City of Napoleon, Ohio

MFFTING 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 / 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 10 Certif \$25.00 y ch, after two	on Commission 0.1700.46690) Cate of Appropriateness 0	Board of Zoning Appeals (MZON 100.1700.46690) Certificate of Zoning \$25.00 Re-Zoning \$125.00 Variance \$125.00 Administrative Appeal
Alley Vacation \$25.00 + publicat	ion cost		\$50.00
Address of property:			
Description of request:			
he-Plat of Pace	Let 41-12922	1.0040	
C. RICITANA LU: OWNER(S) NAME (PRINT)	2114		
450 BRINNEL ADDRESS-CITY, STATE, ZIP		- NA POLTO	J,0410
419-966-83	S.1		
PHONE NUMBER			
_ C Lull Lun			
SIGNATURE	X		
***Public hearings are held on	the second Tuesday	of each month: this neti	tion must be filed with the Zoning
Auministrator thirty (30) days	before the public hear	ring date. <i>All plans, pla</i>	ts. deeds and other requested
information must accompany thi	is application before ti	he hearing will be sched	uled. ***
APPLICANT MUST BE AN OWN OF APPOINTMENT.	ER OR AN AUTHOR	IZED REPRESENTIVE I	EVIDENCED BY LETTER
		450 20	- A
APPLICANT NAME (PRINT)	uzny	ADDRESS	INNELIE DANS
e 201 f	7		$(a) \in \mathcal{A}(A)$
APPLICANT SIGNATURE	8	CITY, STATE, ZIP	10,01410
		419-960	8381.
Hearing #:	Hearing Date:	PHONE	
Office Use Only			
Batch #	Check #	Date	e



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 if 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.

ORDED EASEMENTS NOT SHOWN ON THIS DRAWING.

CES SHOWN HEREON, ARE GROUND DISTANCES. TO XIMATE OHIO CO-ORDINATE 1983, NORTH ZONE (3401) DISTANCES MULTIPLY THE DISTANCES BY THE COMBINATION

PINS CALLED FOR AS SET ARE NUMBER 5 REBAR, WITH INAL DIAMETER OF 5/8 OF AN INCH, A CROSS-SECTIONAL DF 0.31 SQUARE INCHES, THIRTY (30) INCHES IN LENGTH, APPED WITH A PLASTIC YELLOW MARKER INSCRIBED WITH

- C/L OAKWOOD AVENUE (60' R/W)

_ ADDITIONAL 15' R/W

PER SLIDE 186

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

N 88° 56' 45" W - 305.62'

S 73° 49' 11" E - 346.00'

N 73. 49" 11" W - 373.78"

236.

1/2" IRON PIN FOUND

134.93'

−S 01° 31′ 49″ W − 29.18′

N 81° 32' 11" W

1/2" IRON PIN FOUND

IN CONCRETE LYING

0.47' SOUTH

0.22' EAST

IN CONCRETE LYING

0.23' SOUTH

0.11' EAST

RICHARD C. LUZNY

OF THE RE-PLAT OF LOT A-1

OF HOGREFE'S DIAT.

OF HOGREFE'S PLAT II

OF THE RE-PLAT OF LOT A-1

OF THE RE-PLAT OF LOT A-1

S 73° 49' 11" E - 209.64'

PT. PARCEL NO. 41-129221.0040

LOT A-2-2

1.508 ACRES

PT. PARCEL NO. 41-129221.0040

DANNY E. HOGREFE

LOT A-2 OF THE

RE-PLAT OF LOT A OF HOGREFE'S PLAT II

PARCEL NO. 41-129221.0040

N 79° 12' 11" W - 318.99'

RICHARD C. LUZNY

OR 319 - PG 5861

LOT A-3 OF THE

PARCEL NO. 41-129221.0060

1.092 ACRES

20.00' RE-PLAT OF LOT A OF HOGREFE'S PLAT

N 79° 12′ 11″ W - 250.89′

RON J. KUCHCINSKI

OR 280 - PG 2501

PARCEL NO. 41-120098.0000

0.90 ACRES

1.839 ACRES

GERTRUDE HOGREFE, TRUSTEE OF THE GERTRUDE HOGREFE TRUST

DATED AUGUST 7, 2014

OR 286 - PG 1848

LOT B OF HOGREFE'S PLAT II

SLIDES 296 A&B

PARCEL NO. 41-1129211.0040

1.117 ACRES

PARCEL NO. 41-129222.0021

OR 321 - PG 1390 8.94-

RICHARD C. LUZNY

LOT A-1-3

OF THE RE-PLAT OF LOT A-1

OF THE RE-PLAT OF LOT A

OF HOGREFE'S PLAT II

SLIDE 378B PARCEL NO. 41-129221.0020

2.768 ACRES

157.58

N 89° 12′ 11″ W

-S 16° 10' 49" W - 103.04'

SCALE 1" = 80'

r N 79° 12′ 11″ W − 58.79′

0.37' EAST

0.29' EAST

-FOUND NEXT TO

DEAD ASH TREE

1/2" IRON PIN FOUND

IN CONCRETE LYING 0.08' SOUTH

PARCEL NO. 41-129222.0022

HOGREFE'S PLAT II IS RECORDED ON SLIDES 296 A&B AT THE HENRY COUNTY RECORDER'S OFFICE

OWNERS ACKNOWLEDGMENT:

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 29t day of March, 202i.

C. Rul Juzzy

COUNTY OF Henry

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

Notary Public n and for the State of Ohio My Commission Expires December 27, 2022

CITY OF NAPOLEON, OHIO

OR 203 - PG 107

LOT C OF HOGREFE'S PLAT II

SLIDES 296 A&B

PARCEL NO. 41-129211.0060

S 89° 12′ 11″ E

157.58

-S 16° 10' 49" W - 94.14'

11.502 ACRES

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,

CHAIRMAN

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,

MAYOR

CLERK OF COUNCIL

CLERK OF COUNCIL

HENRY COUNTY AUDITOR

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

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

BASIS OF BEARINGS:

CITY OF NAPOLEON, OHIO

OR 153 - PG 303

SURVEY VOL. 29 - PG 84

PARCEL NO. 41-120062.0100

27.000 ACRES

LEGEND

%" IRON PIN FOUND

1/2" IRON PIN FOUND

5/8" IRON PIN WITH CAP SET

%" IRON PIN WITH CAP FOUND

1/2" IRON PIN WITH CAP FOUND

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.

Lot A-2 - 1.839 Acres

Situated in the State of Ohio, County of Henry, City of Napoleon, being that portion of the East Half of Section 12, Napoleon Township, Township 5 North, Range 6 East, of the First Principal Meridian, being all of Lot A-2 of the Re-Plat of Lot A of Hogrefe's Plat II, recorded on slide 377 B and as described in a deed to Danny E. Hogrefe, recorded in Official Record Volume 321, Page 743 (references recorded in the Recorder Office, Henry County, Ohio), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron pin capped with a plastic survey marker found at th northwest corner of said Lot A-2, also being found in the easterly right-of-way line of Oakwood Avenue, and also said 5/8 inch iron pin also being found at the TRUE POINT OF BEGINNING;

THENCE easterly with the north line of said Lot A-2, South 73° 49' 11" East, 209. feet to a 5/8 inch iron pin capped with a plastic survey marker found at the northeast corner of said Lot A-2;

THENCE southerly with the east line of said Lot A-2, South 04° 30' 48" East, 305. feet to a 5/8 inch iron pin capped with a plastic survey marker found at the southea corner of said Lot A-2:

THENCE westerly with the southerly line of said Lot A-2, North 79° 12' 11" West, 318.99 feet to a 5/8 inch iron pin capped with a plastic survey marker found at the southwest corner of said Lot A-2, also being found in the easterly right-of-way line of Oakwood Avenue:

THENCE northerly with the easterly right-of-way line of Oakwood Avenue, North 16° 10' 49" East, 315.71 feet to the TRUE POINT OF BEGINNING, containing 1.839 acres of land, more or less, as surveyed and described in March of 2021, by Ohio Registered Professional Surveyor Justin H. Niese, Ohio Surveyor No. 8727.

Subject to any and all legal right-of-ways, easements, exceptions, and/or restrictions whether apparent, recorded, and/or unrecorded.

Basis of Bearings: The bearings in the foregoing description are based upon the Oh 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 base on local field observations utilizing the Ohio Department of Transportation's (ODOT's) Virtual Reference Station (VRS) Network.

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, an capped with a plastic yellow survey marker inscribed with "NIESE/JHN-PS8727."

HENRY COUNTY RECORDER

, TH	E HEN	IRY	COUNT	Y RE	CORDER	DO	HEREBY	CERTITY	THAT	TH	IS F	PLAT	
AS	BEEN	REC	CEIVED	FOR	RECORD	AT		O'CLOCK	<	Μ.	AND	RECORDED	ON
SLIDE	1		Th	HIS _		DAY	OF _					20	

HENRY COUNTY RECORDER



FEE: .

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, P.E., P.S.

OHIO REGISTERED SURVEYOR NO. 8727



SURVEY PLAT FOR:

RICHARD C. LU JOB NUMBER:

JUSTIN H. NIESE, P.E., P.S. 211 E. MAIN CROSS STREET P.O. BOX 112 MILLER CITY, OHIO 45864 567-825-1523

2021 - 03PAGE 1/