

City of Napoleon, Ohio
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 11, 2021 at 5:00 pm

PC 21-04 ~ SUBDIVISION RE-PLAT ~ MAJESTIC HEIGHTS ADDITION

PRESENT

Commission Members Tim Barry-Chairman, Marvin Barlow, Mayor Jason Maassel, Larry Vocke
City Staff Kevin Schultheis-Zoning Administrator/Code Enforcement Officer
Clerk of Council Roxanne Dietrich
Others Northwest Signal via WebEx
Tom Russell, Bill, Randy Fisher

ABSENT

Commission Member Suzette Gerken

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Barry at 5:00 pm.

ROLL CALL

Roll call was taken with the Chair noting a quorum was present.

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the April 13, 2021 meeting were approved as presented.

NEW BUSINESS

PC 21-04 – Subdivision Re-Plat Approval

Barry read the background for PC 21-04. An application for a public hearing has been filed by Craig Staton of 1126 Hurst Drive. The applicant is requesting the approval of a subdivision re-plat of Lot Numbers 121, 120, 119, 118, 117, 116 and part of 115 within the City. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is located in an R-2 Low-Density Residential Zoning District.

RESEARCH AND FINDINGS

Schultheis presented his research and findings for PC 21-04:

A subdivision in the city for planned development to be located in the R-2 Low–Density Residential Zoning District as per 1145.01 of the Codified Ordinances, Permissible Uses.

Scope of the project: the proposed re-plat of Lots 121, 120, 119, 118, 117, 116 and part of 115 of the Majestic Heights Addition. Parcel No. 41-230018.0000.

The owner of the property owns both properties. In order to build an accessory building on one side, he has to combine these properties. There was a house next to him that he has demoed leaving a vacant lot next to the existing dwelling. The owner is requesting the lots to be combined as one plat.

DISCUSSION

Barry asked if these were originally six separate plats? Schultheis replied yes and I do not know why there were so many plats in that district. The property owner is requesting to do a subdivision and combine all the lots. Barry confirmed there are no issues with easements, utilities or right-of-ways? Schultheis –no. Barlow asked what kind of building is he putting up? Schultheis replied I have not saw the drawings of what he plans to do.

Barry asked if there were any comments or concerns from anyone in the audience.

Tom Russell, 475 Jahns Road said they have a property close to this and asked if the building will be close to the easements? Schultheis informed them the property owner will have to abide by all the setbacks and rules within the R-2 district.

Bill. 1108 Hurst Drive. I live two doors down. Whatever the Staton's have done has been first class. I am not opposed to anything they want to do. Everything they have done has been above and beyond what else is in the neighborhood. He does it first class.

Motion: Maassel Second: Vocke

to approve PC 21-04, Subdivision Re-plat of Lot Numbers 121, 120, 119, 118, 117, 116 and part of 115 of the Majestic Heights Addition.

Roll call vote on the above motion:

Yea-Barlow, Maassel, Vocke, Barry

Nay-

Yea-4, Nay-0. Motion Passed.

The Planning Commission meeting continued with consideration of PC 21-05

Approved

June 2, 2021

Tim Barry – Chair