

City of Napoleon, Ohio
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 12, 2020 at 5:00 pm
PC 20-07 - SUBDIVISION PLAT – 1600 OAKWOOD AVENUE

PRESENT

Board Members	Jason Maassel, Suzette Gerken
Board Members on WebEx	Tim Barry-Chairman, Larry Vocke, Marvin Barlow
City Staff	Kevin Schultheis-Code Enforcement/Zoning Administrator Joel Mazur-City Manager
Clerk of Council	Roxanne Dietrich
Others	

ABSENT

CALL TO ORDER

Acting Chair Maassel called the Planning Commission meeting to order at 5:00 pm

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the April 14, 2020 Planning Commission meeting were approved as presented.

PC 20-07 BACKGROUND

Schultheis read the background. An application for a Public Hearing has been filed by Barbara L. Hogrefe, 1600 Oakwood Ave. Napoleon, Ohio. The applicant is requesting the approval of a subdivision of plat in the City. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The subdivision in the City permits any plan development to be located in an R-3 Moderate-Density Residential Zoning District per 1145. Ms. Hogrefe is requesting to have two plats of property separated and sold under the R3 Residential Zoning District. She is going to sell off two parcels. Maassel asked are we taking one parcel and making it into two or three parcels? Schultheis replied it will be a total of three plats. One will be hers, and there will be two additional plats for sale. Barlow asked if she is breaking them up future sales? Schultheis said she has a buyer for at least one. Gerken inquired she has a buyer for both parcels or just the big one? Schultheis said the inquiry is for both, I think they are going to check out each one of them. Maassel confirmed, we are not changing the zoning, we are just taking one piece and making it into three pieces and it still stays R3. Schultheis replied that is correct. Mazur stated the potential buyer did check with me if there is any reason why we would want to rezone any of this potentially for commercial or just leave it open. I said let's leave it as R3 for now and if later down the road it needs to be rezoned or you have a buyer that would want it rezoned, you can always bring it back to the Planning Commission. Gerken asked they could rezone it to be commercial, if they wanted to? Maassel confirmed it would have to come back to the Planning Commission.

MOTION TO APPROVE PC 20-07

Motion: Barlow
to approve PC 20-07

Second: Vocke

Roll call vote on the above motion:

Yea-Barry, Barlow, Maassel, Gerken, Vocke

Nay-

Yea-5, Nay-0. Motion Passed.

The meeting continued with the consideration of PC 20-08

Approved

July 27, 2020
