City of Napoleon, Ohio

PLANNING COMMISSION

MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-04 – Conditional Use Permit - 2269 Scott Street

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, Dan (Dergham) Ridi
ABSENT	
Commission Members	Tim Barry, Marvin Barlow
PC 20-04 **Conditional Use Permit** **2269 Scott St.**	PC 20-04 – Conditional Use Permit - 2269 Scott Street Mazur read the background on PC 20-04, an application for a public hearing has been filed by Ridi Reio, LLC (Dan Dergham Ridi) of Sylvania, Ohio. The applicant is requesting the approval of a Conditional Use Permit to have a planned commercial development. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is in a C-4 Planned Commercial Zone.
Comments / Discussion	Mazur explained this is the planned location for the Stop-N-Go. They are seeking to combine these parcels. Scott Street and Wood Drive right next to Taco Bell has been vacant for a long time. An environmental site assessment has been done on the properties and came back okay for commercial development. This will be the first new construction of a Stop-N-Go facility out of sixty locations. Maassel noted that is not Marco Drive anymore, that was voted on and changed to Roundhouse Road. Mazur said we have an easement allowing the developer to build an access drive through here, the drive does not have to meet our specifications. We have given them access to build driveways and utilities, as needed. In the future, should we want to build a road out that direction or if they do build a road to our specifications it will allow them to dedicate it to the city. The Master Plan has Roundhouse Road Maassel interjected going underneath the overpass where the railroad track used to be next to Glenwood. Mr. Ridi said the development will be 7,600 sf. One is going to be a convenience store and a smaller strip is attached to it, we don't have a tenant for that yet. Mazur showed the site plan noting there is a fuel station. One of the items specific to this location was "can they have a drive entrance on Scott Street?" The answer was "yes but, it is only right in and right out". Maassel asked when might you start breaking ground? Mr. Ridi said we are hopeful to begin in the Fall. We still have to go through Wood County. We are ready to go.
Motion to Approve PC 20-04	Motion: Gerken Second: Vocke to approve PC 20-04 Conditional Use Permit at 2269 Scott Street
Passed **Yea-3** **Nay-0**	Roll call vote on the above motion: Yea-Maassel, Gerken, Vocke Nay-

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Motion to Adjourn	Motion: Vocke Second: Gerken to adjourn the Planning Commission meeting at 5:37 pm.
Passed **Yea-3** **Nay-0**	Roll call vote on the above motion: Yea-Maassel, Gerken, Vocke Nay-
Approved **March 31, 2020**	_____

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