.04 km

0.01

0.02 mi

— Historic Lot Lines

Street Centerlines

- STREET

Parcels

ArcGIS Web Map



Historic Parcel Lines

Parcels

Dimensions And Symbols

Dimensions / Symbols

STREET

Right of Way NPL

Historic Lot Lines

Street Centerlines

---: ALLEY

Dan Jenkins, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics. 0.01 0.02 0.04 km

0.01 0.01

0.02 mi

Woolpert, Microsoft | Dan Jenkins | Web AppBuilder for ArcGIS