



City of Napoleon, Ohio
Kevin Schultheis, Zoning Administrator
Code Enforcement

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PC-21-09
Subdivision in City
For a Recommended Final Plat Approval
Location: Parcel Number: 411491870040 German Mutual Insurance

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: September 14, 2021
Hearing #: PC-21-09

Background:

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 lot B of the subdivision of Lot 3, German Mutual Subdivision, Part of the Lynnewood Addition to the Napoleon Township, Part of the W ½ 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 ordinance of Napoleon, Ohio. The property is located in an R-3 Moderate-Density Residential Zoning District.

Research and Findings:

1. A Subdivision in City Permit is for any planned development to be located in the R-3 Moderate –Density Residential Zoning District as per 1145.01(a) table of permissible uses.
2. Scope of the project: Proposed Final Plat of lot, being a part of Lot B of the subdivision of Lot 3, German mutual Subdivision, Part of the Lynnewood addition to Napoleon Township. (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.

Legal Descriptions:

1. 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.
2. 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.
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.

Kevin Schultheis, Zoning Administrator / Code Enforcement Officer