# City of Napoleon, Ohio

# PLANNING COMMISSION MEETING MINUTES

Tuesday, December 08, 2020 at 5:00 pm

# PC 20-15 - SUBDIVISION REPLAT of LOT D of HOGREFE'S PLAT II

**PRESENT** 

Commission Members Tim Barry-Chairman, Jason Maassel, Marvin Barlow, Larry Vocke, Suzette Gerken

City Staff Kevin Schultheis-Zoning Administrator/Code Enforcement Officer

Clerk of Council Roxanne Dietrich

Others **ABSENT** 

#### **CALL TO ORDER**

Chairman Barry called the Planning Commission meeting to order at 5:00 pm with a roll call noting a quorum was present.

#### **APPROVAL OF MINUTES**

Hearing no objections or corrections, the minutes from the October 13, 2020 Planning Commission meeting were approved as presented.

#### PC 20-15 - SUBDIVISION REPLAT

Barry read the background on PC 20-15:

An application for a Public Hearing has been filed by Richard Luzny. The applicant is requesting the approval of a Subdivision of a Replat of Lot D of Hogrefe's Plat II within the City. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is in a R-4 High Density Residential Zoning District.

#### **RESEARCH AND FINDINGS**

Schultheis presented his research and findings.

The requested property is within a subdivision. A city permit is for any planned development to be located in the R-4 High Density Residential Zoning District as per 1145.01(a) in the Table of Permissible Uses. The scope of the project proposed is the replat of Lot D (5.199 acres) to Lot D-1 (1.387 acres), Lot D-2 (0.891 acres) and Lot D-3 (2.921 acres). His intention is to sell for commercial use.

#### DISCUSSION

Barry clarified Schultheis said commercial use. Schultheis said yes. Barry asked there are no issues if someone would come in for a Conditional Use Permit with something commercial that doesn't fit in our part? Schulthies replied it would depend on what commercial use they would want to use. Why the different angles, I cannot answer that. Barry confirmed there are not easements we need to be concerned with? Schultheis said the only easement is a 20' easement out by Oakwood Avenue.

Motion: Maassel Second: Barry to approve PC 20-15 – Replat of Lot D of Hogrefe's Plat II

Roll call vote to approve PC 20-15:

Yea-Vocke, Barry, Barlow, Maassel, Gerken

Nay-

Yea-5, Nay-0. Motion Passed.

### **ADJOURNMENT**

Motion: Maassel Second: Vocke to adjourn the Planning Commission meeting at 5:04 pm.

Roll call vote to adjourn:

Yea- Vocke, Barry, Barlow, Maassel, Gerken

Nay-

Yea-5, Nay-0. Motion Passed.

# Approved

March 9, 2021

Tim Barry - Chair

