

April 2020

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<i>March 29</i>	<i>March 30</i>	<i>March 31</i> 5:00 pm Special Planning Commission Meeting	1	2	3	4
5	6 6:15 pm Technology Comm 7:00 pm City Council	7	8	9	10 Closed – GOOD FRIDAY	11
12 EASTER SUNDAY	13 6:15 pm Electric Comm. BOPA 7:00 pm Water/Sewer Committee 7:30 pm Muni Prop/ED Committee	14 4:30 pm Board of Zoning 5:00 pm Planning Commission	15	16	17	18
19	20 6:00 pm Tree Commission 6:00 pm Parks & Rec 7:00 pm City Council	21	22	23	24	25
26	27 6:30 pm Finance & Budget 7:30 pm Safety & Human Resources Comm. Mtg.	28 4:30 pm Civil Service	29 6:30 pm Park & Rec Board	30		

City of Napoleon, Ohio

PLANNING COMMISSION


Special Meeting Agenda

PC 20-05 PRELIMINARY PLAT OF DEVELOPMENT

Tuesday, March 31, 2020 at 5:00 pm

LOCATION: Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio

- 1) Call to Order
- 2) Approval of Minutes – March 10, 2020 (in the absence of any objections or corrections, the minutes shall stand approved)
- 3) New Business
PC 20-05 – Preliminary Plat of Development
An application for a Public Hearing has been filed by the Goodville Insurance Company (Steve Lankenau). The applicant is requesting the approval of a Preliminary Plat of Development. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is in an R-3 Moderate-Density Residential Zoning District
- 4) Adjournment.


Roxanne Dietrich
Roxanne Dietrich
Executive Assistant to Appointing Authority/
Clerk of Council



City of Napoleon, Ohio

Code Enforcement

Kevin Schultheis, Inspector/Zoning Administrator

255 West Riverview Avenue

Napoleon, OH 43545

Telephone: (419) 592-4010 Fax: (419) 599-8393

www.napoleonohio.com

PC-20-05

Conditional Use Permit

For a Recommended Preliminary Plat approval

Location: Lynn Avenue and Clairmont Avenue

Memorandum

To: Members of the City Planning Commission

From: Kevin L. Schultheis, Interim Zoning Administrator/Code Enforcement Officer

Subject: Preliminary Plat of Development

Meeting Date: March 31, 2020 5:00 PM

Hearing #: PC-20-05

Background:

An application for public hearing has been filed by the Goodville Insurance Company, 1000 Westmoreland Avenue, Napoleon, Ohio 43545 (Steve Lankenau). The applicant is requesting the approval of a Preliminary Plat of Development. The request is pursuant to Chapter 1141 of the Codified ordinances of Napoleon, Ohio. The property is in an R-3 Moderate-Density Residential Zoning District.

Research and Findings

1. A Preliminary Plat of Development 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 Project: (see attached)

Recommended Conditions:

1. It is recommended the developer follow all of the conditions set forth under Chapter 1143.06 of the codified ordinances (attached) while allowing the following exceptions: Lot #5 will require deed restrictions to be attached: this lot shall be retained as a possible connection of Lynne Avenue from the west (Westmoreland Avenue) to the Lynne Avenue from the East (Glenwood Avenue). As such, it is to be the last lot sold in the Goodville Subdivision. If, when this lot is the final lot remaining in the subdivision and if there is not an imminent plan by the City and/or the adjacent property owner for Lynne Avenue to be built and thus connected, this deed restriction shall expire or be removed without objection by the City of Napoleon and this lot may then be sold by the owner as a residential building lot. All

cost of the street development shall be incurred by the developer of the project. All revisions made to plans by the City Engineer must be completed and approved before any construction begins.

SURVEYORS CERTIFICATE

I certify that this plat represents a survey made by me, and that specified concrete monuments shown thus () actually exist and their location is correctly shown.

By _____
 Lead Surveyor

PLANNING COMMISSION CERTIFICATE

Authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the Planning Commission of the City of Napoleon.

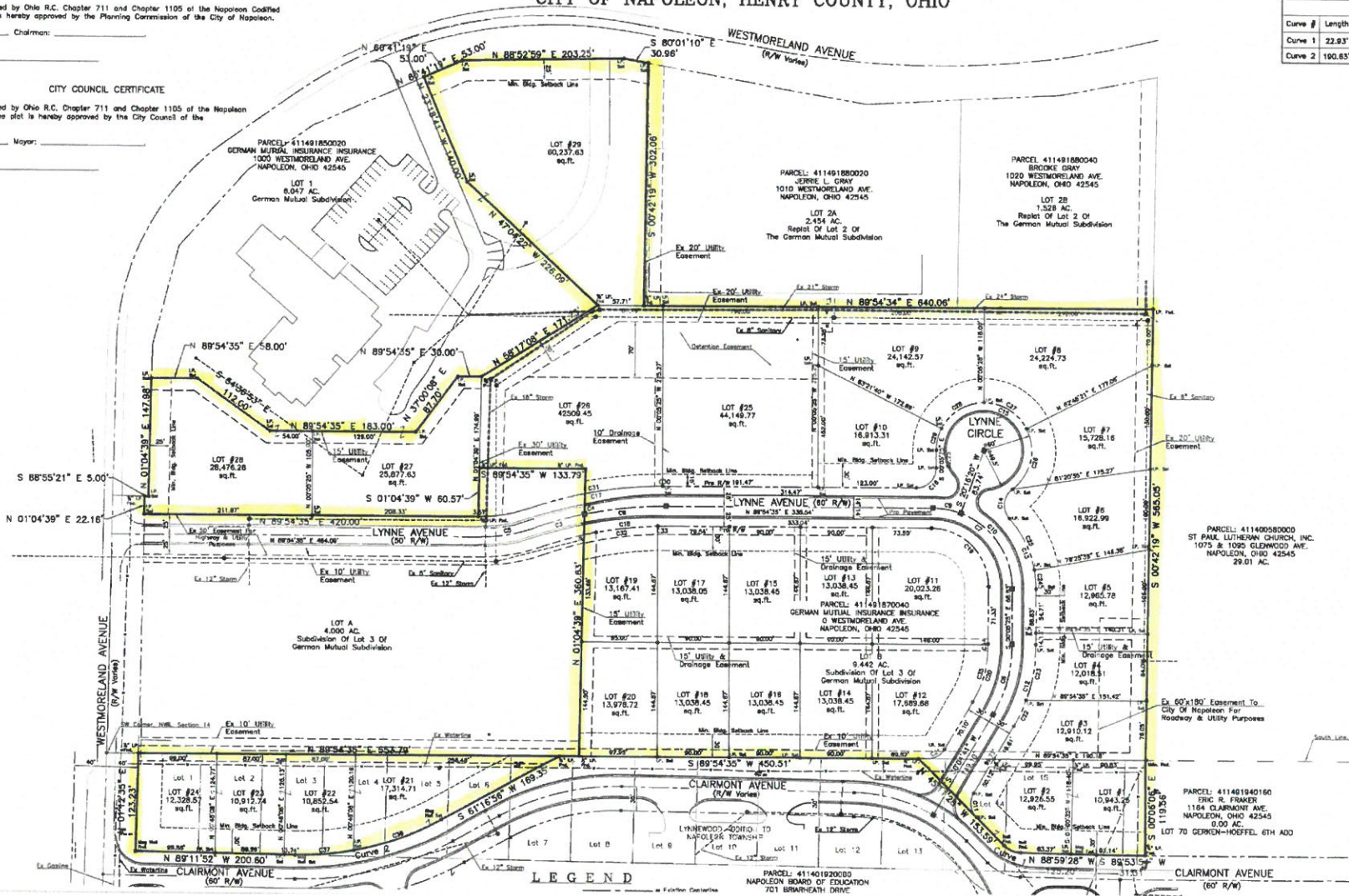
Chairman: _____
 Council: _____

CITY COUNCIL CERTIFICATE

Authority provided by Ohio R.C. Chapter 711 and Chapter 1105 of the Napoleon Codified Ordinances, the plat is hereby approved by the City Council of the City of Napoleon.

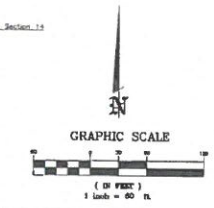
Mayor: _____
 Council: _____

PRELIMINARY PLAT
GOODVILLE PROPERTY REPLAT
 BEING A PART OF LOT 1, GERMAN MUTUAL SUBDIVISION
 PART OF LOT A&B OF THE REPLAT OF LOT 3, GERMAN MUTUAL SUBDIVISION
 PART OF LOTS 1-7 & 13-16 OF LYNEWOOD ADDITION TO NAPOLEON TOWNSHIP
 CITY OF NAPOLEON, HENRY COUNTY, OHIO



Boundary Curve Table				
Curve #	Length	Radius	Delta	Chord
Curve 1	22.83'	30.00'	43°48'00"	N 87°05'28" W 22.38'
Curve 2	190.65'	370.00'	28°31'12"	S 76°02'32" W 188.53'

Curve Table			
Curve #	Length	Radius	Delta
C3	66.36'	500.00'	73°16'17"
C4	189.22'	500.00'	19°23'27"
C5	87.72'	200.00'	19°24'01"
C6	102.94'	500.00'	11°47'45"
C7	157.08'	100.00'	90°00'00"
C8	92.14'	175.00'	30°10'06"
C9	35.54'	100.00'	20°21'45"
C10	121.54'	100.00'	69°38'10"
C11	33.84'	25.00'	75°18'09"
C12	107.94'	205.00'	30°10'08"
C13	95.78'	130.00'	42°13'00"
C14	41.65'	25.00'	95°27'48"
C15	244.26'	80.00'	233°14'47"
C16	39.27'	25.00'	90°00'00"
C17	177.77'	525.00'	19°24'01"
C18	103.55'	475.00'	12°29'27"
C19	113.88'	72.50'	90°00'00"
C20	78.35'	145.00'	30°10'06"
C21	26.11'	25.00'	59°49'54"
C22	36.65'	205.00'	10°14'32"
C23	71.29'	205.00'	19°50'33"
C24	23.78'	130.00'	10°28'57"
C25	72.00'	130.00'	31°44'04"
C26	84.14'	80.00'	80°21'01"
C27	85.86'	60.00'	82°53'46"
C28	86.28'	60.00'	63°16'16"
C29	27.89'	60.00'	28°43'45"
C30	4.55'	525.00'	18°29'39"
C31	173.24'	525.00'	18°24'23"
C32	93.10'	487.31'	10°56'47"
C33	10.48'	478.37'	1°15'10"
C34	1.04'	145.00'	0°24'36"
C35	75.31'	145.00'	29°45'28"
C36	118.90'	370.00'	18°06'07"
C37	73.74'	370.00'	11°25'05"



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 \$125.00	<input type="checkbox"/> Certificate of Appropriateness \$25.00	<input type="checkbox"/> Certificate of Zoning \$25.00
<input type="checkbox"/> Amendment \$125.00		<input type="checkbox"/> Re-Zoning \$125.00
<input type="checkbox"/> Subdivision in City \$75.00 + \$5.00 each, after two		<input type="checkbox"/> Variance \$125.00
<input checked="" type="checkbox"/> Preliminary Plat of Development \$125.00		<input type="checkbox"/> Administrative Appeal \$50.00

Address of property: Lynn St. Napoleon

Description of request:
Recommend Plat Approval (plat sent by mail)

* Applicant request a special meeting of the Planning Commission so that City Council will receive the recommendations on or before April 6.

Goodville Insurance
OWNER(S) NAME (PRINT)

1000 Westmoreland, Napoleon
ADDRESS- CITY, STATE, ZIP

419-784-6291 (Agent)
PHONE NUMBER

S. Colvin (Agent)
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

PHONE

Hearing #: _____ Hearing Date: _____ Zoning District: _____

Office Use Only		
Batch # _____	Check # _____	Date _____

Goodville Development Zoning

steve lankenau <slankenau@defnet.com>

Thu 3/5/2020 12:22 PM

To: Kevin Schultheis <kschultheis@napoleonohio.com>; Chad Lulfs <clulfs@napoleonohio.com>

Cc: David Gautsche <david.gautsche@goodville.com>

Chad and Kevin:

All of the lots of this subdivision will be single family residential. The zoning is currently R-3. Please let me know if we need to request a change.

--

Steve Lankenau

Remax Exclusive

<http://stevelankenau.engagere-ohio.com/>

(c) 419.784.6291

Virus-free. www.avast.com



DISTRICT OFFICE
701 BRIARHEATH AVE. SUITE 108
NAPOLEON, OHIO 43545
T 419-599-7015 / F 419-599-7035
INFO@NAPOLEONAREASCHOOLS.ORG
SUPERINTENDENT ERIK BELCHER
TREASURER MICHAEL BOSTELMAN

Dear Napoleon Planning Commission and City Council:

I write concerning the possible Goodville residential development project.

First, Napoleon Area Schools (NAS) is very supportive of efforts that increase the housing inventory in the NAS school district. If we are to maximize the educational facilities citizens of this community are supporting, we must have additional housing for families to live in the NAS district.

Secondly, the Goodville Project is right in our "backyard". Looking at the plans and in conversations with Goodville's representatives, we are excited about the continuation of single family housing of the quality and value we have seen over the last many years close to the schools.

Finally, know that over the last 9 months NAS has seen and been included in the design of the lots and roadway. Not only were we included in these discussions, we support the Goodville design in our work to rebuild Clairmont Avenue. As a part of the the Clairmont project, we will have our successful contractor construct the entry way to Lynn Avenue where it meets Clairmont. The point of this is the City, the School and the developer have worked collaboratively to make these improvements and grow our community.

Your support of these efforts is appreciated - it is possible we could see housing starts by the end of the year.

A handwritten signature in black ink that reads 'Erik Belcher'.

Erik Belcher
Superintendent
Napoleon Area City Schools

BOARD MEMBERS FRANK CASHMAN MARCIA BRUNS MICHAEL WESCHE ROB RETTIG TY OTTO

#ALLINNAPOLEON



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f @NAPOLEONAREASCHOOLS
t @NAPOLEONSCHOOLS
i @NAPOLEONAREASCHOOLS

PLANNING COMMISSION

MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-02 – Subdivision Replat

PRESENT Members City Staff	Jason Maassel-Mayor, Suzette Gerken, Larry Vocke Kevin Schultheis-Code Enforcement/Interim Zoning Administrator Joel Mazur-City Manager Roxanne Dietrich
Exec. Asst. to Appt. Authority/Clerk of Council Others	News Media, Paul Martin
ABSENT Commission Members	Tim Barry, Marvin Barlow
PC 20-02 Subdivision Replat	PC 20-02 – Subdivision Replat Mazur read the background on PC 20-02, an application for a public hearing has been filed by Roserock Holdings, LLC (Chad Bruner, the developer for Love’s Truck Stop) of Oklahoma City, Oklahoma. The applicant is requesting the approval of a subdivision plat to combine two parcels in order to build a Love’s Truck Stop. The request is pursuant to Section 1105.04 (Subdivision Administration) of the Codified Ordinances of Napoleon, Ohio. The property is in a C-4 Planned Commercial Zone.
Comments / Discussion	Mazur stated originally they purchased the southwest corner of Industrial Drive and American Road. Then they purchased another long parcel adjacent, this was the parcel formerly owned by Paul Martin and Sons. The plan for this parcel is to develop for the storm drainage/retention area that is required for all new developments. The large parcel will be developed with all building and concrete on pervious surface so they needed the extra drainage. Right now, we are working with Love’s developer to reconstruct American Road to handle that volume of truck traffic. This property and development may be triple the size of the Pilot station and have more truck traffic coming in that intersection. A lot of traffic patterns and road reconstruct needs to happen. They plan on building the road to our specifications and concrete. The question was asked what are they going to use as the retention pond and is that their plan with the giant pond. Did they say how many acres that is going to be? Mazur said it is a 5-acre parcel but we don’t know how much of that will be retention. Maassel asked Mr. Martin if he had any objections? Mr. Martin replied, <i>it is good as far as I’m concerned</i> . Mazur said some details still need to be worked out on the road and the start of development will hopefully get underway soon. Gerken asked do they want to start yet this spring? Mazur replied at least on the road part, they may want to do some site work. They are getting the plans around, does there need to be signaling on American Road and/or Industrial Drive and the north interchange. I believe there is one on the south. Maassel confirmed there is one on the south. Vocke asked if modifications to the road are up to where their driveway comes in and stops there? Mazur said that is one of the details we are trying to work out with them. There are four different grants tied to this project. One is a CDBG grant, one is a TID grant, one is from Ohio Jobs and Commerce and the fourth is from Economic Development 629 funds, totaling a little over a million dollars. That covers the engineering for all of American Road and Oakwood down to Freedom Drive and it covers the construction of the road up to the other side of PetVet so they can maintain access while the road is reconstructed. There will be three lanes with a turn lane on American Road. There will be three entrances, one for cars, one for trucks

PLANNING COMMISSION

MEETING MINUTES

Tuesday, March 10, 2020 at 5:00 PM

PC 20-03 – Alley Vacation

PRESENT Members City Staff	Jason Maassel-Mayor, Suzette Gerken, Larry Vocke Kevin Schultheis-Code Enforcement/Interim Zoning Administrator Joel Mazur-City Manager Roxanne Dietrich
Exec. Asst. to Appt. Authority/Clerk of Council Others	News Media, Dawn
ABSENT Commission Members	Tim Barry, Marvin Barlow
PC 20-03 Alley Vacation	PC 20-03 – Alley Vacation Mazur read the background on PC 20-03, an application for a public hearing has been filed by Kahle Design & Build (Dave Kahle) of Defiance, Ohio. The applicant is requesting the vacation of an alley for a potential residential development. The request is pursuant to Section 909.03 (Planning Commission Review of Alley and Street Vacations) of the Codified Ordinances of Napoleon, Ohio. The property is in an R-3 Moderate Density Residential Zone.
Comments / Discussion	Mazur reported where Fair Street dead-ends, this area is a paper alley. Kahle owns the two parcels where Fair Street dead-ends and this parcel that has a vacant house on it. Their plan is to demolish it and incorporate the alley and everything into their development. Dawn asked does the alley goes the other direction too? Mazur said <i>it does</i> . Dawn said that's why I'm here, my property is on the other side of it. Gerken asked if the alley is being vacated all the way down or just on that parcel? Mazur replied just the north half. Vocke commented vacating of paper alleys is not an unusual thing. Mazur said no. Gerken said this is a R-3 zone, what does he want to do, put in single family homes? Dawn said she looked it up on their website, they are putting in eight homes on the north side of Fair Street and eight condos with two units each on the south side. Maassel asked if that fits the description for an R-3? Mazur said yes. Gerken asked if there is any infrastructure in the development or do they have to put all the infrastructure in? Mazur replied we would have our water and sewer lines going up to the end of here, so they would have to put everything in. Vocke asked if Fair Street will be able to handle all the new traffic? I know that was an issue with the senior housing going in on the south side with that street. They have sidewalks there now? Maassel said they will have to add them. Mazur said unless they keep it all private like build a road and don't dedicate it to the city. I haven't seen any site plans for it. Gerken asked will Fair Street need to be redone? Maassel said it will have to be evaluated. Hopefully there is enough traffic we need to rebuild the road. If it's an improved road we may wait for construction to be done. Dawn noted it is a nicer street than Hudson Street. If I build a house, does the lot line go from the edge of the where the alley is instead of what I thought was our property line? Maassel said you have to build inside the green box. Your builder should know all that stuff. Dawn I'm just curious, I didn't know the alley was there.

