



City of Napoleon, Ohio

Code Enforcement

Kevin Schultheis, Inspector/Zoning Administrator

255 West Riverview Avenue

Napoleon, OH 43545

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

PC-20-05

Conditional Use Permit

For a Recommended Preliminary Plat approval

Location: Lynn Avenue and Clairmont Avenue

Memorandum

To: Members of the City Planning Commission

From: Kevin L. Schultheis, Interim Zoning Administrator/Code Enforcement Officer

Subject: Preliminary Plat of Development

Meeting Date: March 31, 2020 5:00 PM

Hearing #: PC-20-05

Background:

An application for public hearing has been filed by the Goodville Insurance Company, 1000 Westmoreland Avenue, Napoleon, Ohio 43545 (Steve Lankenau). The applicant is requesting the approval of a Preliminary Plat of Development. The request is pursuant to Chapter 1141 of the Codified ordinances of Napoleon, Ohio. The property is in an R-3 Moderate-Density Residential Zoning District.

Research and Findings

1. A Preliminary Plat of Development Permit is for any planned development to be located in the R-3 Moderate-Density Residential Zoning district as per 1145.01(a) table of permissible uses.
2. Scope of Project: (see attached)

Recommended Conditions:

1. It is recommended the developer follow all of the conditions set forth under Chapter 1143.06 of the codified ordinances (attached) while allowing the following exceptions: Lot #5 will require deed restrictions to be attached: this lot shall be retained as a possible connection of Lynne Avenue from the west (Westmoreland Avenue) to the Lynne Avenue from the East (Glenwood Avenue). As such, it is to be the last lot sold in the Goodville Subdivision. If, when this lot is the final lot remaining in the subdivision and if there is not an imminent plan by the City and/or the adjacent property owner for Lynne Avenue to be built and thus connected, this deed restriction shall expire or be removed without objection by the City of Napoleon and this lot may then be sold by the owner as a residential building lot. All

cost of the street development shall be incurred by the developer of the project. All revisions made to plans by the City Engineer must be completed and approved before any construction begins.

SURVEYORS CERTIFICATE

I certify that this plat represents a survey made by me, and that specified concrete monuments shown thus () actually exist and their location is correctly shown.

By _____
 Licensed Surveyor

PLANNING COMMISSION CERTIFICATE

Authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the Planning Commission of the City of Napoleon.

Chairman: _____

City Council: _____

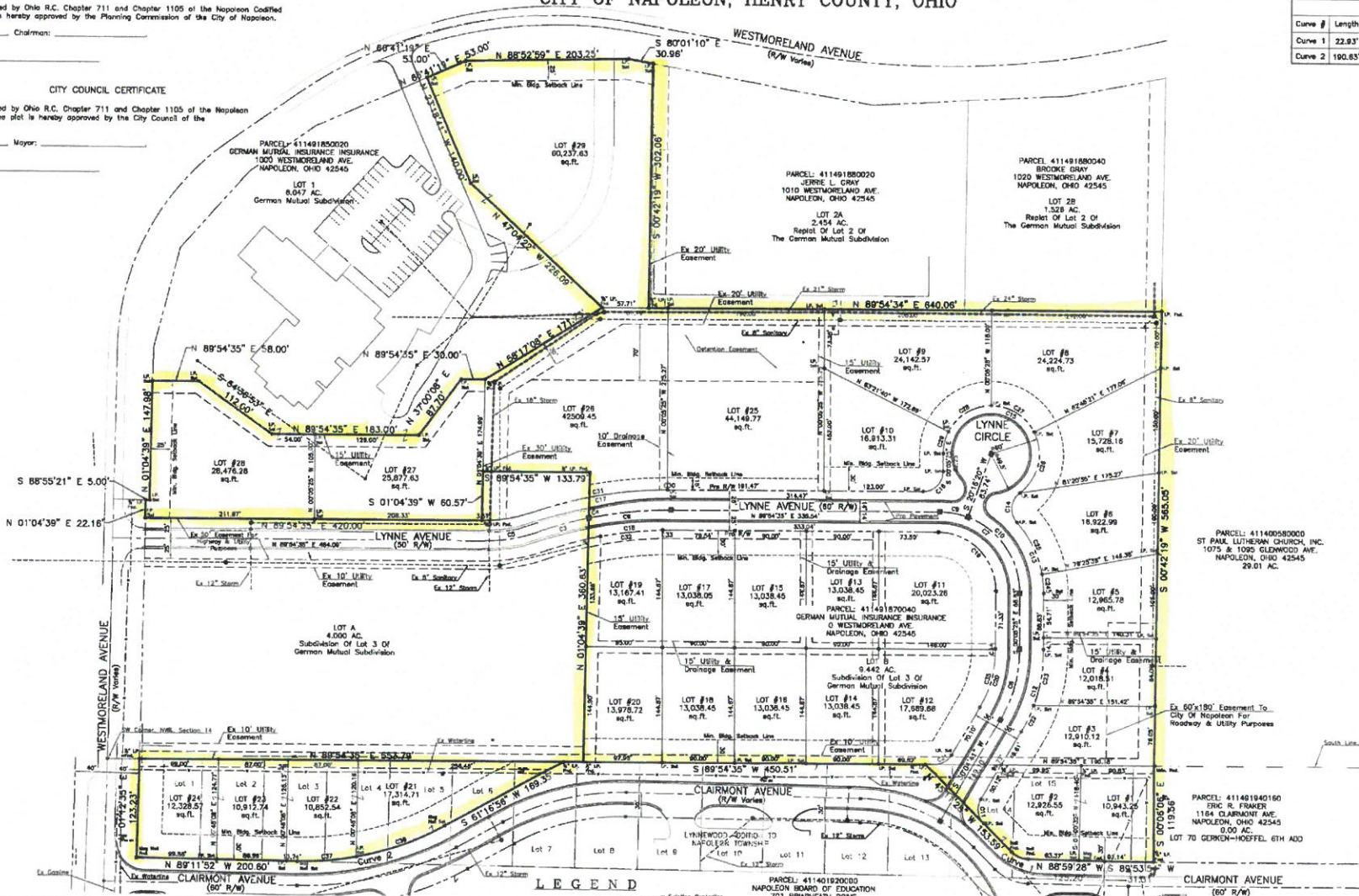
CITY COUNCIL CERTIFICATE

Authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the City Council of the City of Napoleon.

Mayor: _____

City Council: _____

PRELIMINARY PLAT
GOODVILLE PROPERTY REPLAT
 BEING A PART OF LOT 1, GERMAN MUTUAL SUBDIVISION
 PART OF LOT A&B OF THE REPLAT OF LOT 3, GERMAN MUTUAL SUBDIVISION
 PART OF LOTS 1-7 & 13-16 OF LYNEWOOD ADDITION TO NAPOLEON TOWNSHIP
 CITY OF NAPOLEON, HENRY COUNTY, OHIO

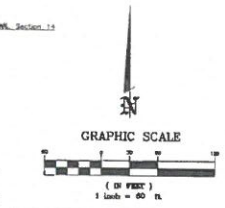


Boundary Curve Table

Curve #	Length	Radius	Delta	Chord
Curve 1	22.83'	30.00'	43°48'00"	N 87°05'28" W 22.38'
Curve 2	190.85'	370.00'	28°31'12"	S 76°02'32" W 188.85'

Curve Table

Curve #	Length	Radius	Delta
C3	66.36'	500.00'	73°16'17"
C4	189.22'	500.00'	19°23'27"
C5	87.72'	200.00'	19°24'01"
C6	102.94'	500.00'	11°47'45"
C7	157.08'	100.00'	90°00'00"
C8	92.14'	175.00'	30°10'06"
C9	35.54'	100.00'	20°21'45"
C10	121.54'	100.00'	69°38'10"
C11	33.84'	25.00'	75°18'09"
C12	107.94'	205.00'	30°10'08"
C13	95.78'	130.00'	42°13'00"
C14	41.65'	25.00'	95°27'48"
C15	244.26'	80.00'	233°14'47"
C16	39.27'	25.00'	90°00'00"
C17	177.77'	525.00'	19°24'01"
C18	103.55'	475.00'	12°29'27"
C19	113.88'	72.50'	90°00'00"
C20	78.35'	145.00'	30°10'06"
C21	26.11'	25.00'	59°49'54"
C22	36.65'	205.00'	10°14'32"
C23	71.29'	205.00'	19°50'33"
C24	23.78'	130.00'	10°28'57"
C25	72.00'	130.00'	31°44'04"
C26	84.14'	80.00'	80°21'01"
C27	85.86'	60.00'	82°53'46"
C28	86.28'	60.00'	63°16'16"
C29	27.89'	60.00'	28°43'45"
C30	4.55'	525.00'	18°29'39"
C31	173.24'	525.00'	18°24'23"
C32	93.10'	487.31'	10°56'47"
C33	10.48'	478.37'	11°15'10"
C34	1.04'	145.00'	0°24'36"
C35	75.31'	145.00'	29°45'28"
C36	118.90'	370.00'	18°06'07"
C37	73.74'	370.00'	11°25'05"



Application for Public Hearing

City of Napoleon, Ohio

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

<u>Planning Commission</u> <small>(MZON 100.1700.46690)</small>	<u>Preservation Commission</u> <small>(MZON 100.1700.46690)</small>	<u>Board of Zoning Appeals</u> <small>(MZON 100.1700.46690)</small>
<input type="checkbox"/> Conditional Use \$125.00	<input type="checkbox"/> Certificate of Appropriateness \$25.00	<input type="checkbox"/> Certificate of Zoning \$25.00
<input type="checkbox"/> Amendment \$125.00		<input type="checkbox"/> Re-Zoning \$125.00
<input type="checkbox"/> Subdivision in City \$75.00 + \$5.00 each, after two		<input type="checkbox"/> Variance \$125.00
<input checked="" type="checkbox"/> Preliminary Plat of Development \$125.00		<input type="checkbox"/> Administrative Appeal \$50.00

Address of property: Lynn St. Napoleon

Description of request:
Recommend Plat Approval (plat sent by mail)

* Applicant request a special meeting of the Planning Commission so that City Council will receive the recommendations on or before April 6.

Goodville Insurance
OWNER(S) NAME (PRINT)

1000 Westmoreland, Napoleon
ADDRESS- CITY, STATE, ZIP

419-784-6291 (Agent)
PHONE NUMBER

S. Colman (Agent)
SIGNATURE

*****Public hearings are held on the second Tuesday of each month; this petition must be filed with the Zoning Administrator thirty (30) days before the public hearing date. All plans, plats, deeds and other requested information must accompany this application before the hearing will be scheduled.*****

APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.

APPLICANT NAME (PRINT) _____ ADDRESS _____

APPLICANT SIGNATURE _____ CITY, STATE, ZIP _____

PHONE _____

Hearing #: _____ Hearing Date: _____ Zoning District: _____

Office Use Only	Batch # _____	Check # _____	Date _____
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Goodville Development Zoning

steve lankenau <slankenau@defnet.com>

Thu 3/5/2020 12:22 PM

To: Kevin Schultheis <kschultheis@napoleonohio.com>; Chad Lulfs <clulfs@napoleonohio.com>

Cc: David Gautsche <david.gautsche@goodville.com>

Chad and Kevin:

All of the lots of this subdivision will be single family residential. The zoning is currently R-3. Please let me know if we need to request a change.

--

Steve Lankenau

Remax Exclusive

<http://stevelankenau.engagere-ohio.com/>

(c) 419.784.6291

Virus-free. www.avast.com



DISTRICT OFFICE
701 BRIARHEATH AVE. SUITE 108
NAPOLEON, OHIO 43545
T 419-599-7015 / F 419-599-7035
INFO@NAPOLEONAREASCHOOLS.ORG
SUPERINTENDENT ERIK BELCHER
TREASURER MICHAEL BOSTELMAN

Dear Napoleon Planning Commission and City Council:

I write concerning the possible Goodville residential development project.

First, Napoleon Area Schools (NAS) is very supportive of efforts that increase the housing inventory in the NAS school district. If we are to maximize the educational facilities citizens of this community are supporting, we must have additional housing for families to live in the NAS district.

Secondly, the Goodville Project is right in our "backyard". Looking at the plans and in conversations with Goodville's representatives, we are excited about the continuation of single family housing of the quality and value we have seen over the last many years close to the schools.

Finally, know that over the last 9 months NAS has seen and been included in the design of the lots and roadway. Not only were we included in these discussions, we support the Goodville design in our work to rebuild Clairmont Avenue. As a part of the the Clairmont project, we will have our successful contractor construct the entry way to Lynn Avenue where it meets Clairmont. The point of this is the City, the School and the developer have worked collaboratively to make these improvements and grow our community.

Your support of these efforts is appreciated - it is possible we could see housing starts by the end of the year.

A handwritten signature in black ink that reads 'Erik Belcher'.

Erik Belcher
Superintendent
Napoleon Area City Schools

BOARD MEMBERS FRANK CASHMAN MARCIA BRUNS MICHAEL WESCHE ROB RETTIG TY OTTO

#ALLINNAPOLEON



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i @NAPOLEONAREASCHOOLS