

RECORD OF RESOLUTIONS

BEAR GRAPHICS 800-325-8094 FORM NO. 30045

Resolution No. 2020-9

Passed SEPTEMBER 21, 2020

NAVARRE, OHIO VILLAGE COUNCIL

RESOLUTION 2020-9

Whereas, the Village of Navarre, as applicant, acting through its Solicitor, has submitted three pages of a preliminary site plan for development of an as yet unplatted parcel in the Prospect Park industrial park, that will include portions of both Stark County tax parcels 1201235 and 10011396, said site plan pages having been prepared by a national scope engineering firm, HM Design Services, PC, and being number CE-1.0, CE-2.7, and CE-2.8, and

Whereas, these three pages are intended to show the placement of a warehouse / distribution center on said unplatted parcel, along with parking areas, roadways, and other surface improvements, and

Whereas, from review of page CE-1.0, it is easy to determine that the proposed unplatted development parcel will be bounded on the west by the western boundary of Prospect Park, on the east by the extension of Sterilite Street NE, and on the south by the northern boundary of Shadow Lawn development, and

Whereas, the planned warehouse / distribution center is an unconditionally permitted use under the Navarre zoning code, Sec. 151.51, and

Whereas, the Village of Ohio desires to provide an expedited process whereby a final site plan may be approved, in order to entice economic development, provided said final site plan complies in all material respects with the Navarre zoning code, and

Whereas, the placement of the building and parking, including any future expansion thereof, and including all other planned surface improvements, as shown on pages CE-1.0 and CE-2.7 do comply with all applicable location and setback requirements of the Navarre zoning code, and

Whereas HM Design Services and engineer John Walsh of GBC Design Services are each recognized as being qualified civil engineers competent to prepare, review, and approve site plans, and

Whereas, Secs. 151.61-.63 of the Navarre Codified Regulations confer upon the Zoning Inspector the authority to approve site plans that conform to the Navarre zoning code without the need for further approval, and

Whereas, Navarre Planning Commission Found and Resolved as follows:

1. The planned use, as a warehouse / distribution center, is an unconditionally permitted use within Prospect Park (an industrial zone), and requires no further approval, and
2. The placement of the building and proposed expansion, parking areas, roadways, and other surface improvements shown on Page CE-1.0 do comply with the Navarre zoning code, in all relevant aspects, and any site plan showing substantially the same placements will be approvable by the Zoning Inspector without need for additional review, and

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3. When the Zoning Inspector receives a complete site plan for the proposed unplatted development parcel that contains placements substantially the same as those shown on page CE-1.0, and that he, in consultation with the Village Solicitor, deems to otherwise comply with all applicable requirements of the Navarre zoning code, the Zoning Inspector is authorized to approve said site plan, without the need for further review on behalf of the Village of Navarre, and

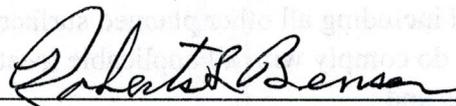
4. The Zoning Inspector, in consultation with the Village Solicitor, may determine whether a submitted site plan substantially conforms to what is required under the Navarre zoning code, and may rely upon the professional judgment of the owner's engineer or of engineer John Walsh in making that determination, and

5. The Zoning Inspector is thus authorized to grant a zoning certificate, both with respect to the site plan and the proposed use (warehouse / distribution center), and

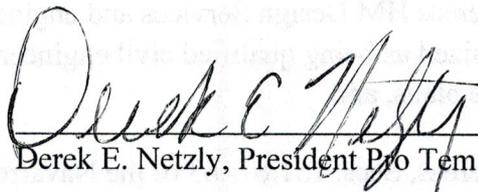
6. The Zoning Inspector, in consultation with the Village Solicitor, may authorize changes to the site plan that do not violate the Navarre zoning code, and may rely upon the professional judgment of the owner's engineer or of engineer John Walsh in deciding to approve such, and

7. The approvals contained herein and authority granted herein to the Zoning Inspector are intended to inure to the benefit of ultimate owner / developer of the unplatted parcel depicted in page CE-1.0.

Now, the Village Council of Navarre, Ohio, this September 17, 2020, adopts and approves the Planning Commission resolution dated September 17, 2020 containing the foregoing findings and resolutions.

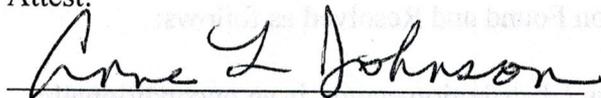


Robert L. Benson, Mayor



Derek E. Netzly, President Pro Tem of Council

Attest:



Anne L. Johnson, Clerk - Treasurer