



City of Napoleon, Ohio

Code Enforcement

Kevin Schultheis, Inspector/Zoning Administrator

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PC-20-06

Conditional Use Permit

For a Recommended Preliminary Plat approval

Location: Parcel No: 270693020020 American Road

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: April 14, 2020 5:00 PM

Hearing #: PC-20-06

Background:

An application for public hearing has been filed by Booke Gray / Northwest Ohio Cremation Center and Precious Paws Pet Cremation, 1010 Westmoreland Avenue, Napoleon, Ohio 43545. 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 I-1 Enclosed Industrial Zoning District.

Research and Findings

1. A Preliminary Plat of Development Permit is for any planned development to be located in the I-1 Enclosed Zoning District as per 1145.01(a) table of permissible uses.
2. Scope of Project: (see attached)
3. The property owner is requesting the following variances to the above requirements:
The parcel be 3 acres instead of the required 5 acres that is stated under the cemetery guidelines in the City of Napoleon Regulations

Recommended Conditions:

1. It is recommended the developer follow all of the conditions set forth under Chapter: 1135.02 of the codified ordinances.
2. All revisions made to plans by the City Engineer must be completed and approved before any construction begins.