



City of Napoleon, Ohio

Kevin Schultheis, Zoning Admin.

Code Enforcement

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PC-20-09

Planned Commercial Development

For a recommended PPE & Mask Manufacturing company

Location: 1851 Oakwood Ave. Parcel Number: 411201340100

Memorandum

To: Member of the City Planning Commission

From: Kevin Schultheis, Zoning Administrator / Code Enforcement Officer

Subject: Planned Commercial Development

Meeting date: July 22, 2020 @ 5:00 pm. A special hearing is requested.

Hearing #: PC-20-09

Background:

An Application for a public hearing has been filed by the Axis LED Group (ALG) of Defiance, Ohio. The Applicant is requesting the approval of a Conditional Use Permit as a Planned Commercial Development located at 1851 Oakwood Ave., in the Oakwood Plaza. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is in a C-4 Planned Commercial Zoning District.

Research and Findings in accordance with Section 1141.02 (e)

1. A Conditional Use Permit is required for a Planned Commercial Development to be located in a C-4 Planned Commercial Zoning District.
2. Definition: Planned Commercial Development. A development constructed on a tract of land of a minimum acreage requirement and having a minimum number of principal buildings and a maximum number of commercial establishments within a single building.
3. Scope of Services: To produce and ship PPE & Mask for the Health care and Safety Professions. (See Attached)

Recommended Conditions:

1. This permit is issued to the owner of AIG Health of Defiance, Ohio, for the manufacturing of PPE & Mask for the Health care system and shall last the duration of their agreement.

2. The existing building shall be brought up to meet or exceed all current building and fire codes.
3. The wall between the existing building and existing office space shall contain sufficient sound deadening material so as to not exceed 60db in the existing offices.
4. Any outside storage shall be maintained behind adequate fencing / screening so as not to be seen by normal traffic flow or day to day operations of existing businesses.
5. The additional traffic should not disrupt parking or normal flow of traffic.