

June 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	31 10:00 am Memorial Day Services (starting at Boat Ramp)	1	2 4:30 pm – Special Planning Commission Meeting	3	4	5
6	7 6:15 pm – Technology Committee 7:00 pm – City Council	8 8:00 am – Healthcare Cost Committee 4:30 pm – Preservation Commission 4:30 pm - BZA 5:00 pm – Planning Commission	9	10	11	12
13	14 6:15 pm – Electric Committee 6:15 pm – Board of Public Affairs 7:00 pm – Water and Sewer Committee 7:30 pm – Municipal Properties ED Committee	15	16	17	18	19
20	21 8:00 am – Records Commission 6:00 pm – Tree Commission 6:00 pm – Parks and Rec Committee 7:00 pm - City Council	22 4:30 pm Civil Service Commission	23	24	25	26
27	28 6:30 pm – Finance and Budget Committee 7:30 pm – Safety and Human Resources Committee	29	30 6:30 pm – Parks and Rec Board			

City of Napoleon, Ohio

PLANNING COMMISSION SPECIAL MEETING AGENDA

Wednesday, June 2, 2021 at 4:30 pm

PC 21-07 ~ Re-zone Two Sections of Lynnefield Estates Subdivision
PC 21-08 ~ Approval of a Subdivision of Plat -Proposed 7th Addition, Sedward Avenue

Council Chambers, 255 West Riverview Avenue, Napoleon, Ohio
WebEx Invitation is posted at www.napoleonohio.com/EVENTS

- 1) CALL TO ORDER
- 2) ROLL CALL
- 3) APPROVAL OF MINUTES from the May 11, 2021 meeting (in the absence of any objections or corrections, the minutes shall stand approved)
- 4) NEW BUSINESS
 - A. PC 21-07 – Re-Zone two Sections of Lynnefield Estates Subdivision
An Application for Public Hearing has been filed by Steve Lankenau, Broker, Remax Reality. The applicant is requesting re-zoning of two sections of the Lynnefield Estates Subdivision, located on the North side of Clairmont Avenue between Briarheath Avenue and Westmoreland Avenue in the City of Napoleon, Ohio. This is pursuant to City Code Section 1105.13 The two sections are currently in a C-4 Planned Commercial District, the request is to have the these sections changed to an R-3 Moderate Density Residential District.
 - B. PC 21-08 – Approval of a Subdivision of Plat Proposed 7th Addition, Sedward Avenue
An Application for Public Hearing has been filed by Gregory Beck, SAS Group Company. The applicant is requesting the approval of a Subdivision of a Plat for the proposed 7th Addition: with eleven Single Family Residential lots within the city. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is located in an R-2 Low Density Residential Zoning District.
- 5) CLOSING REMARKS
- 6) ADJOURNMENT.



Roxanne Dietrich - Clerk of Council

City of Napoleon, Ohio
PLANNING COMMISSION MEETING MINUTES
Tuesday, May 11, 2021 at 5:00 pm

PC 21-04 ~ SUBDIVISION RE-PLAT ~ MAJESTIC HEIGHTS ADDITION

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
Tom Russell, Bill, Randy Fisher

ABSENT

Commission Member Suzette Gerken

CALL TO ORDER

The Planning Commission meeting was called to order by Chairman Barry at 5:00 pm.

ROLL CALL

Roll call was taken with the Chair noting a quorum was present.

APPROVAL OF MINUTES

Hearing no objections or corrections, the minutes from the April 13, 2021 meeting were approved as presented.

NEW BUSINESS

PC 21-04 – Subdivision Re-Plat Approval

Barry read the background for PC 21-04. An application for a public hearing has been filed by Craig Staton of 1126 Hurst Drive. The applicant is requesting the approval of a subdivision re-plat of Lot Numbers 121, 120, 119, 118, 117, 116 and part of 115 within the City. The request is pursuant to Chapter 1141 of the Codified Ordinances of Napoleon, Ohio. The property is located in an R-2 Low-Density Residential Zoning District.

RESEARCH AND FINDINGS

Schultheis presented his research and findings for PC 21-04:

A subdivision in the city for planned development to be located in the R-2 Low-Density Residential Zoning District as per 1145.01 of the Codified Ordinances, Permissible Uses.

Scope of the project: the proposed re-plat of Lots 121, 120, 119, 118, 117, 116 and part of 115 of the Majestic Heights Addition. Parcel No. 41-230018.0000.

The owner of the property owns both properties. In order to build an accessory building on one side, he has to combine these properties. There was a house next to him that he has demoed leaving a vacant lot next to the existing dwelling. The owner is requesting the lots to be combined as one plat.

DISCUSSION

Barry asked if these were originally six separate plats? Schultheis replied yes and I do not know why there were so many plats in that district. The property owner is requesting to do a subdivision and combine all the lots. Barry confirmed there are no issues with easements, utilities or right-of-ways? Schultheis –no. Barlow asked what kind of building is he putting up? Schultheis replied I have not saw the drawings of what he plans to do.

Barry asked if there were any comments or concerns from anyone in the audience.

Tom Russell, 475 Jahns Road said they have a property close to this and asked if the building will be close to the easements? Schultheis informed them the property owner will have to abide by all the setbacks and rules within the R-2 district.

Bill. 1108 Hurst Drive. I live two doors down. Whatever the Staton's have done has been first class. I am not opposed to anything they want to do. Everything they have done has been above and beyond what else is in the neighborhood. He does it first class.

Motion: Maassel Second: Vocke

to approve PC 21-04, Subdivision Re-plat of Lot Numbers 121, 120, 119, 118, 117, 116 and part of 115 of the Majestic Heights Addition.

Roll call vote on the above motion:

Yea-Barlow, Maassel, Vocke, Barry

Nay-

Yea-4, Nay-0. Motion Passed.

The Planning Commission meeting continued with consideration of PC 21-05

Approved

June 2, 2021

Tim Barry – Chair

PLANNING COMMISSION MEETING MINUTES

Tuesday, May 11, 2021 at 5:00 pm

PC 21-05 ~ FINAL PLAT APPROVAL ~ LYNNEWOOD ADDITION

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
Tom Russell, Randy Fisher

ABSENT

Commission Member Suzette Gerken

NEW BUSINESS

PC 21-05 – Final Plat Approval – Lynnewood Addition

Barry read the background for PC 21-05. 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 Lots A and B of the subdivision of Lot 3, German Mutual Subdivision, part of the Lynnewood Addition to Napoleon Township. Part of the West half 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 Ordinances of Napoleon, Ohio. The property is located in an R-3 Moderate-Density Residential Zoning District and C-4 Planned Commercial District. A rezoning of C-4 will be applied for and hearing set for a later date.

RESEARCH AND FINDINGS

Schultheis presented his research and findings on PC 21-05:

A subdivision in the City is for planned development to be located in the R-3 Moderate-Density Residential Zoning District and C-4 Planned Commercial District as per 1145.01 Table of Permissible Uses. The proposed final plat of the lot, being a part of Lots A and B of the subdivision of Lot 3, German Mutual Subdivision, part of the Lynnewood Addition to Napoleon Township.

The Legal Description of the Properties are:

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.

This is the first plat they want to rezone from a C-3 to a R-3 at the next hearing.

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. This is located in the center section and is already zoned R-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.

1.123 Acres situated in the City of Napoleon, Napoleon Township, Henry County, State of Ohio and being a part of Lot A and 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. This has been sold and they are ready to go. This has to be rezoned first.

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



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

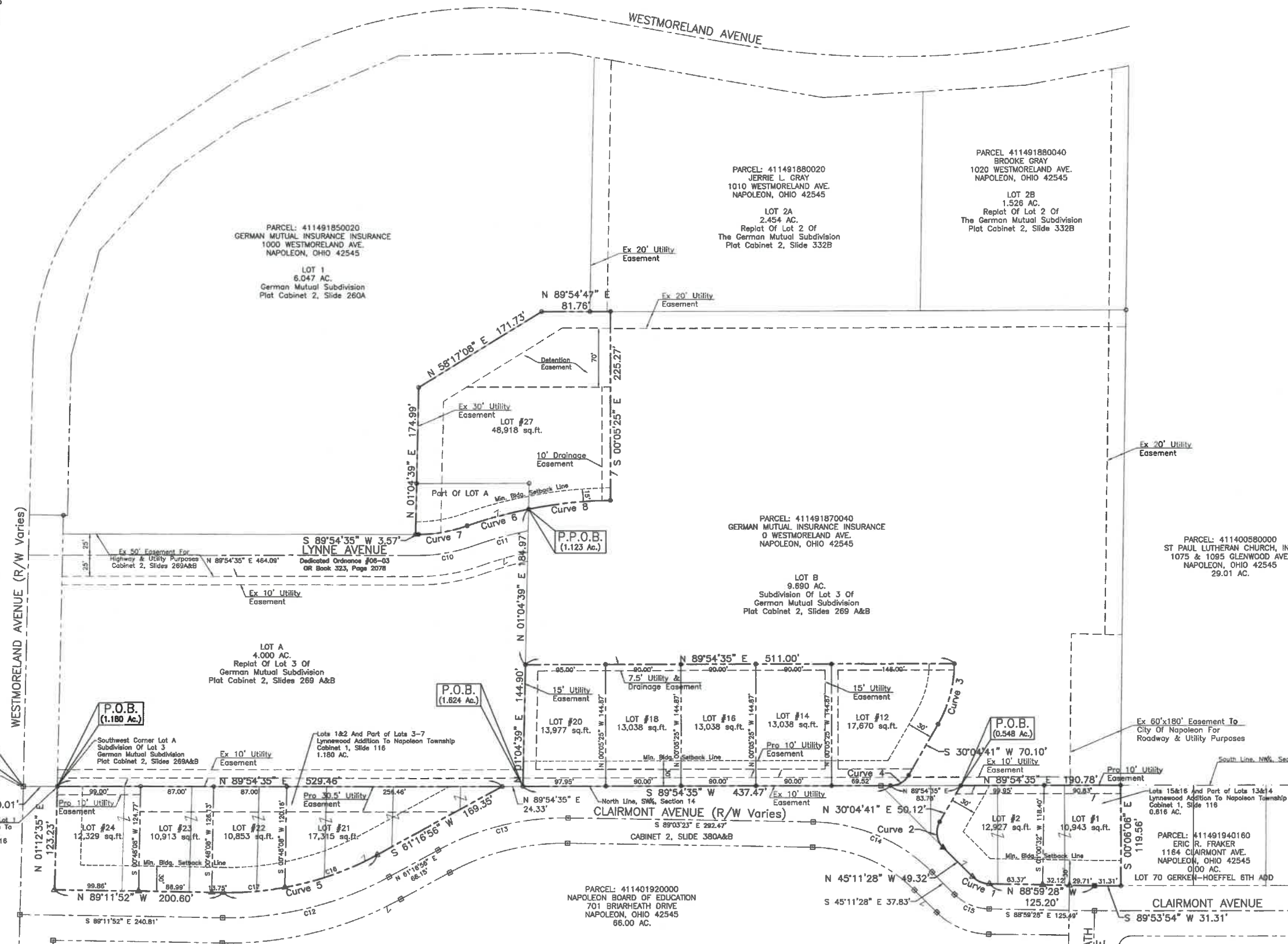
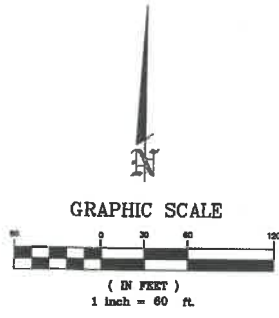
BEING A PART OF LOT A&B OF THE SUBDIVISION OF LOT 3, GERMAN MUTUAL SUBDIVISION (Cabinet 2, Slide 269A&B)
PART OF THE LYNNEWOOD ADDITION TO NAPOLEON TOWNSHIP (Cabinet 1, Slide 116)
PART OF THE W $\frac{1}{2}$ OF SECTION 14, NAPOLEON TOWNSHIP, T5N, R6E,
HENRY COUNTY, CITY OF NAPOLEON, STATE OF OHIO

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.
Nigh, P.S. #384
Peterman Associates, Inc.

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

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

OWNER CERTIFICATE

The undersigned _____ owners of the real estate described hereon, do hereby dedicate to the City of Napoleon all rights of way, streets, alleys, easements or other areas described or indicated as dedicated on the plat.

OWNER WITNESS

1 _____
2 _____

STATE OF OHIO
COUNTY OF HENRY)

Before me, a Notary Public in and for said County and State, personally appeared the above owners of the lands shown hereon, and that the signing of the above certificate is their own free act and deed for the uses and purposes therein expressed, in witness thereof, this _____ day of _____, 20____.

Notary Public

CITY OF NAPOLEON PLANNING COMMISSION

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

Date _____

Chairman

Clerk of Council

CITY OF NAPOLEON COUNCIL

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

Date _____

Mayor

Attest: Clerk of Council

HENRY COUNTY AUDITOR

I, the Henry County Auditor, do hereby certify that there are no unpaid taxes on the property herein and certify the same for transfer. Transferred this _____ day of _____, 20____.

Henry County Auditor

HENRY COUNTY RECORDER

Filed for record this _____ day of _____, 20____ at _____ o'clock, ____M.
and recorded in plat Cabinet _____, Slide _____.

Henry County Recorder

CITY OF NAPOLEON ENGINEER

In accordance with Ohio R.C. 711.08, the undersigned, being the Engineer for the City of Napoleon, Ohio hereby certifies that the streets as laid out on this plat of such addition corresponds with those laid out on the recorded plats of the Commission.

City of Napoleon Engineer

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.

Nick E. Nigh 4-08-2021
Nick E. Nigh, P.S. #7384
Peterman Associates, Inc.



LEGAL DESCRIPTION

1.180 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being Lots 1 and 2 and a part of Lots 3-7, Lynnewood Addition to Napoleon Township (Cabinet 1, Slide 116), in part of the SW 1/4 of Section 14, T5N, R6E, a tract of land bounded and described as follows:

Beginning at an iron pin found on the east right of way line of Westmoreland Avenue (R/W Varies), and described as lying N89°54'35"E a distance of 40.01 feet from a monument found marking the southwest corner of the NW 1/4 of said Section 14, said beginning point also being the southwest corner of Lot A in the Subdivision of Lot 3, German Mutual Subdivision recorded in Cabinet 2, Slides 269 A & B of the Henry County Plat Records, and the northeast corner of Lot 1 Lynnewood Addition to Napoleon Township recorded in Cabinet 1, Slide 116 of the Henry County Plat Records;

thence from the above described point of beginning and along the north line of the SW 1/4 of said Section 14, also being the north line of said Lynnewood Addition N89°54'35"E a distance of 528.46 feet to an iron pin found on a northwesterly right of way corner of Clairmont Avenue dedicated in Cabinet 2, Slides 380 A & B of the Henry County Plat Records;

thence along the northerly right of way line of said Clairmont Avenue (R/W Varies) the following courses:

thence S81°16'56"W a distance of 169.35 feet to a mag nail found marking the PC of a curve to the right;

thence along said curve to the right, in a southwesterly direction, with a central angle of 29°31'12" a radius of 370.00 feet and a length of curve of 180.63 feet, the chord of said curve bearing 57°02'32"W a distance of 188.53 feet to a mag nail found marking the PT of said curve;

thence N89°11'52"W a distance of 200.60 feet to a mag nail found marking the intersection of the north right of way line of said Clairmont Avenue with the east right of way line of Westmoreland Avenue;

thence leaving the north right of way line of said Clairmont Avenue, and along the east right of way line of said Westmoreland Avenue N01°12'35"E a distance of 123.23 feet to the Point of Beginning and containing 1.180 acres of land, more or less, subject however to all prior easements of record.

1.624 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being a part of Lot B of the Subdivision of Lot 3 German Mutual Subdivision (Cabinet 2, Slide 269 A & B), in a part of the NW 1/4 of Section 14, T5N, R6E, a tract of land bounded and described as follows:

Beginning at an iron pin found marking the southwest corner of said Lot B, and lying on the south line of the NW 1/4 of said Section 14 and described as lying N89°54'35"E a distance of 553.80 feet from a monument found marking the southwest corner of the NW 1/4 of said Section 14;

thence from the above described point of beginning and along the west line of said Lot B N01°04'39"E a distance of 144.90 feet to an iron pin set;

thence parallel with the south line of said Lot B and the south line of the NW 1/4 of said Section 14 N89°54'35"E a distance of 511.00 feet to an iron pin set marking the PC of a curve to the right;

thence along said curve to the right, in a southwesterly direction, with a central angle of 29°45'29" a radius of 145.00 feet and a length of curve of 75.31 feet the chord of said curve bearing S15°11'56"W a distance of 74.47 feet to an iron pin set marking the PT of said curve;

thence S30°04'41"W a distance of 70.10 feet to an iron pin set marking the PC of a curve to the right;

thence along said curve to the right in a southwesterly direction with a central angle of 59°49'54" a radius of 25.00 feet and a length of curve of 26.11 feet, the chord of said curve bearing S59°59'28"W a distance of 24.94 feet to an iron pin set on the south line of said Lot B and the south line of the NW 1/4 of said Section 14;

thence along the south line of said Lot B, and the south line of the NW 1/4 of said Section 14, and along the north right of way line of Clairmont Avenue dedicated in Cabinet 2, Slides 380 A & B of the Henry County Plat Records and as extended east S89°54'35"W a distance of 437.47 feet to the Point of Beginning and containing 1.624 acres of land, more or less, subject however to all prior easements of record.

0.548 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being Lots 15 and 16 and a part of Lots 13 and 14, Lynnewood Addition to Napoleon Township (Cabinet 1, Slide 116), in part of the SW 1/4 of Section 14, T5N, R6E, a tract of land bounded and described as follows:

Beginning at an iron pin set on the north line of said Lynnewood Addition to Napoleon Township recorded in Cabinet 1, Slide 116 of the Henry County Plat Records, and the north line of the SW 1/4 of said Section 14 described as lying N89°54'35"E a distance of 1115.08 feet from a monument found marking the southwest corner of the NW 1/4 of said Section 14;

thence from the above described point of beginning and along the north line of the SW 1/4 of said Section 14, also being the north line of said Lynnewood Addition N89°54'35"E a distance of 180.78 feet to an iron pin set marking the northeast corner of said Lot 16;

thence along the east line of said Lot 16 S00°06'06"E a distance of 119.56 feet to an iron pin found on the north right of way line of Clairmont Avenue;

thence along the northerly right of way line of said Clairmont Avenue (R/W Varies) the following courses:

thence S89°53'54"W a distance of 31.31 feet to a monument set marking an angle point;

thence N88°59'28"W a distance of 29.71 feet to a mag nail found marking the northeast corner of Clairmont Avenue as dedicated in Cabinet 2, Slides 380 A & B of the Henry County Plat Records;

thence continuing along the north right of way line of said Clairmont Avenue the following courses:

thence N88°59'28"W a distance of 95.49 feet to a mag nail found marking the PC of a curve to the right;

thence along said curve to the right, in a northwesterly direction, with a central angle of 43°48'00" a radius of 30.00 feet and a length of curve of 22.93 feet, the chord of said curve bearing N67°05'28"W a distance of 22.38 feet to a mag nail found marking the PT of said curve;

thence N45°11'28"W a distance of 49.32 feet to a mag nail set marking the PC of a curve to the right;

thence leaving the north right of way line of said Clairmont Avenue and along said curve to the right, in a northwesterly direction, with a central angle of 75°16'09" a radius of 25.00 feet and a length of curve of 32.84 feet, the chord of said curve bearing N07°33'24"W a distance of 30.53 feet to an iron pin set marking the PT of said curve;

thence N30°04'41"E a distance of 50.12 feet to the Point of Beginning and containing 0.548 acres of land, more or less, subject however to all prior easements of record.

1.123 Acres

Situated in the City of Napoleon, Napoleon Township, County of Henry, State of Ohio and being a part of Lot A and a part of Lot B of the Subdivision of Lot 3 German Mutual Subdivision (Cabinet 2, Slide 269 A & B), in a part of the NW 1/4 of Section 14, T5N, R6E, a tract of land bounded and described as follows:

Commencing at a monument found marking the southwest corner of the NW 1/4 of said Section 14;

thence along the south line of said Lot A and as extended west, also being the south line of the NW 1/4 of said Section 14 N89°54'35"E a distance of 593.80 feet to an iron pin found marking the southwest corner of said Lot B

thence along the west line of said Lot B N01°04'39"E a distance of 329.87 feet to an iron pin set marking the northeast corner of Lynne Avenue, dedicated by Ordinance No. 06-03 recorded in OR Book 323, Page 2078 of the Henry County Official Records and being the Principal Point of Beginning of the tract of land to be herein described;

thence from the above described Principal Point of Beginning and along the north right of way line of Lynne Avenue (50' R/W) in a southwesterly direction, and along a curve segment to the left with a central angle of 08°13'55" a radius of 525.00 feet and a length of curve of 75.43 feet the chord of said curve segment bearing S74°37'31"W a distance of 75.36 feet to an iron pin set marking a point of reverse curvature;

thence continuing along the north right of way line of said Lynne Avenue in a southwesterly direction and along a curve to the right, with a central angle of 19°24'01" a radius of 175.00 feet and a length of curve of 58.26 feet, the chord of said curve bearing S80°12'34"W a distance of 58.37 feet to an iron pin set marking the PT of said curve;

thence continuing along the north right of way line of said Lynne Avenue S89°54'35"W a distance of 3.57 feet to an iron pin found marking a southwest corner of said Lot A;

thence leaving the north right of way line of Lynne Avenue and along the west line of said Lot A and along the west line of said Lot B N01°04'39"E a distance of 174.99 feet to an iron pin found marking a corner of said Lot B;

thence along a northwesterly line of said Lot B N58°17'08"E a distance of 171.73 feet to an iron pin found marking a corner of said Lot B;

thence along the north line of said Lot B N89°54'47"E a distance of 81.76 feet to an iron pin set marking the PC of a curve segment to the left;

thence along said curve segment to the left, in a southwesterly direction, with a central angle of 10°40'28" a radius of 525.00 feet and a length of curve of 97.81 feet the chord of said curve segment bearing S84°04'42"W a distance of 97.67 feet to the Principal Point of Beginning and containing 1.123 acres of land, more or less, subject however to all prior easements of record.

NOTE: The above Plat was prepared from a field survey performed by Peterman Associates, Inc. on January 13, 2020 under the direct supervision of Nick E. Nigh, PS #7354.

I.P. set = 5/8" x 30" Rebar with Peterman Associates' Cap.

PETERMAN ASSOCIATES, INC.

ARCHITECTS - ENGINEERS - INSPECTORS - SURVEYORS
Corporate Office
3400 N. Main Street
Findlay, Ohio 45840
Office (419)488-0878
Fax (419)488-9488
Over Eighty Years
Of Providing
Professional
Services...
PAJ Project No. 19-0507

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.



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US RT 24

WESTMORELAND AV

WESTMORELAND AV

LYNNE AV

CLAIRMONT AV

CLAIRMONT

WILLE

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U.S. Rt. 24

C-3

Westmoreland

Lynne

R-3

Clairmont

Wildcat

Westm

Westche

Kenilwa

Westmoreland

C-4

Briarheath

R-4

Bales

Broadmoor

C-4

Ja



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-21-08
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 7th 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 7th 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 \$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 checked="" type="checkbox"/> Subdivision in City \$75.00 + \$5.00 each, after two		<input type="checkbox"/> Variance \$125.00
<input type="checkbox"/> Preliminary Plat of Development \$125.00		<input type="checkbox"/> Administrative Appeal \$50.00
<input type="checkbox"/> Alley Vacation \$25.00 + publication cost		

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)

[Signature]
APPLICANT SIGNATURE

PO Box 583
ADDRESS

NAPOLEON OHIO 43545
CITY, STATE, ZIP

419-592-8307
PHONE

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

Office Use Only		
Batch # _____	Check # _____	Date _____



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JOLIETTE DR

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W LINE, E 19, NE 1/4 SEC. 22

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SEDWARD AV

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