



# 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](http://www.napoleonohio.com)

PC-21-08  
Subdivision in City  
For a Recommended Plat Approval  
Location: Parcel Number: 41-2200280100

#### **Memorandum**

**To:** Members of the City Planning Commission  
**From:** Kevin Schultheis, Zoning Administrator / Code Enforcement Officer  
**Subject:** Subdivision of plat in the City  
**Meeting Date:** June 2, 2021  
**Hearing #:** PC-21-08

#### **Background:**

An application for a public hearing has been filed by Gregory Beck, SAS Group Company. The applicant is requesting the approval of a subdivision of a Plat of proposed 7<sup>th</sup> addition: 11 lots, single family residential within the city. The request is pursuant to Chapter 1141 of the Codified ordinance of Napoleon, Ohio. The property is located in an R-2 Low Density Residential Zoning District.

#### **Research and Findings:**

1. A Subdivision in the City Permit is for any planned development to be located in the R-2 Low Density Residential Zoning District as per 1145.01(a) table of permissible uses.
2. Scope of the project: Proposed Plat of 7<sup>th</sup> Addition being part of the East Half of the Northeast quarter of section 22, town 5 North, range 6 East, in the City of Napoleon, Henry County, Ohio 4.862 Acres. (see attached)

#### **Recommended Conditions:**

1. All revisions made to 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.

# Application for Public Hearing

## City of Napoleon, Ohio

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

<u>Planning Commission</u> <small>(MZON 100.1700.46690)</small>	<u>Preservation Commission</u> <small>MZON 100.1700.46690)</small>	<u>Board of Zoning Appeals</u> <small>(MZON 100.1700.46690)</small>
<input type="checkbox"/> Conditional Use <b>\$125.00</b>	<input type="checkbox"/> Certificate of Appropriateness <b>\$25.00</b>	<input type="checkbox"/> Certificate of Zoning <b>\$25.00</b>
<input type="checkbox"/> Amendment <b>\$125.00</b>		<input type="checkbox"/> Re-Zoning <b>\$125.00</b>
<input checked="" type="checkbox"/> Subdivision in City <b>\$75.00 + \$5.00 each, after two</b>		<input type="checkbox"/> Variance <b>\$125.00</b>
<input type="checkbox"/> Preliminary Plat of Development <b>\$125.00</b>		<input type="checkbox"/> Administrative Appeal <b>\$50.00</b>
<input type="checkbox"/> Alley Vacation <b>\$25.00 + publication cost</b>		

Address of property: SEDWARD AVE

Description of request: build lots for new  
Hump construction

SAS Group co by Gregory L Bell  
OWNER(S) NAME (PRINT)

PO Box 583 Napoleon Ohio  
ADDRESS- CITY, STATE, ZIP

419-592-8307  
PHONE NUMBER

[Signature]  
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.**

Gregory L Bell  
APPLICANT NAME (PRINT)

PO Box 583  
ADDRESS

[Signature]  
APPLICANT SIGNATURE

Napoleon Ohio 43545  
CITY, STATE, ZIP

419-592-8307  
PHONE

Hearing #: \_\_\_\_\_ Hearing Date: \_\_\_\_\_ Zoning District: \_\_\_\_\_

<b>Office Use Only</b>		
Batch # _____	Check # _____	Date _____