

# PLANNING COMMISSION

## MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-03 – Alley Vacation

<b>PRESENT</b> 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, Dawn
<b>ABSENT</b> Commission Members	Tim Barry, Marvin Barlow
<b>PC 20-03</b> <b>Alley Vacation</b>	PC 20-03 – Alley Vacation Mazur read the background on PC 20-03, an application for a public hearing has been filed by Kahle Design & Build (Dave Kahle) of Defiance, Ohio. The applicant is requesting the vacation of an alley for a potential residential development. The request is pursuant to Section 909.03 (Planning Commission Review of Alley and Street Vacations) of the Codified Ordinances of Napoleon, Ohio. The property is in an R-3 Moderate Density Residential Zone.
<b>Comments / Discussion</b>	Mazur reported where Fair Street dead-ends, this area is a paper alley. Kahle owns the two parcels where Fair Street dead-ends and this parcel that has a vacant house on it. Their plan is to demolish it and incorporate the alley and everything into their development. Dawn asked does the alley goes the other direction too? Mazur said <i>it does</i> . Dawn said that's why I'm here, my property is on the other side of it. Gerken asked if the alley is being vacated all the way down or just on that parcel? Mazur replied just the north half. Vocke commented vacating of paper alleys is not an unusual thing. Mazur said no. Gerken said this is a R-3 zone, what does he want to do, put in single family homes? Dawn said she looked it up on their website, they are putting in eight homes on the north side of Fair Street and eight condos with two units each on the south side. Maassel asked if that fits the description for an R-3? Mazur said yes. Gerken asked if there is any infrastructure in the development or do they have to put all the infrastructure in? Mazur replied we would have our water and sewer lines going up to the end of here, so they would have to put everything in. Vocke asked if Fair Street will be able to handle all the new traffic? I know that was an issue with the senior housing going in on the south side with that street. They have sidewalks there now? Maassel said they will have to add them. Mazur said unless they keep it all private like build a road and don't dedicate it to the city. I haven't seen any site plans for it. Gerken asked will Fair Street need to be redone? Maassel said it will have to be evaluated. Hopefully there is enough traffic we need to rebuild the road. If it's an improved road we may wait for construction to be done. Dawn noted it is a nicer street than Hudson Street. If I build a house, does the lot line go from the edge of the where the alley is instead of what I thought was our property line? Maassel said you have to build inside the green box. Your builder should know all that stuff. Dawn I'm just curious, I didn't know the alley was there.

