

**PLANNING COMMISSION MEETING MINUTES**

Tuesday, May 11, 2021 at 5:00 pm

**PC 21-05 ~ FINAL PLAT APPROVAL ~ LYNNEWOOD 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, Randy Fisher

**ABSENT**

Commission Member Suzette Gerken

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**NEW BUSINESS**

PC 21-05 – Final Plat Approval – Lynnewood Addition

Barry read the background for PC 21-05. An application for a public hearing has been filed by The Goodville Insurance Company. The applicant is requesting the approval of a subdivision as being part of Lots A and B of the subdivision of Lot 3, German Mutual Subdivision, part of the Lynnewood Addition to Napoleon Township. Part of the West half of Section 14, Napoleon Township, T5N, R6E, Henry County, City of Napoleon, State of Ohio. 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 and C-4 Planned Commercial District. A rezoning of C-4 will be applied for and hearing set for a later date.

**RESEARCH AND FINDINGS**

Schultheis presented his research and findings on PC 21-05:

A subdivision in the City is for planned development to be located in the R-3 Moderate-Density Residential Zoning District and C-4 Planned Commercial District as per 1145.01 Table of Permissible Uses. The proposed final plat of the lot, being a part of Lots A and B of the subdivision of Lot 3, German Mutual Subdivision, part of the Lynnewood Addition to Napoleon Township.

The Legal Description of the Properties are:

1.180 Acres situated in the City of Napoleon, Napoleon Township, Henry County, State of Ohio and being Lots 1 and 2 and part of Lots 3-7, Lynnewood Addition to Napoleon Township, in part of the SW1/4 of Section 14, T5N, R6E, a tract of land bounded and described.

This is the first plat they want to rezone from a C-3 to a R-3 at the next hearing.

1.624 Acres situated in the City of Napoleon, Napoleon Township, Henry County, State of Ohio and being a part of Lot B of the Subdivision of Lot 3 German Mutual Subdivision in a part of the NW ¼ of Section 14, T5N, R6E, a tract of land bounded and described. This is located in the center section and is already zoned R-3.

0.548 Acres situated in the City of Napoleon, Napoleon Township, Henry County, State of Ohio, and being Lots 15 and 16 a part of Lots 13 and 14, Lynnewood Addition to Napoleon Township in part of the SW ¼ of Section 14, T5N, R6E, a tract of land bounded and described.

1.123 Acres situated in the City of Napoleon, Napoleon Township, Henry County, State of Ohio and being a part of Lot A and part of Lot B of the Subdivision of Lot 3, German Mutual Subdivision in a part of the NW ¼ of Section 14, T5N, R6E, a tract of land bounded and described. This has been sold and they are ready to go. This has to be rezoned first.

