



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-21-07

RE-ZONING DISTRICT

LOCATION: CLAIRMONT AVE. BETWEEN BRIARHEATH AVE. AND WESTMORLAND AVE. TWO SECTIONS LOCATED ON THE NORTH SIDE OF CLAIRMONT AVE. ZONING FROM A C-4 PLANNED COMMERCIAL DISTRICT, TO AN R-3 MODERATE DENSITY DISTRICT.

MEMORANDUM

TO: MEMBERS OF THE CITY PLANNING COMMISSION

FROM: KEVIN L. SCHULTHEIS, ZONING ADMINISTRATOR/ CODE ENFORCEMENT OFFICER

SUBJECT: RE-ZONING

HEARING #PC-21-07

BACKGROUND:

AN APPLICATION FOR PUBLIC HEARING HAS BEEN FILED BY STEVE LANKENAU, BROKER, REMAX REALITY. WHO WISHES TO RE-ZONE TWO SECTIONS OF THE LYNNEFIELD ESTATES SUBDIVISION, LOCATED ON THE NORTH SIDE OF CLAIRMONT AVE., BETWEEN BRIARHEATH AVE. AND WESTMORLAND AVE. IN THE CITY OF NAPOLEON, OHIO. THIS IS PURSUANT TO CITY CODE SECTION 1105.13

RESEARCH AND FINDING

1. THE TWO SECTIONS ARE CURRENTLY IN A C-4 PLANNED COMMERCIAL DISTRICT, FORMALLY OWNED BY THE NAPOLEON CITY SCHOOLS , AND IS NOW OWNED BY THE GOODVILLE INSURANCE COMPANY. THE REQUEST IS FOR IT TO BE CHANGE TO AN R-3 MODERATE DENSITY RESIDENTIAL DISTRICT. THE FIRST SECTION OF LAND IS LOCATED ON PARCEL: 411491870040 LOTS 1 AND 2 OF THE SOUTHEAST CORNER OF THE LAND. THE SECOND SECTION IS LOCATED ON PARCEL: 411491870040, LOTS 21, 22, 23, 24 OF THE SOUTHWEST CORNER OF LYNNWOOD ADDITION, NAPOLEON TOWNSHIP, CITY OF NAPOLEON, STATE OF OHIO
2. THIS WOULD ACCOMMODATE THE BUILDING OF SINGLE FAMILY UNITS.
3. THIS PLAT HAS BEEN REVIEWED AND APPROVED BY ALL CITY DEPARTMENTS.

Application for Public Hearing

City of Napoleon, Ohio

I/We hereby request a public hearing to consider the following:

Planning Commission

(MZON 100.1700.46690)

___ Conditional Use

\$125.00

___ Amendment

\$125.00

___ Subdivision in City

\$75.00 + \$5.00 each, after two

___ Preliminary Plat of Development

\$125.00

___ Alley Vacation

\$25.00 + publication cost

Preservation Commission

(MZON 100.1700.46690)

___ Certificate of Appropriateness

\$25.00

Board of Zoning Appeals

(MZON 100.1700.46690)

___ Certificate of Zoning

\$25.00

Re-Zoning

\$125.00

___ Variance

\$125.00

___ Administrative Appeal

\$50.00

Address of property: No address, see description below

Description of request:

Rezone 2 lots acquired by NAS, which have been replatted into
6 lots on Clairmont across the street from the high school. Rezone to R-3
is requested. Request for expedited hearing.

Steve Lankenau
OWNER(S) NAME (PRINT)

ADDRESS- CITY, STATE, ZIP

(419) 784-6291
PHONE NUMBER

S. Lankenau
SIGNATURE

***Public hearings are held on the second Tuesday of each month; this petition must be filed with the Zoning Administrator thirty (30) days before the public hearing date. All plans, plats, deeds and other requested information must accompany this application before the hearing will be scheduled. ***

APPLICANT MUST BE AN OWNER OR AN AUTHORIZED REPRESENTATIVE EVIDENCED BY LETTER OF APPOINTMENT.

APPLICANT NAME (PRINT)

ADDRESS

APPLICANT SIGNATURE

CITY, STATE, ZIP

Hearing #:

Hearing Date:

PHONE

Zoning District:

Office Use Only

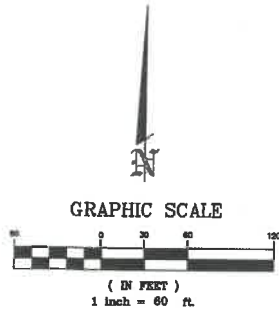
Batch #

Check #

Date

FINAL PLAT LYNNEFIELD ESTATES SUBDIVISION

BEING A PART OF LOT A&B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B)
PART OF THE LYNNEWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116)
PART OF THE W $\frac{1}{2}$ OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E,
HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO

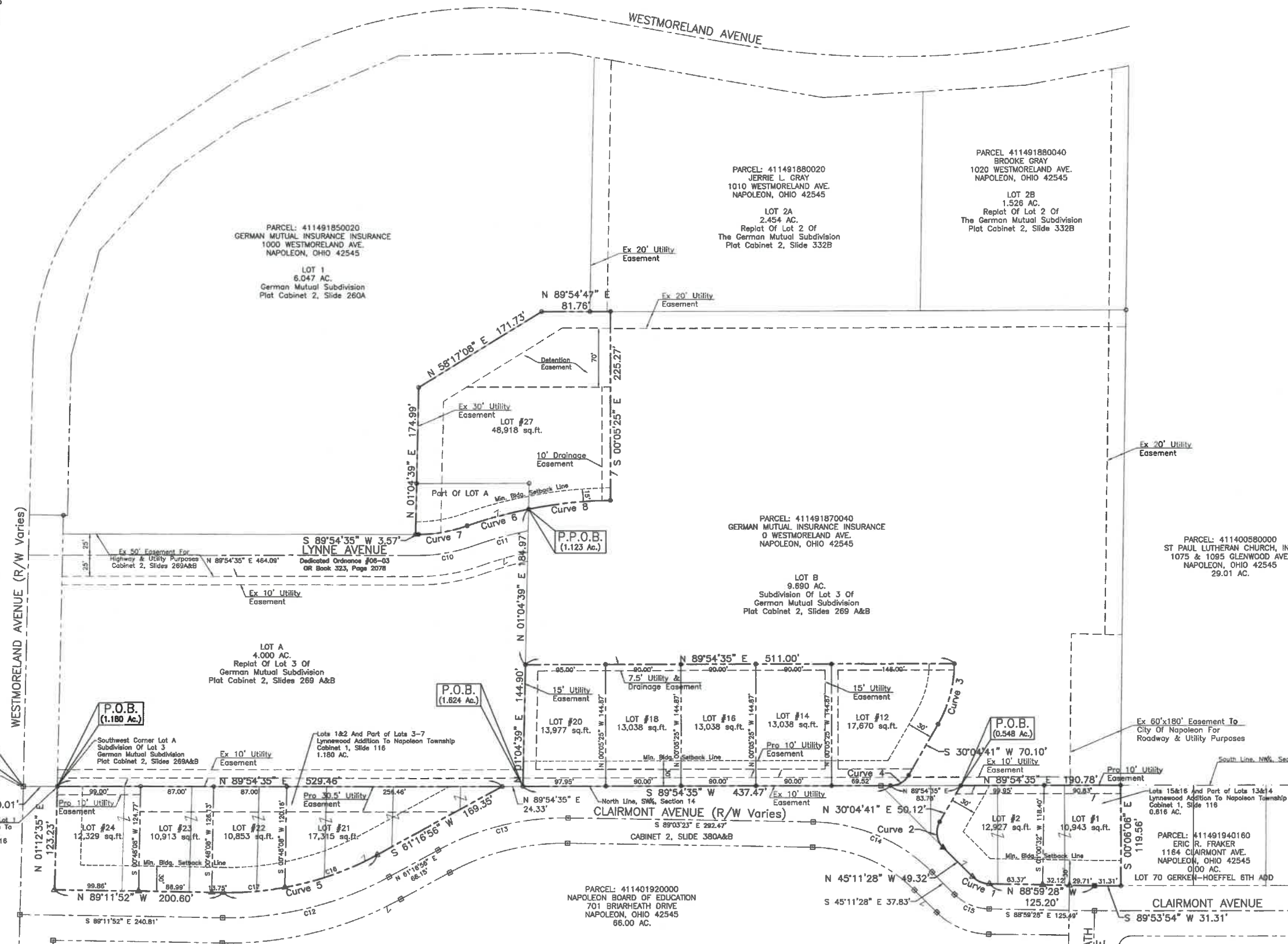


Legend	
●	Iron Pin Set
▲	Mag Nail Set
■	Monument Set
○	($\frac{3}{4}$ " Iron Pin in 6" Concrete)
□	Monument Found
○	($\frac{3}{4}$ " Iron Pin in 6" Concrete)
▲	Mag Nail Found
○	Iron Pin Found

Boundary Curve Table				
Curve #	Length	Radius	Delta	Chord
Curve 1	22.93'	30.00'	43°48'00"	N 67°05'28" W 22.38'
Curve 2	32.84'	25.00'	75°16'09"	N 73°32'24" W 30.53'
Curve 3	75.31'	145.00'	29°45'29"	S 15°11'56" W 74.47'
Curve 4	26.11'	25.00'	59°49'54"	S 59°59'38" W 24.94'
Curve 5	190.63'	370.00'	29°31'12"	S 76°02'32" W 188.53'
Curve 6	75.43'	525.00'	8°13'55"	S 74°37'31" W 75.36'
Curve 7	59.26'	175.00'	19°24'01"	S 80°12'34" W 58.97'
Curve 8	97.81'	525.00'	10°40'28"	S 84°04'42" W 97.67'

Curve Table			
Curve #	Length	Radius	Delta
C10	67.72'	200.00'	19°24'01"
C11	66.36'	500.00'	7°36'17"
C12	206.09'	400.00'	29°31'12"
C13	160.48'	310.00'	29°39'41"
C14	156.95'	205.00'	43°51'55"
C15	45.87'	60.00'	43°48'00"
C16	116.90'	370.00'	18°06'07"
C17	73.74'	370.00'	11°25'05"

AREA CALCULATIONS	
Existing Acreage	
Lot 3 German Mutual Subdivision	13.690 Acres Existing
	10.943 Acres Remaining
LynneWood Addition to Napoleon Township	1.796 Acres Existing
Proposed Acreage	
Area Lots 1&2	0.548 Acres
Area Lots 12, 14, 16, 18&20	1.624 Acres
Area Lots 21-24	1.180 Acres
Area Lot 27	1.123 Acres
Total Proposed	4.475 Acres



SURVEYOR'S CERTIFICATE

I hereby certify that this plat represents a survey made by me, and that the specified monumentation shown hereon actually exists, and its location is correctly shown.

ERIC R. FRAKER
1164 CLAIRMONT AVE.
NAPOLEON, OHIO 42545
D.D.O. AC.
LOT 70 GERKEN-HOFFEL 6TH ADD

4-08-2021
Date

PETERMAN ASSOCIATES, INC.

ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS

Corporate Office
3460 N. Main Street
Findlay, Ohio 43024
Office (419)482-6676
Fax (419)482-9486

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FINAL PLAT

Lynnefield Estates Subdivision

NAPOLEON, TWP, HENRY CO., OHIO

We, the undersigned, Goodville Mutual Insurance Company, by instrument in Vol. 183 Page 525 and Vol. 172 Page 405 Deed of Records of Henry County, Ohio, by instrument records in Vol. 46 Page xxx Official Records of Henry County, Ohio, owners of the real estate shown and described herein, do hereby certify that have xxx laid off, plotted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with xxx within plat, and do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on this plat.

This subdivision shall be known and designated as the Lynnefield Estates, Lots #1 through #28 an addition the City of Napoleon, Henry County, Ohio. All streets and alleys shown and not heretofore dedicated are hereby dedicated, to the public.

There are strips of ground ten (10) feet, fourteen (14) feet and fifteen (15) feet in width shown on this plat and marked "easement", reserved for the use of public utilities for the installation of water and sewer mains, piles, duct lines and wires, subject to at all times the proper authorities and to the easement maintained upon said strips of land but owners of lots in this subdivision shall take their titles subject to the rights of the public utilities.

1. Lynnefield Estates Addition is to be used for single family residences.
2. Foundation area of single family, single story residences shall be at least 1400 square feet, tri-level and one or one-half story residences shall be at least 1200 square feet; and, two-story residences shall be at least 1000 square feet excluding area of porches, breezeways, and garages. The main floor of all residences shall have a minimum ceiling height of 8 feet.
3. No structure shall be erected, altered, placed, or permitted to remain on any of said lots other than a single family dwelling.
4. No structure shall be erected nearer than a minimum of seven (7) feet from any side lot line.
5. No structure shall be erected closer to the street line than the distance specified as the "Building Setback Line" and shown on the plat for said addition.
6. Easements affecting lots are reserved as shown on the Plat for utility installation and maintenance.
7. All structures shall be of new construction. No building or portions of building shall be moved on said lots for remodeling or other purposes.
8. No roof drains or footer tile shall be connected to sanitary sewers.
9. The Owners of said lots must conform to the finished floor elevation and lawn grading elevation as determined by the developer's engineer to insure proper drainage and appearance.
10. No residence shall be placed on any lot less than eighty (80) feet frontage (not including cul-de-sac lots) and one hundred ten (110) feet depth. The elevation of the first floor shall not be more than two

(2) feet above the garage level of said lot. All house plans and layouts shall be subject to the approval of the developers, and or assigns before construction may be started. All houses shall have some brick or stone on the front of the house.

11. No billboards, signs, or other advertising devices other than temporary "For Sale" or political signs during a campaign
12. Driveways shall be paved with Portland cement concrete. The property owners shall install the four (4) feet wide sidewalk along the street in accordance with the City of Napoleon, Ohio Engineering Department Standards, Rules and Regulations. Corner lot owners shall also install the walk within the intersections. Sidewalks shall be installed by the lot owner prior to occupancy of the residence.
13. No stables, barns, cattle yards, kennels, hog pens, fowl yard or fowl house, cesspool, privy vault or any other form of privy, shall be erected or placed on said lots, nor shall any live poultry, hogs, cattle, or other livestock or any noxious, dangerous or offensive things whether of the character of those herein before enumerated or not, be permitted or maintained thereon.
14. No trailer, basement, tent, shack, garage, barn or other building shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.
15. Said lot shall not be used for any purpose nor in any way which may endanger the health or unreasonably the peace and quiet of any occupant of said area.
16. No gasoline tanks, fuel oil tanks, or any other tanks shall be placed or allowed to be placed above ground area.
17. No trucks (not to include pickup trucks) of any kind shall be allowed to be parked or placed at any time in said area. Trucks delivering construction material, delivery trucks and moving vans are excluded from the provisions of this section.
18. Crawl space and basement footer drains or basement floor drains shall not drain by gravity to the storm sewer. Storm water shall be pumped to the storm sewer via sump pump.
19. A minimum of two (2) 2" diameter trees shall be planted by the house owner in the front yard after the home has been completed.
20. No sheds, storage or outbuildings shall be allowed unless built upon a permanent foundation. No metal buildings shall be permitted. The maximum size shall be no more than 256 square feet in total except for a standard sized detached garage which must be finished in the style and manner of the home with a concrete driveway from it to the street.
21. Maintenance of the retention pond (lot 29) shall be shared equally among the property owners of Lynnfield Estates Subdivision (Phase I & II), except for lots 1,2,21,22,23,24 which are excluded.

The foregoing covenants are to run with the land and shall be binding on all parties and all persons claiming them until January 1, 2050, at which time said covenants shall be automatically extended for successive periods of (10) years unless by vote of a majority of the then owners of the building sites.

NOTICE OF PUBLIC HEARING

A Special Public Hearing will be held by the City of Napoleon Planning Commission on **June 2, 2021** **At 4:30 pm** in City Council Chambers located at 255 West Riverview Avenue to consider:

An application for a public hearing has been filed by Steve Lankenau, Broker, Remax Realty. Mr Lankenau wishes to re-zone two sections of the Lynnefield Estate Subdivision, located on the north side of Clairmont Avenue, between Briarheath Avenue and Westmoreland Avenue. This is pursuant to City Code Section 1105.13. The two sections are currently in a C-4 Planned Commercial District, formally owned by Napoleon Area City Schools, and is now owned by The Goodville Insurance Company. The request is for the property to be changed to an R-3 Moderate Density Residential District.

Anyone interested in this project may submit their views in writing prior to the hearing date. Complete details are available for inspection and discussion from Kevin Schultheis, Code Enforcement/Zoning Administrator, from 7:30 am to 4:00 pm Monday through Friday.