

PLANNING COMMISSION MEETING MINUTES

Tuesday, April 13, 2021 at 5:00 pm

PC 21-03 ~ SUBDIVISION RE-PLAT OF LOT A-2 OF THE RE-PLAT OF LOT A OF HOGREFE'S PLAT II

PRESENT

Commission Members Tim Barry-Chairman, Marvin Barlow, Suzette Gerken
City Staff Kevin Schultheis-Zoning Administrator/Code Enforcement Officer
Clerk of Council Roxanne Dietrich
Others Northwest Signal via WebEx

ABSENT

Commission Members Larry Vocke, Mayor Jason Maassel

PC 21-03 Subdivision Re-plat of Lot A-2 of the Re-plat of Lot A of Hogrefe's Plat II

Barry read the background for PC 21-03. 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.

RESEARCH AND FINDINGS

Schultheis presented his research and findings. 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. The scope of the project is for the proposed re-plat of Lot A-2 of the Re-plat of Lot A of Hogrefe's 0.331 acres. All revisions made to the 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. Mr. Luzny is asking for a line to be moved to make the property a little larger for another addition to the north. Barry asked if he is adding 65' of frontage onto the 60'? Schultheis replied yes. Barry confirmed so that will be 125' of frontage for that larger back lot and it will go with A-2? Schultheis – yes. Lot A-2-1 is the one he is platting here and the 65' would be the back. Part of this goes right down the middle of Barb Hogrefe's driveway. He will build his own driveway on the other side. Barlow stated it is two lots now and he wants to make into one lot. Barry confirmed a line is being moved within the property so we don't have to worry about easements? Schultheis – that's right. Barlow asked if the line is actually moving or disappearing? Schultheis replied the line will be there because it will still be a property line. The access will be half of Barb Hogrefe's driveway over to the north point of his lot. Gerken asked if they will be sharing the driveway? Schultheis said they are trying to avoid that. Our engineer stated if it is a shared driveway he would like to have it in a contract in case there is some sort of dispute down the road whose property it is. The new property owner of the lot would like to build his own driveway.

Motion: Gerken

Second: Barlow

to approve PC 21-03 Subdivision Re-plat of Lot 2 of the Re-plat of Lot A of Hogrefe's Plat II

Roll call vote on the above motion

Yea-Barry, Barlow, Gerken

Nay-

Yea-3, Nay-0. Motion Approved.

ADJOURNMENT

Motion: Barlow

Second: Gerken

to adjourn the Planning Commission meeting at 5:10 pm

Roll call vote on the above motion
Yea-Barry, Barlow, Gerken
Nay-
Yea-3, Nay-0. Motion Approved.

Approved

May 11, 2021

Tim Barry - Chair

DRAFT