

PLANNING COMMISSION

MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-02 – Subdivision Replat

PRESENT Members City Staff	Jason Maassel-Mayor, Suzette Gerken, Larry Vocke Kevin Schultheis-Code Enforcement/Interim Zoning Administrator Joel Mazur-City Manager Roxanne Dietrich
Exec. Asst. to Appt. Authority/Clerk of Council Others	News Media, Paul Martin
ABSENT Commission Members	Tim Barry, Marvin Barlow
PC 20-02 Subdivision Replat	PC 20-02 – Subdivision Replat Mazur read the background on PC 20-02, an application for a public hearing has been filed by Roserock Holdings, LLC (Chad Bruner, the developer for Love’s Truck Stop) of Oklahoma City, Oklahoma. The applicant is requesting the approval of a subdivision plat to combine two parcels in order to build a Love’s Truck Stop. 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 / Discussion	Mazur stated originally they purchased the southwest corner of Industrial Drive and American Road. Then they purchased another long parcel adjacent, this was the parcel formerly owned by Paul Martin and Sons. The plan for this parcel is to develop for the storm drainage/retention area that is required for all new developments. The large parcel will be developed with all building and concrete on pervious surface so they needed the extra drainage. Right now, we are working with Love’s developer to reconstruct American Road to handle that volume of truck traffic. This property and development may be triple the size of the Pilot station and have more truck traffic coming in that intersection. A lot of traffic patterns and road reconstruct needs to happen. They plan on building the road to our specifications and concrete. The question was asked what are they going to use as the retention pond and is that their plan with the giant pond. Did they say how many acres that is going to be? Mazur said it is a 5-acre parcel but we don’t know how much of that will be retention. Maassel asked Mr. Martin if he had any objections? Mr. Martin replied, <i>it is good as far as I’m concerned</i> . Mazur said some details still need to be worked out on the road and the start of development will hopefully get underway soon. Gerken asked do they want to start yet this spring? Mazur replied at least on the road part, they may want to do some site work. They are getting the plans around, does there need to be signaling on American Road and/or Industrial Drive and the north interchange. I believe there is one on the south. Maassel confirmed there is one on the south. Vocke asked if modifications to the road are up to where their driveway comes in and stops there? Mazur said that is one of the details we are trying to work out with them. There are four different grants tied to this project. One is a CDBG grant, one is a TID grant, one is from Ohio Jobs and Commerce and the fourth is from Economic Development 629 funds, totaling a little over a million dollars. That covers the engineering for all of American Road and Oakwood down to Freedom Drive and it covers the construction of the road up to the other side of PetVet so they can maintain access while the road is reconstructed. There will be three lanes with a turn lane on American Road. There will be three entrances, one for cars, one for trucks

