

City of Napoleon, Ohio
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 11, 2021 at 5:00 pm
PC 21-06 ~ SUBDIVISION RE-PLAT

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
Randy Fisher

ABSENT

Commission Member Suzette Gerken

NEW BUSINESS

PC 21-06 – Re-Plat of Lot 2 Morrow, Hinderer and Patton Addition

Barry read the background for PC 21-06. An application for a public hearing has been filed by Crystal Thompson-Simpkins of 559 Sand Ridge Road, Bowling Green, Ohio. The applicant is requesting the approval of a subdivision of a plat of Lot numbers 2-A, 2-B and 2-C within the City. The request is pursuant to Chapter 1141 of the Codified Ordinance of Napoleon, Ohio. The property is located in a C-4 Planned Commercial District.

RESEARCH AND FINDINGS

Schultheis requested an amendment to one of the readings on the legal description to add Lot 2-D, 0.1939 acres that is a fifteen foot strip of right-of-way on the north edge. Barry asked what is the right-of-way for? Schultheis replied there is a sewer line that runs through there.

Schultheis presented his research and findings.

A subdivision in the city is for any planned development to be located in the C-4 Planned Commercial District per 1145.01 Table of Permissible Uses. The scope of the project is the proposed re-plat of Lots 2-A, 2-B and 2-C of Morrow, Hinderer and Patton Addition. Plat number 41-009369.0040.

Legal Description:

Lot 2-A is 1.083 Acres situated as being part of Lot 2 in Morrow, Hinderer, and Patton Addition to the City of Napoleon, also part of the Southeast quarter of Section 11, Napoleon Township, Henry County Ohio.

Lot 2-B is 1.253 Acres situated as being part of Lot 2 in Morrow, Hinderer, and Patton Addition to the City of Napoleon, also part of the Southeast quarter of Section 11, Napoleon Township, Henry County Ohio.

Lot 2-C is 1.130 Acres situated as being part of Lot 2 in Morrow, Hinderer, and Patton Addition to the City of Napoleon, also part of the Southeast quarter of Section 11, Napoleon Township, Henry County Ohio.

Lot 2-D will eventually be Randy Fisher interjected deeded over to Snyder Cadillac.

Schultheis noted the right-of-way for the sewer line will still be there. Ingress and egress will be a 60' strip to get back to Lot 2-C. I'm not sure if it will go back to the rear lots or not as Fisher has access to Trail Drive. Fisher said there is the potential to have that easement go back into the nine acres in the rear. I also own property on Trail Drive that adjoins that property. I wanted to keep the right-of-way there so if we need to run city water or sewer from North Scott Street we could and also have the drive there. Schultheis noted there is no sewer line here that runs back to the old Big Wheel itself. When I

