

City of Napoleon, Ohio

MEETING AGENDA


PLANNING COMMISSION

Tuesday, April 13, 2021 at 5:00 pm

PC 21-02 –Street Dedication, Section East of 400 Block of Raymond Street
PC 21-03 – Subdivision Re-plat of Lot A-2 of the Replat of Lot A of Hogrefe's Plat II

Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio
to join the meeting via WebEx, details are posted at www.napoleonohio.com

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF MINUTES from the March 9, 2021 meeting (in the absence of any objections or corrections, the minutes shall stand approved)
- 4) NEW BUSINESS
 - A. PC 21-02 Dedication of Street Section East of 400 Block of Raymond Street
An application for a Public Hearing has been filed by John Stock, Stock Development Company, LLC; Senior Housing, LP; and Keith Fruchey who wish to dedicate the section of Raymond Street located East of the 400 block of Raymond Street to the City of Napoleon, Ohio. This is pursuant to City Code Section 1105.13.
 - B. PC 21-03 Subdivision Re-plat of Lot A-2 of the Re-plat of Lot A of Hogrefe's Plat II
An application for a Public Hearing has been filed by Richard Luzny. The applicant is requesting the approval of a Subdivision of a Re-plat of Lot A-2 of the Re-plat of Lot A 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 located in an R-3 Moderate-Density Residential Zoning District.
- 5) CLOSING REMARKS
- 6) ADJOURNMENT.



Roxanne Dietrich - Clerk of Council

Application for Public Hearing

City of Napoleon, Ohio

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

Planning Commission

(MZON 100.1700.46690)

Conditional Use

\$125.00

Amendment

\$125.00

Subdivision in City

\$75.00 + \$5.00 each, after two

Preliminary Plat of Development

\$125.00

Alley Vacation

\$25.00 + publication cost

Preservation Commission

(MZON 100.1700.46690)

Certificate of Appropriateness

\$25.00

Board of Zoning Appeals

(MZON 100.1700.46690)

Certificate of Zoning

\$25.00

Re-Zoning

\$125.00

Variance

\$125.00

Administrative Appeal

\$50.00

Address of property: _____

Description of request: _____

Re-Plat of Parcel 41-129221.0040

C. Richard Luzny

OWNER(S) NAME (PRINT)

450 BRIMCLIFF DRIVE, NAPOLEON, OHIO

ADDRESS- CITY, STATE, ZIP

419-966-8381

PHONE NUMBER

C. Richard Luzny

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.

C. Richard Luzny

APPLICANT NAME (PRINT)

C. Richard Luzny

APPLICANT SIGNATURE

450 BRIMCLIFF DRIVE

ADDRESS

NAPOLEON, OHIO

CITY, STATE, ZIP

419-966-8381

PHONE

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

Office Use Only

Batch # _____

Check # _____

Date _____



City of Napoleon, Ohio
Kevin Schultheis, Zoning Administrator
Code Enforcement

*255 West Riverview
Napoleon, OH 43545
Telephone: (419) 592-4010 Fax: (419) 599-8393
www.napoleonohio.com*

PC-21-03
Subdivision in City
For a Recommended Re-Plat Approval
Location: Parcel Number: 41-129221.0040

Memorandum

To: Members of the City Planning Commission
From: Kevin Schultheis, Zoning Administrator / Code Enforcement Officer
Subject: Subdivision of plat in the City
Meeting Date: April 13, 2021
Hearing #: PC-21-03

Background:

An application for a public hearing has been filed by Richard Luzny, The applicant is requesting the approval of a subdivision of a Re-Plat of lot A-2 of the re-plat of lot A of the Hogrefe's Plat II within the city. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is located in an R-3 Moderate-Density Residential Zoning District.

Research and Findings:

1. A Subdivision in City 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 the project: Proposed Re-Plat of lot A-2 of the Re-Plat of Lot A of Hogrefe's 0.331 Acres. (see attached)

Recommended Conditions:

1. All revisions made to plans by the surveyor of the project must be reviewed by the City Engineer, Chad Lulfs prior to approval by the Board of Planning Commission.

NOTES:

SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE PLAN AND DOES NOT REPRESENT A TITLE REPORT OR A STATE OF TITLE. THERE MAY BE APPARENT, RECORDED, OR UNRECORDED EASEMENTS NOT SHOWN ON THIS DRAWING.

SURVEY USED THE LATEST RECORDED DEEDS AT THE DATE OF THIS SURVEY.

DISTANCES SHOWN HEREON, ARE GROUND DISTANCES. TO OBTAIN APPROXIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION FACTOR OF 0.9999298918.

IRON PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH A NOMINAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL AREA OF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, AND CAPPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH "NIESE/JHN-PS8727."

RE-PLAT OF LOT A-2 OF THE RE-PLAT OF LOT A OF HOGREFE'S PLAT II STATE OF OHIO, COUNTY OF HENRY, CITY OF NAPOLEON, A PORTION OF THE E 1/2 OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 6 EAST, FIRST PRINCIPAL MERIDIAN RE-PLAT OF LOT A IS RECORDED ON SLIDE 377 B HOGREFE'S PLAT II IS RECORDED ON SLIDES 296 A&B AT THE HENRY COUNTY RECORDER'S OFFICE

OWNERS ACKNOWLEDGMENT:

Know All Men By These Presents:

That I/We Richard Luzny the undersigned owner/s of the aforesaid described lands do hereby approve of the accompanying map as shown hereon, and do desire the same to be placed on public record on this 29th day of March, 2021.

OWNER/S: C. Richard Luzny

STATE OF OHIO, COUNTY OF Henry, ss:

On this 29th day of March, 2021, before me personally appeared Richard Luzny, who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.



SHELBY C RUPRIGHT Notary Public In and for the State of Ohio My Commission Expires December 27, 2022

Shelby C. Rupright Notary Public My Commission Expires: 12/27/22

PLANNING COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NAPOLEON, OHIO.

DATE: CHAIRMAN

CLERK OF COUNCIL

CITY COUNCIL CERTIFICATE

UNDER AUTHORITY PROVIDED BY CHAPTER 711 OF THE OHIO REVISED CODE AND CHAPTER 1105 OF THE NAPOLEON CODE OF ORDINANCES, THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF NAPOLEON, OHIO.

DATE: MAYOR

CLERK OF COUNCIL

HENRY COUNTY AUDITOR

I, THE HENRY COUNTY AUDITOR DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES ON THE PROPERTY HEREIN DESCRIBED AND CERTIFY THE SAME FOR TRANSFER.

TRANSFERRED THIS DAY OF HENRY COUNTY AUDITOR

CITY ENGINEER CERTIFICATE

IN ACCORDANCE WITH OHIO R. C. 711.08, THE UNDERSIGNED BEING THE ENGINEER FOR THE CITY OF NAPOLEON, OHIO HEREBY APPROVES THIS PLAT AS SHOWN.

DATE: CITY ENGINEER

HENRY COUNTY RECORDER

I, THE HENRY COUNTY RECORDER DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN RECEIVED FOR RECORD AT O'CLOCK M AND RECORDED ON SLIDE THIS DAY OF 20

FEE: HENRY COUNTY RECORDER

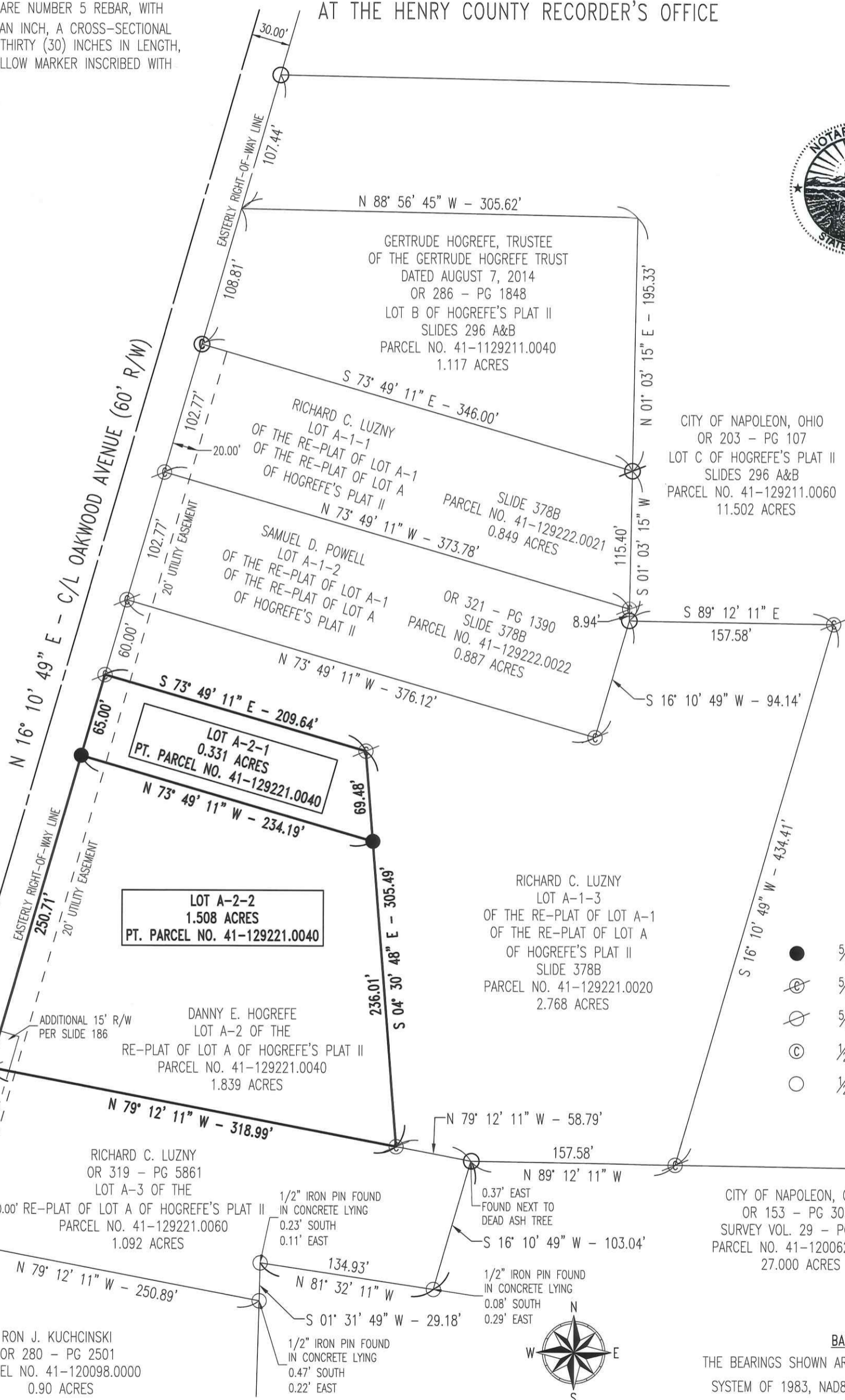


I HEREBY DECLARE THAT THE FOREGOING PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PREMISES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, CORRECTLY SHOWS THE LOCATION OF THE BOUNDARIES.

Justin H. Niese 03-27-2021

JUSTIN H. NIESE, P.E., P.S. OHIO REGISTERED SURVEYOR NO. 8727

NIESE SURVEYING & ENGINEERING, L.L.C. SURVEY PLAT FOR: RICHARD C. LUZNY JOB NUMBER: 2021-03 PAGE 1/1



- LEGEND: 5/8" IRON PIN WITH CAP SET, 5/8" IRON PIN WITH CAP FOUND, 5/8" IRON PIN FOUND, 1/2" IRON PIN WITH CAP FOUND, 1/2" IRON PIN FOUND

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED UPON THE OHIO CO-ORDINATE SYSTEM OF 1983, NAD83(2011), 2010.0 EPOCH, NORTH ZONE (3401), IN ACCORDANCE WITH THE OHIO REVISED CODE SECTIONS 157.01-157.10; SAID BEARINGS ARE BASED ON LOCAL FIELD OBSERVATIONS UTILIZING THE OHIO DEPARTMENT OF TRANSPORTATION'S (ODOT'S) VIRTUAL REFERENCE STATION (VRS) NETWORK. OBSERVATIONS WERE TAKEN ON MARCH OF 2021.

