

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

JULY 24, 2013

Toledo-Lucas County Plan Commissions

One Government Center, Suite 1620, Toledo, OH 43604

Phone 419-245-1200, FAX 419-936-3730

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

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(Chairman)

CYNTHIA A. GERONIMO

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

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(Vice Chairman)

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(County Commissioner)

PETER GERKEN
(County Commissioner)

CAROL CONTRADA
(County Commissioner)

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CRAIG BOWIE

RICHARD G. MOSES

KEN FALLOWS

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2013**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION <i>(HEARINGS BEGIN AT 2PM)</i>			
November 27	December 21	December 28	January 10
January 2	January 28	February 1	February 14
January 28	February 25	March 1	March 14
February 25	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 27	May 31	June 13
May 27	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 30	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 7
October 21	November 18	November 22	December 5
COUNTY PLANNING COMMISSION <i>(HEARINGS BEGIN AT 9AM)</i>			
December 10	January 7	January 11	January 23
January 14	February 11	February 15	February 27
February 11	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20
November 4	December 2	December 6	December 18

* County deadlines are for Preliminary Drawings

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TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

July 24, 2013

9:00 A.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER
AT JACKSON BOULEVARD AND ERIE STREET
IN COUNCIL CHAMBERS
ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

S-4-13: Final Plat of the VILLAGE AT WINGATE MEADOWS, at
7050 Nebraska Avenue (jl)

ITEM
NO.

ZONING – MONCLOVA TOWNSHIP

1. Z17-C343: Special Use Permit for church addition at 8353 Monclova
Road (jl)
2. Z17-C342: Zone Change from A/R to R-B at 8455 Stitt Road (rear) (jl)

SUBDIVISION – MONCLOVA TOWNSHIP

3. S-14-13: Preliminary drawing for CRIMSON HOLLOW PLAT 9
between Stitt Road and Dutch Road, west of Waterville-
Monclova Road (jl)

ZONING – SPRINGFIELD TOWNSHIP

4. Z19-C618: Zone change from RA-3 to P/O and O/R at 1802
Perrysburg-Holland Road (jl)

CHAIRMAN'S REPORT

DIRECTOR'S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

Request - Special Use Permit for a church addition
Location - 8353 Monclova Road
Applicant - Hosanna Evangelical Lutheran Church
8353 Monclova Road
Monclova, OH 43542
Engineer - Arco Engineering
1510 Senoia Road, Ste A
Tyrone, GA 30290

Site Description

Zoning - A/R Agricultural / Residential
Area - ± 2.81 Acres
Frontage - ± 278 Feet along Monclova Road
Existing Use - Church
Proposed Use - Church

Area Description

North - Single Family Residential / A/R
South - Agricultural / A/R
East - Agricultural / A/R
West - Single Family Residential & Agricultural / A/R

Parcel History

T-477-59 - Lot split for 4 acre parcel. Approved by Plan Commission staff 12/8/59.

Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Contemporary Land Use Plan 2009
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

HISTORY

The request is a Special Use Permit for a church addition at 8353 Monclova Road. The parcel is occupied by a 4,780 sq. ft. church building constructed in 1961 along with a gravel parking area. Nachtrab Ditch bisects the parcel at a diagonal angle. The church currently has one Sunday service with an average attendance of 60 people. The proposed church addition is 5,920 sq. ft. and would include a 190-person sanctuary. The addition will help the church with future expansion goals. Activity at the church will occur primarily on the weekend during non-peak hours.

LANDSCAPING

The plan provides landscaping along the front of the property and to the east. Parking lot landscaping and foundation plantings are also provided. No landscaping is provided to the west or south although two mature trees towards the rear of the property will remain. Additional areas of the plan can be improved with landscaping to bring the site into compliance with local zoning regulations. This would include a 6' perimeter landscape area along the west and south of the parcel to shield the view from adjacent owners – **Sec. 8.4.e**, landscaping at the perimeter of any parking areas visible from the street – **Sec.4.9.9.A.2** and landscaping at the entryway – **Sec. 4.9.9.A.5**.

PROPOSAL

The plan proposes to repurpose the existing church building for classrooms and a study and the new building would house a 190-person sanctuary and gathering space. Forty-two (42) parking spaces are provided in the rear of the property. Thirty-eight (38) are required by the zoning resolution. Nachtrab Ditch will be relocated along the perimeter of the parcel in order to construct the new asphalt parking lot. The applicant will need to contact the Army Corp of Engineers and the Ohio EPA to determine if review is necessary for the ditch relocation. The grade change on the property can vary by as much as 5 feet. The new building includes architectural details consistent with **Sec. 8.6** such as recesses / projections, peaked roofs, windows and variation in building materials. The primary building material is brick with supportive elements of EIFS, plaster and lap siding.

OVERLAY

The property is located within the Western Section of the Monclova Road Overlay District. Albon Road serves as the boundary between the rural Western Section and the downtown Central Section. Development in the Western Section should provide adequate open space allocations and aesthetic buffering requirements. The site plan submitted, along with staff amendments, addresses those concerns.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C343, a Special Use Permit for a church addition at 8353 Monclova Road to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

1. The use is located just west of developed downtown Monclova and activity will occur primarily on the weekend during non-peak hours.
2. The use will leave areas of the property to the south and west undeveloped and provide screening for adjacent uses along the perimeter of the property; and

Staff further recommends approval subject to the following twenty-six (26) conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Engineers

1. Improvement plans for the parcel indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer for review and approval. The improvement plans must indicate:
 - a. Proposed pavement composition for the driveways and parking areas.
 - b. Proposed utility service connections including sanitary sewer and waterline service facilities.
2. Submit storm drainage calculations for review and approval. An internal drainage system with storm water detention to limit peak discharges to "undeveloped" conditions may be required.
3. An Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit.
4. In accordance with Lucas County's Storm Water Management Plan and OEPA MS4 permit, a BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities.
5. The proposed access to Monclova Rd. shall follow the requirements of the Lucas County Access Management Regulations. An access permit application shall be submitted to the Lucas County Engineer's Office for review and approval.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

6. The proposed driveway shall slope away from the Monclova Rd. pavement.
7. Indicate driveway radii on the plan. Minimum radii of 25 feet are required.
8. Include the following notes on the Title Sheet:
 - a. A permit is required from the Lucas County Engineer's Office for work within the public right of way on Monclova Rd.
 - b. Prior to commencing clearing or demolition work, the Lucas County Engineer's Office shall be contacted at (419) 213-4540 to insure proper sediment and erosion control practices are in place before work begins.
9. Include the following notes on the Site Grading Plan:
 - a. The approved site grading and drainage may not be changed without the authorization of the Lucas County Engineer's Office.
 - b. A site grading inspection permit shall be obtained by the developer, or his representative, a minimum of five (5) working days prior to final grading construction work. Applications for said permit may be obtained at the Office of the Lucas County Engineer or the County Building Regulations Department.
10. Include the following additional information on the plan:
 - a. Owner's telephone number.
 - b. Plan approval signature and date by the Owner.
 - c. Names of abutting property owners and abutting zoning.
 - d. Bench mark information-County Bench Mark and Site Bench Marks.
 - e. 25-year design highwater elevation for detention system; detention volume required and provided.
 - f. Label the existing ditches shown on the plan. Nachtrab Ditch runs from the north to south through the property and Van Fleet Ditch runs along the southerly property line.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

11. The proposed plan includes the relocation and partial enclosure of Nachtrab Ditch. The U.S. Army Corps of Engineers and Ohio E.P.A. shall be contacted to determine if any permits are required from these agencies prior to such activity.
12. Suggest listing known utilities near or adjacent to site including contact name and phone number information for contractor's information and use.
13. A site plan review fee of \$380.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval.
14. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, four (4) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Lucas County Sanitary Engineer

15. The existing water main shall be shown on Monclova Road. This waterline shall be labeled as W-1336-12".
16. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor's expense.
17. This site is subject to Lucas County water supply fees and shall be paid in full prior to issuance of any and all permits.
18. The fees for a church will be based on gallons per day per sanctuary seat. This shall be provided along with plan submittal.
19. LCSE will receive one full set of plans for review and approval.
20. LCSE does not have a sanitary sewer utility adjacent to this property, therefore, another means of sewer service must be provided.
21. This site may also be subject to the review of the local fire department, the City of Toledo – Engineering Service, Monclova Township, and the Toledo-Lucas County Health Department.

STAFF RECOMMENDATION (cont'd)

Monclova Township Fire Department

No comments or objections.

Lucas Soil and Water Conservation District

22. A SWPPP (Stormwater Pollution Prevention Plan) or erosion and sediment control plan will have to be prepared for this site in accordance with the Ohio EPA general construction permit and must include a site map as described in the Ohio EPA general construction permit.
23. Maintenance of the BMP's listed in the plans needs to be performed as needed to insure effectiveness of the BMP's

Lucas County Health Department

24. Health Department records indicate a well and septic system is located on the property. Permits must be obtained from this office for any upgrades, repairs, or replacements of well and / or septic system.
25. Pink slips shall be required from this office before building can begin.

Plan Commission

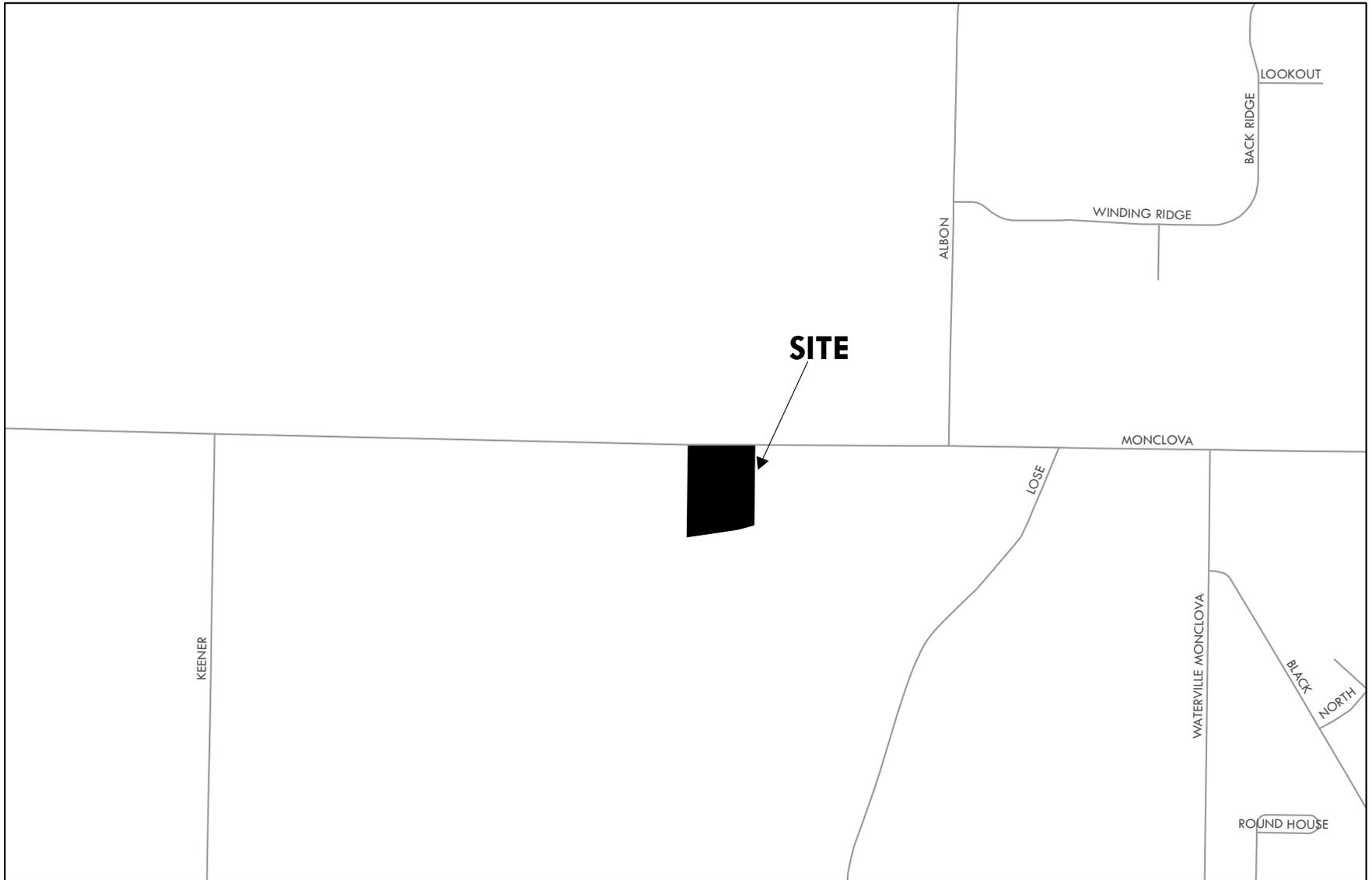
26. A revised landscape plan shall be submitted to the township that includes the following:
 - a. Landscaping at the perimeter of any parking areas visible from the street. **Sec. 4.9.9.A.2**
 - b. A 6' perimeter landscape area along the west and south of the parcel to shield the view from adjacent owners. **Sec. 8.4.e**
 - c. Landscaping at the entryway. **Sec. 4.9.9.A.5**

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C343
DATE: July 24, 2013
TIME: 9:00 a.m.

JL/ks
Five (5) sketches follow

GENERAL LOCATION

Z17-C343
ID 140

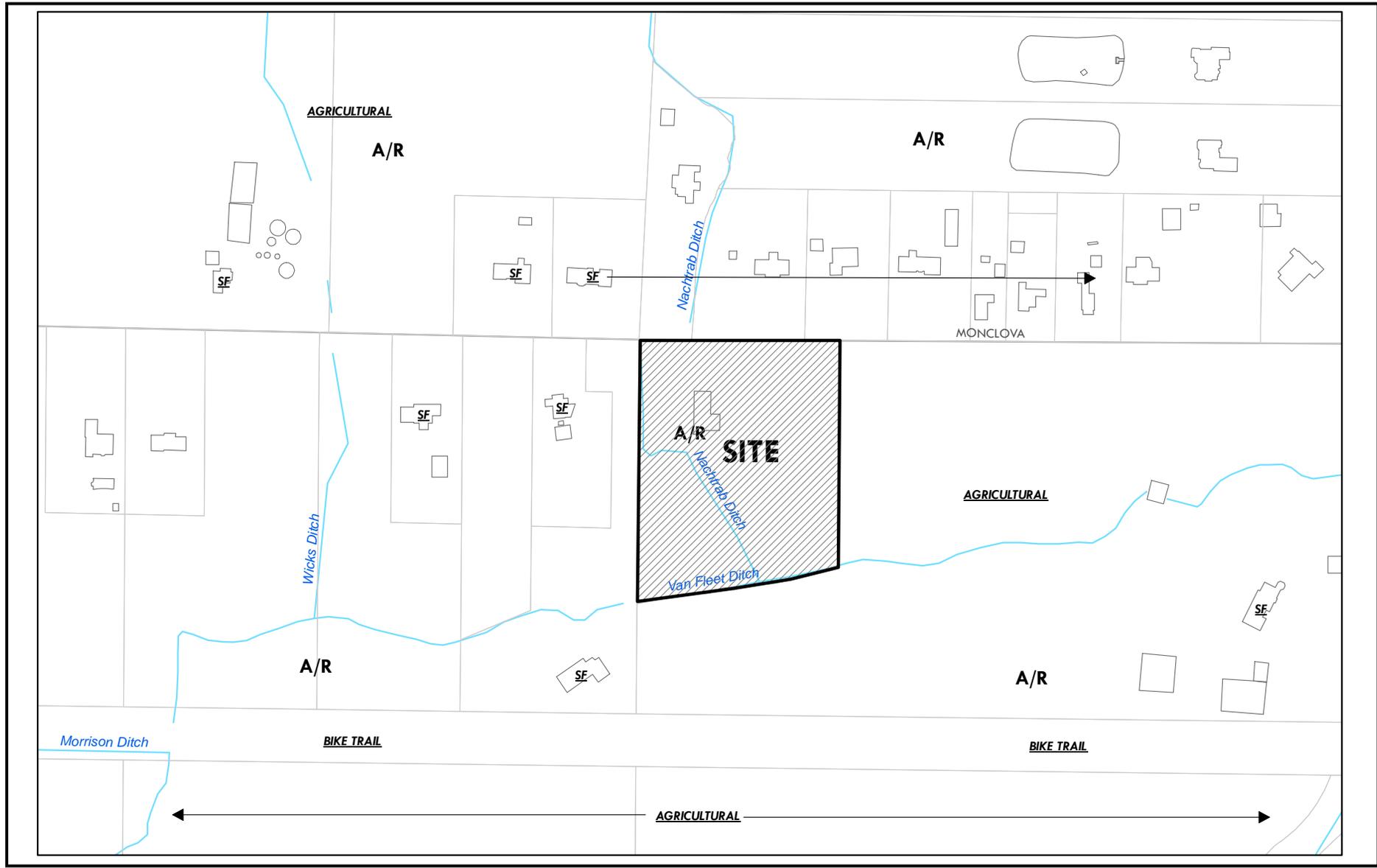


ZONING & LAND USE

Z17-C343
ID 140

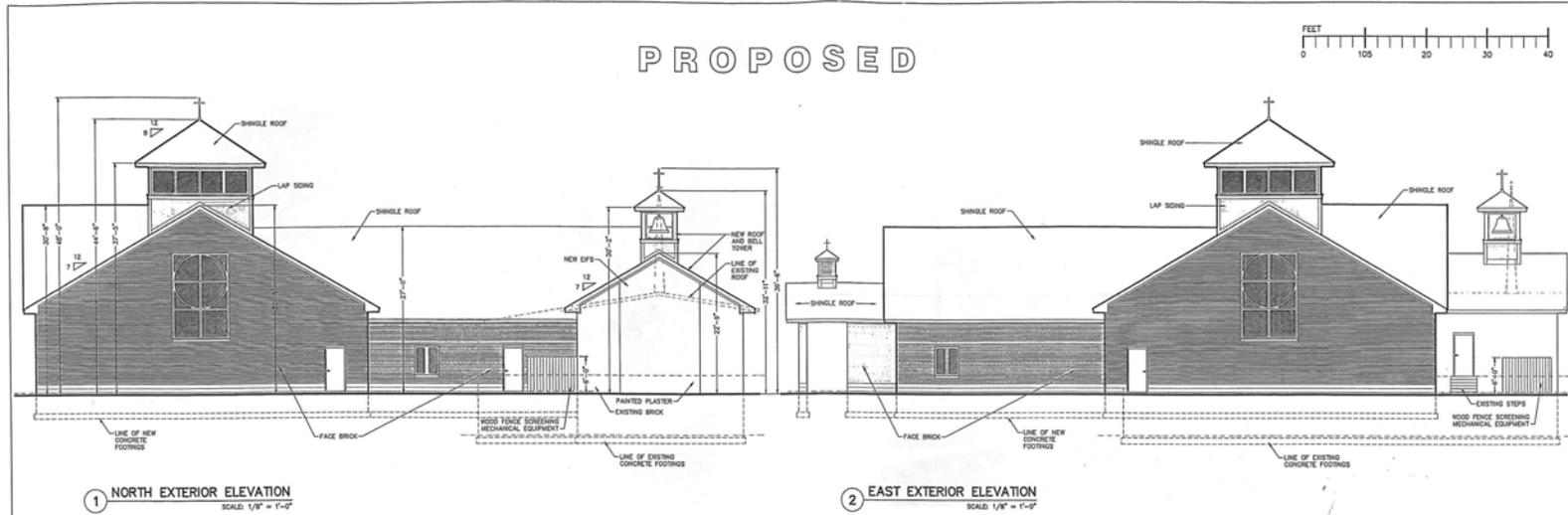


1 - 8



ELEVATIONS

Z17-C343
ID 140



SUMMARY OF EXTERIOR FINISHES

FACE BRICK: _____ GLEN-FARY BRICK, COURTLAND PARAGON SERIES MODULAR BRICK, MATT TEXTURE, EXTRUDED, TYPE FBS.

EPS: _____ EXTERIOR INSULATION AND FINISH SYSTEM, STO-EX, INC., #32121.

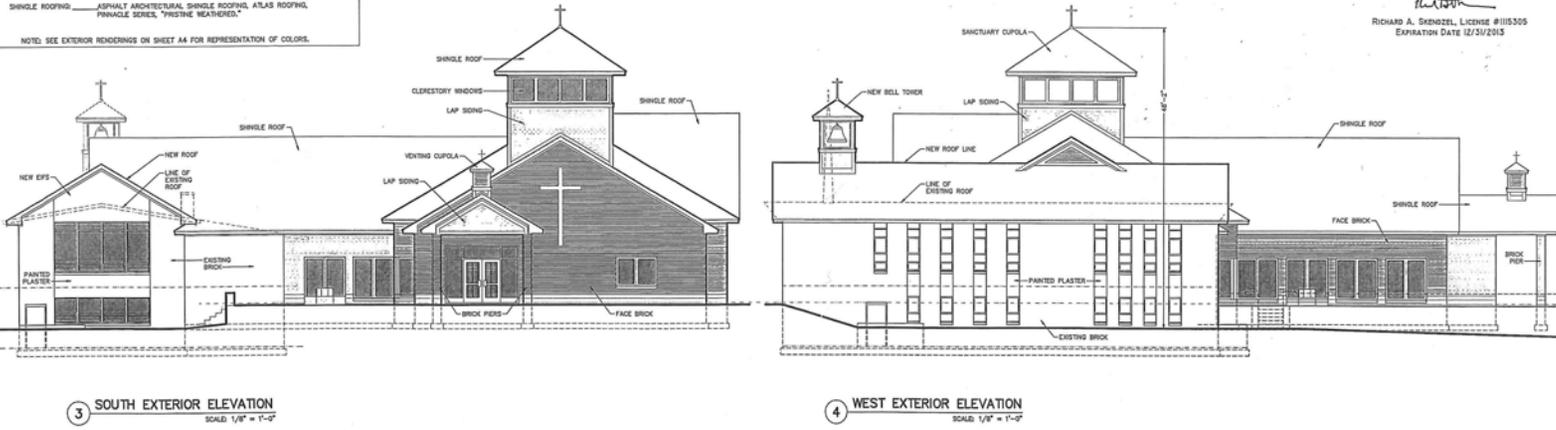
FASCIA/SOFFIT TRIM: _____ FIBER CEMENT COMPOSITE WOOD TRIM, COLOR: SW #114 "BAZEL."

LAP SIDING: _____ FIBER CEMENT COMPOSITE WOOD LAP SIDING, COLOR: SW #117 "SHIMMY TONAL."

WINDOW FRAMES: _____ UNFINISHED ALUMINUM CLAD WOOD WINDOWS, PELLA, "TANK."

SHINGLE ROOFING: _____ ASPHALT ARCHITECTURAL SHINGLE ROOFING, ATLAS ROOFING, PINNACLE SERIES, "PRISTINE WEATHERED."

NOTE: SEE EXTERIOR RENDERINGS ON SHEET A4 FOR REPRESENTATION OF COLORS.



**MASSMANNS
STUDIOS**

138 COLTON BLVD.
SUITE A
TROY, OH 43150
WWW.MASSMANNSSTUDIOS.COM

OWNER: HOSANNA EVANGELICAL LUTHERAN CHURCH
833 HORCLOVA ROAD
HORCLOVA, OHIO 43042

PROJECT: CHURCH ADDITIONS & ALTERATIONS
833 HORCLOVA ROAD
HORCLOVA, OHIO 43042

05/24/2013

STATE OF OHIO
REGISTERED ARCHITECT
RICHARD A. SKENZDEL
1115305

RICHARD A. SKENZDEL, LICENSE #1115305
EXPIRATION DATE 12/31/2015

SHEET CONTENTS:
PROPOSED EXTERIOR ELEVATIONS

H.C. PLAN

A2

EXTERIOR VIEWS

Z17-C343
ID 140

PROPOSED



STREET-LEVEL VIEW FROM MONCLOVA ROAD (NORTHEAST)



GROUND-LEVEL VIEW FROM THE SOUTH



AERIAL VIEW FROM THE NORTHWEST



AERIAL VIEW FROM THE SOUTHEAST



05/24/2013
RICHARD A. SKENZDEL, LICENSE #1115305
EXPIRATION DATE 12/31/2013

M A S S M A N N
S T U D I O S

128 DELITE BLVD.
SUITE A
TYRON, GA 30079

OWNER:
HOSANNA EVANGELICAL
LUTHERAN CHURCH
8333 MONCLOVA ROAD
MONCLOVA, OHIO 43042

PROJECT:
CHURCH ADDITIONS
& ALTERATIONS
8333 MONCLOVA ROAD
MONCLOVA, OHIO 43042

SHEET CONTENTS:
PROPOSED
EXTERIOR VIEWS

NO.	DATE	BY	REV.	APP.	REV.
1	05-24-13				
H.C. PLAN					

A4

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GENERAL INFORMATION

Subject

Request	-	Zone change from A/R Agricultural / Residential to R-B Suburban Residential
Location	-	8455 Stitt Road (rear)
Applicant	-	LCH Holding Co. Don Ulrich 8057 English Garden Ct. Maumee, OH 43537

Site Description

Zoning	-	A/R Agricultural / Residential
Area	-	± 20.9 Acres
Frontage	-	N/A
Existing Use	-	Undeveloped
Proposed Use	-	Single Family

Area Description

North	-	Single Family Residential / R-C
South	-	Agricultural & Coventry Glen Plat I / R-B
East	-	Agricultural / A/R
West	-	Single Family Residential / R-C

Parcel History

S-14-13	-	Preliminary drawing for Crimson Hollow Plat 9. <i>(Companion case)</i>
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Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Contemporary Land Use Plan, 2009
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

This case was deferred for thirty days at the June 26th in order to hear the zone change and preliminary drawing at the same time.

The request is a zone change from A/R Agricultural / Residential to R-B Suburban Residential for a 20.9 acre parcel located at 8455 Stitt Road (rear) in Monclova Township. The parcel will be Plat Nine in the Crimson Hollow Subdivision and provide connectivity with Coventry Glen in Waterville Township. Surrounding land uses include single family residential to the west and north, agricultural and the first plat of the Coventry Glen Subdivision to the south and agricultural to the east. S-14-13, a preliminary drawing for CRIMSON HOLLOW PLAT 9, is a companion case.

The developer submitted a concept plan for 36 lots with the zone change application. Although the plan meets R-C density, the R-B zoning was requested because some of the lots do not meet the required area for R-C zoning.

The 2009 Monclova Township Contemporary Land Use Plan provides broad, policy-based, land use recommendations. The plan highlights the desire to maintain the rural character of the township and recommends that all non-PUD developments be approved at R-C zoning. R-B zoning is encouraged only when 10% of the parcel area is allocated to the Monclova Township Open Space Preservation Program (MTOSPP). Although the Contemporary Plan and the MTOSPP both stress that participation is voluntary, development of the parcel would need to take this under consideration.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C342, a zone change request from A/R to R-B at 8455 Stitt Road (rear), to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

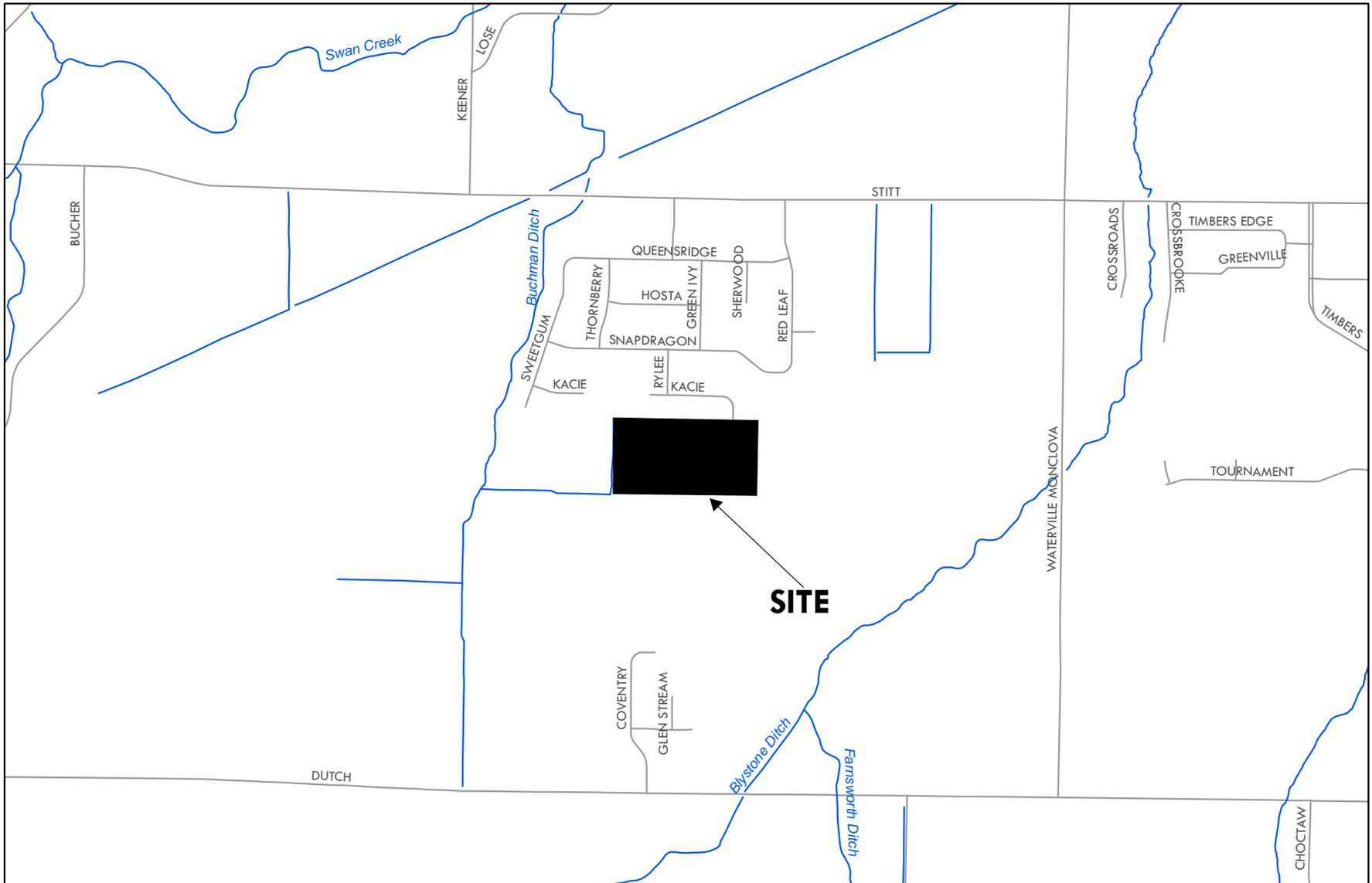
1. The request would not detrimentally affect nearby properties; and
2. The zoning is comparable to adjacent developments to the north and south.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C342
DATE: July 24, 2013
TIME: 9:00 a.m.

JL/ks
Three (3) sketches follow

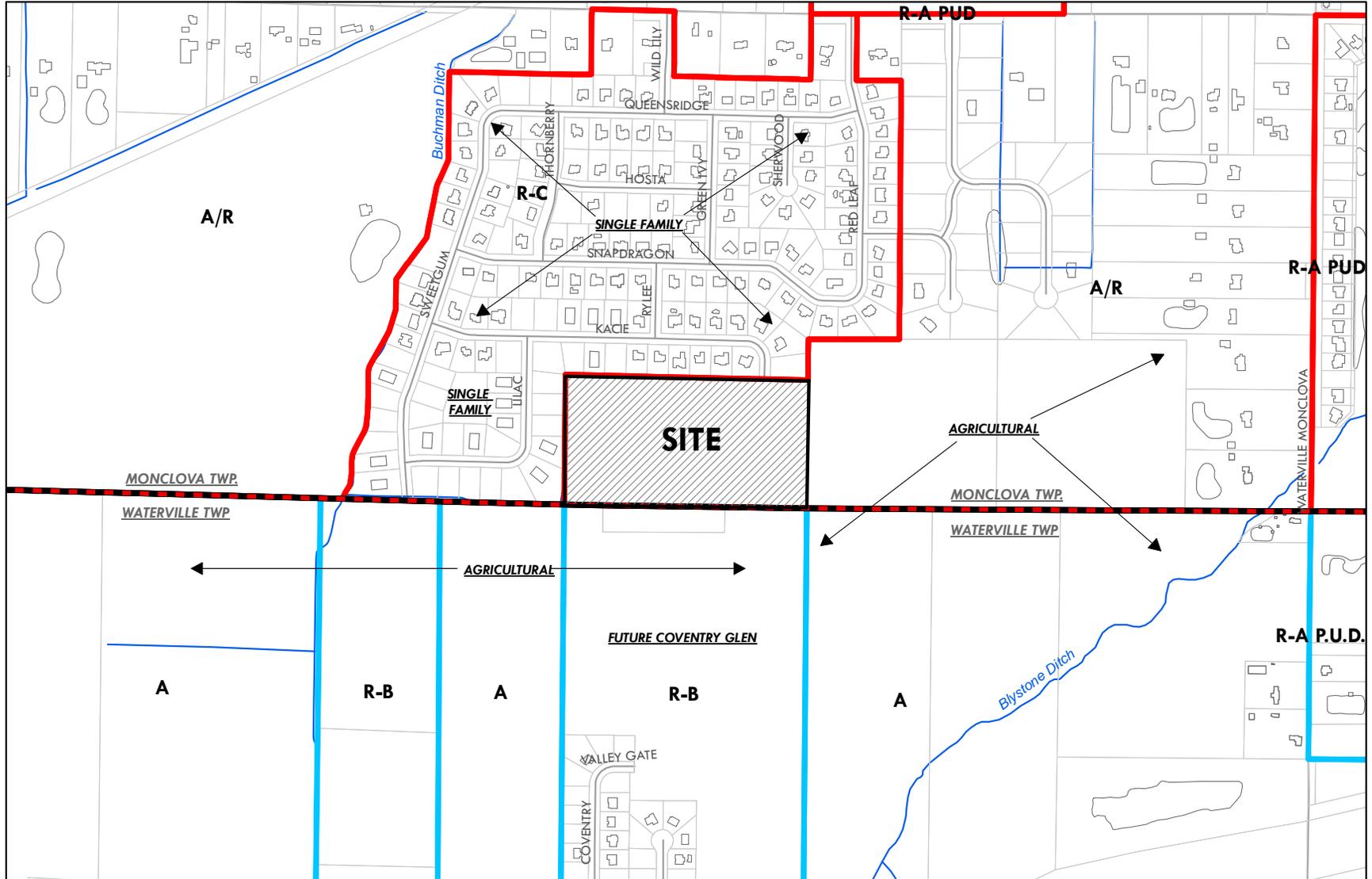
GENERAL LOCATION

Z17-C342
S-14-13
ID 147



ZONING & LAND USE

Z17-C342
S-14-13
ID 147



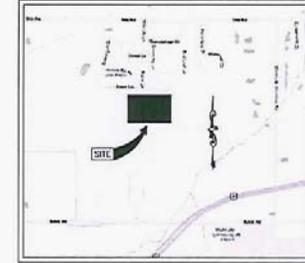
2-4, 3-8

PRELIMINARY DRAWING

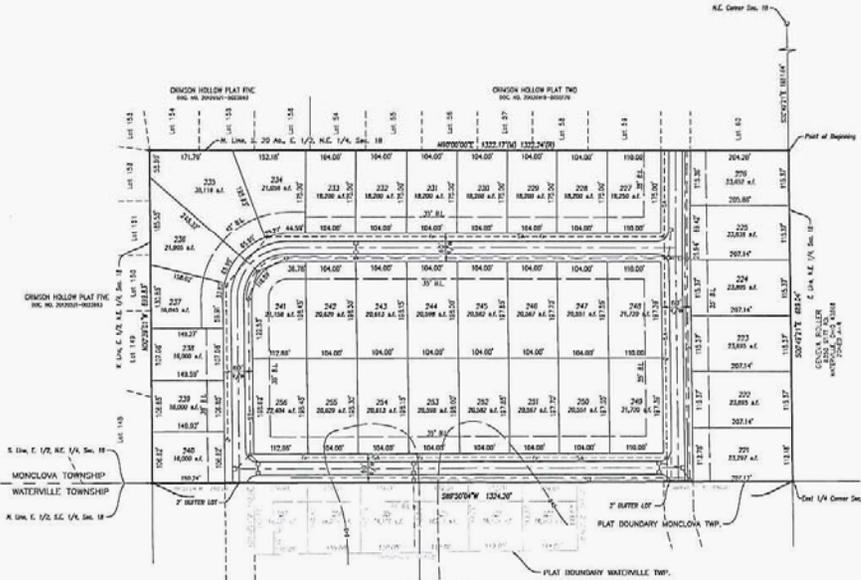
Z17-C342
S-14-13
 ID 147



PRELIMINARY DRAWING
 FOR
CRIMSON HOLLOW PLAT NINE
 MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO
 PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 1, USR



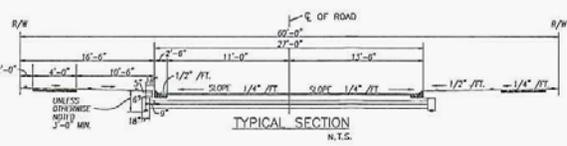
LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PART OF THE SOUTH QUARTER (1/4) OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWN ONE (1), UNITED STATES RESERVE, MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A CROSS POINT IN THE TOP OF A STEEL MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION EIGHTEEN (18);
 THENCE SOUTH ZERO (0) DEGREES, FORTY-NINE (49) MINUTES, TWENTY-ONE (21) SECONDS EAST (ASSUMED BEARING FOR THE PURPOSES OF THIS DESCRIPTION) ON THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), ONE THOUSAND NINE HUNDRED EIGHTY-ONE (1,981) FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING;
 THENCE SOUTH ZERO (0) DEGREES, FORTY-NINE (49) MINUTES, TWENTY-ONE (21) SECONDS EAST ON THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), 58 HUNDRED EIGHTY-NINE (58,849) FEET TO A 5/8" X 3/8" IRON PIN WITH REFERENCE CAP SET AT THE EAST QUARTER (1/4) CORNER OF SAID SECTION EIGHTEEN (18);
 THENCE SOUTH EIGHTY-NINE (89) DEGREES, FIFTY (50) MINUTES, FOUR (04) SECONDS WEST ON THE SOUTH LINE OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18) AND THE MONCLOVA-WATERVILLE TOWNSHIP LINE, ONE THOUSAND THREE HUNDRED TWENTY-FOUR (1,324) FEET TO AN IRON PIN FOUND;
 THENCE NORTH ZERO (0) DEGREES, TWENTY-NINE (29) MINUTES, ONE (01) SECOND WEST ON THE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), 58 HUNDRED NINETY-TWO (58,842) FEET TO AN IRON PIN FOUND;
 THENCE NORTH NINETY (90) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS EAST ON THE NORTH LINE OF THE SOUTH TWENTY (20) ACRES OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18) AS ESTABLISHED BY OTHERS, ONE THOUSAND THREE HUNDRED TWENTY-TWO (1,322) FEET PREVIOUS DESCRIBED TO THE POINT OF BEGINNING, CONTAINING 20.987 ACRES OF LAND MORE OR LESS.
 ABOVE LEGAL DESCRIPTION IS RECORDED IN DOC. NO. 20212105-005346, OFFICE OF THE LUCAS COUNTY RECORDER.



- ZONING**
 2.3.223 AC. (GROSS PLAT)
 (20.987 AC. MONCLOVA TWP., 2.236 AC. WATERVILLE TWP.)
 PRESENT ZONING: R-B
 PROPOSED ZONING: R-B
- SITE ANALYSIS**
 NUMBER OF LOTS: 42
 (36 MONCLOVA TWP., 6 WATERVILLE TWP.)
 MINIMUM LOT SIZE: 15,000 SF
 BUILDING LINES AS SHOWN
 27' ASPHALT PAVEMENT W/ CURB AND CUTTER
 WATERLINE
 SANITARY SEWER
 STORM SEWER
 SIDEWALKS
 STREET LIGHTS
 STREET TREES

- LEGEND**
- SANITARY SEWER
 - STORM SEWER
 - PROPOSED WATER LINE
 - MANHOLE, CATCH BASIN
 - CURB INLET
 - HYDRANT SPACING TO MEET REQUIREMENTS

PROJECT IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD PLAN



PRELIMINARY DRAWING
CRIMSON HOLLOW PLAT NINE
MONCLOVA TOWNSHIP
LUCAS COUNTY, OHIO

ESA
Engineers, Surveyors & Associates, LLC
 5939 Beech Rd., Toledo, Ohio 43623
 Phone (419) 475-9445

DRAWN BY: JAV
 CHECKED BY: JAV
 DATE: 03-20-23
 JOB NUMBER: 21-02
 REVIEWED BY: JAV

1/1

2-5, 3-9

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GENERAL INFORMATION

Subject

- Request - Preliminary Drawing for CRIMSON HOLLOW Plat 9
- Location - Between Stitt Road & Dutch Road, west of Waterville Monclova Road
- Applicant - Don Ulrich
LCH Holding Co
3618 King Road
Toledo, OH 43617
- Engineer - ESA, LLC
5353 Secor Road
Toledo, OH 43623

Site Description

- Zoning - *A/R Agricultural / Residential*
- Area - \pm 20.9 Acres
- Frontage - \pm 700 Feet along Stitt Road
- Existing Use - Agriculture
- Proposed Use - Single-Family Residential, Medium Density

Area Description

- North - Single-Family Residential, Low Density / R-C
Suburban Residential
- South - Agriculture (Future Plat of Coventry Glenn) / R-B
Suburban Residential
- East - Agriculture / *A/R Agricultural / Residential*
- West - Single-Family Residential, Low Density / A-4 Rural Residential

Parcel History

- Z17-C342 - Zone change from A/R Agricultural / Residential to R-B Suburban Residential. (*Companion Case*)

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Monclova Township Zoning Resolution
- Monclova Township Contemporary Land Use Plan, 2009
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

Project Description

Number of Lots	-	36
Maximum Density	-	57 units at R-B zoning
Average Lot Size	-	104 ft. wide, 197 ft. deep
Roadway	-	60 ft. public right-of-way, 25 ft. roadway, 35 ft. sidewalk and utility easements
Open Space	-	None
Public Utilities	-	Sanitary sewer, water lines and storm sewer

STAFF ANALYSIS

The request is a preliminary drawing for CRIMSON HOLLOW PLAT 9. The subdivision contains 36 lots located on 23 acres. It is located between Stitt Road & Dutch Road, west of Waterville Monclova Road in Monclova Township. The property currently is zoned A/R *Agricultural / Residential*. Z17-C343, a zone change from A/R to R-B *Suburban Residential*, is a companion case.

The average lot is around 20,500 sq. ft. and includes a 104 feet of width. The 36-unit development is below the maximum density of 57 units allowed in the requested R-B district and more in line with the 46 units allowed in the R-C zoning. R-B was requested because not all of the lots meet the required lot area of 20,000 sq. ft., likely due to the parcel dimensions and the need for the additional roadway to the south. An additional 6 lots are shown on the preliminary drawing in Waterville Township but were included in the previous approval for Crimson Hollow Plat 6 – 10, now Coventry Glenn in 2000 and 2002.

The Monclova Township Contemporary Land Use plan recommends that all new developments approved with R-B zoning set aside a portion of the development as part of the Monclova Township Open Space Preservation Program (MTOSPP) resolution approved by the trustees. The resolution encourages developers to set aside portions of land voluntarily in new developments.

STAFF ANALYSIS (cont'd)

Open space could be addressed partially by preserving mature trees at the northeast corner of the parcel or through the provision of conservation easements on the final plats. Additionally, while Plat 9 is a new subdivision it is not part of a new development and as a result could be viewed differently regarding compliance with the MTOSPP.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the preliminary drawing for CRIMSON HOLLOW PLAT 9, located between Stitt Road & Dutch Road, west of Waterville Monclova Road, subject to the following **twenty seven (27)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Engineers

1. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
2. The construction plans shall provide for the installation of all interior street monuments. The escrow account shall provide for monies for all other monuments which are not a part of the construction plans.
3. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
4. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision.
5. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases and at the end of stub streets.
6. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
7. Street Names should be included on the preliminary drawing.
8. The existing ditch along the westerly plat line shall be shown on the final plat and an easement dedicated for access and future maintenance.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

9. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage outlet flow to the drainage outlet shall be determined. Allowable will be based on the contributing drainage areas in existing conditions, and, the capacity of the outlet.
 - b. The storm water detention areas shall be constructed on separate, non-buildable lots. Plat recitations and deed covenants will be required to address ownership and maintenance of detention areas, and to prohibit filling, alteration and obstruction of the areas.
 - c. Prior to recording of any final plats the developer shall provide for maintenance of detention areas by the County under the ditch petition procedure. Maintenance will include storm sewers into and out of the detention areas and the detention areas if dry ponds are used. If wet ponds are used, the County will not agree to maintenance of the ponds by petition.
10. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the Ohio EPA, N.P.D.E.S. permit.
11. The street system and water lines must be constructed to the satisfaction of the Township. Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
12. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees.
13. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

14. The Developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Lucas County Sanitary Engineer

15. The proposed water main and the proposed sanitary sewer shall be called out as W-1547G and S818G, respectively, on all pertinent plan sheets.
16. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor's expense.
17. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
18. Detailed plan and profile utility drawings shall be submitted and approved by the Lucas County Sanitary Engineer prior to any construction.
19. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
20. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
21. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.
22. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

Lucas County Soil and Water District

23. A SWPPP (Stormwater Pollution Prevention Plan) or erosion and sediment control plan will have to be prepared for this site in accordance with the Ohio EPA general construction permit.

STAFF RECOMMENDATION (cont'd)

Lucas County Soil and Water District (cont'd)

24. A sediment settling pond is required by the OEPA NPDES program if flows will exceed the capacity of traditional sediment barriers. Refer to the Rainwater and Land Development manual on design guidelines for sediment basins and temporary modifications to permanent stormwater ponds.

Monclova Fire Department

25. The road names are not specified on the drawing. These will need to be submitted for approval.

Plan Commission

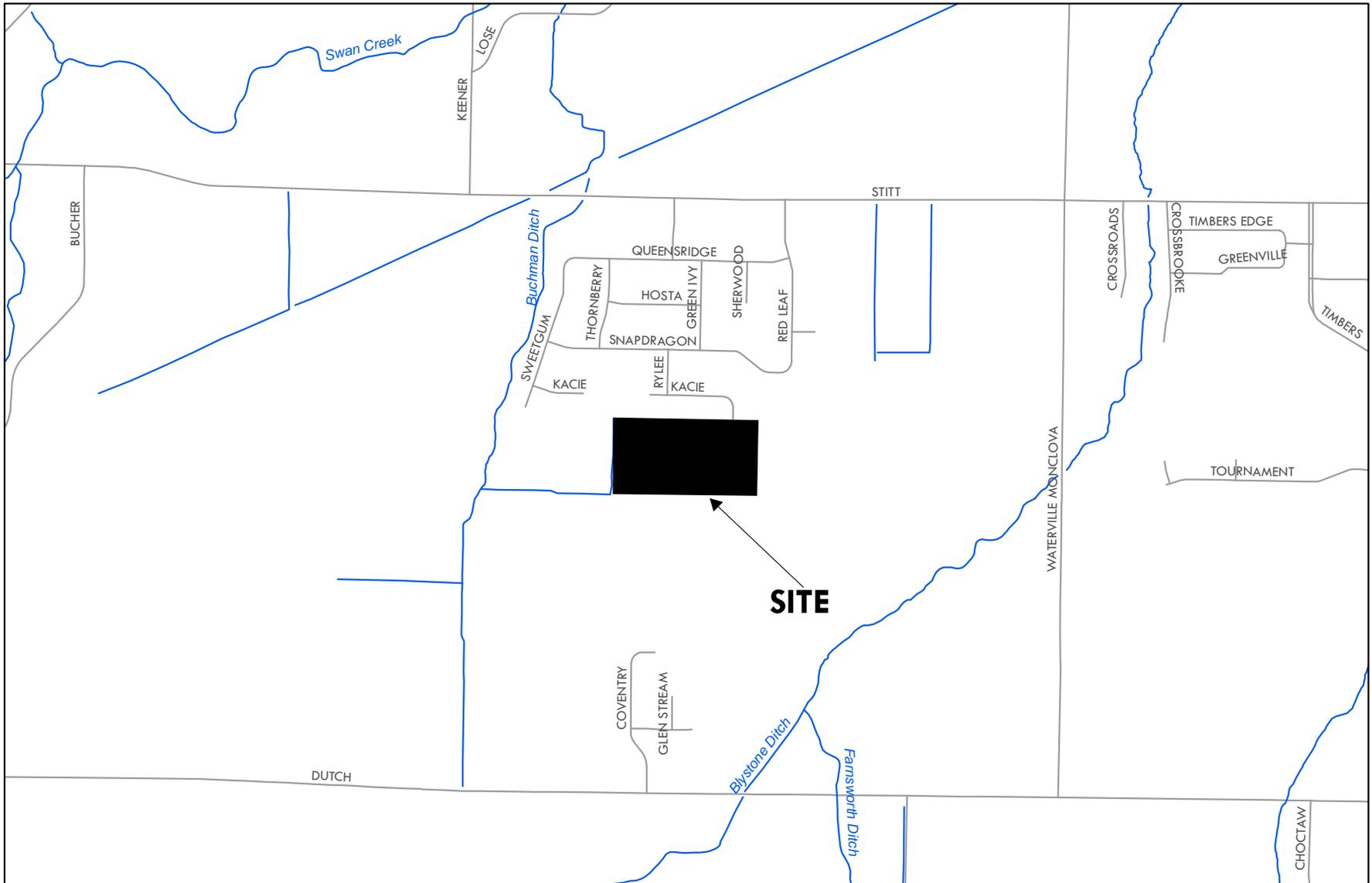
26. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
27. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY DRAWING
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-14-13
DATE: July 24, 2013
TIME: 9:00 A.M.

JL/ks
Three (3) sketches follow

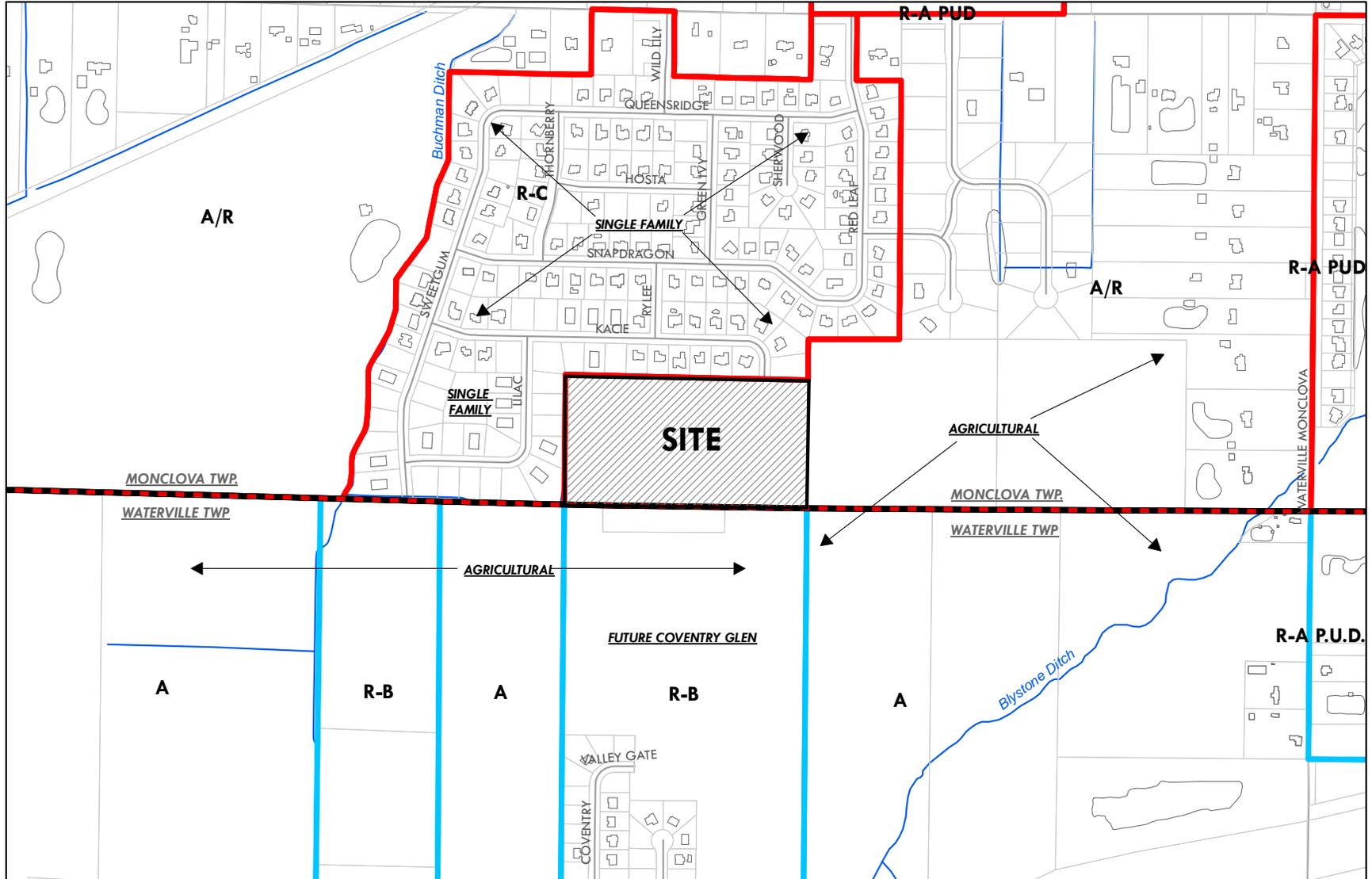
GENERAL LOCATION

Z17-C342
S-14-13
ID 147



ZONING & LAND USE

Z17-C342
S-14-13
ID 147



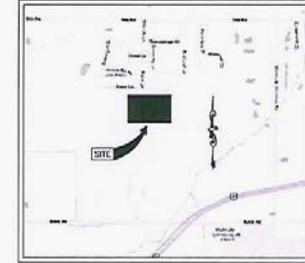
2-4, 3-8

PRELIMINARY DRAWING

Z17-C342
S-14-13
 ID 147

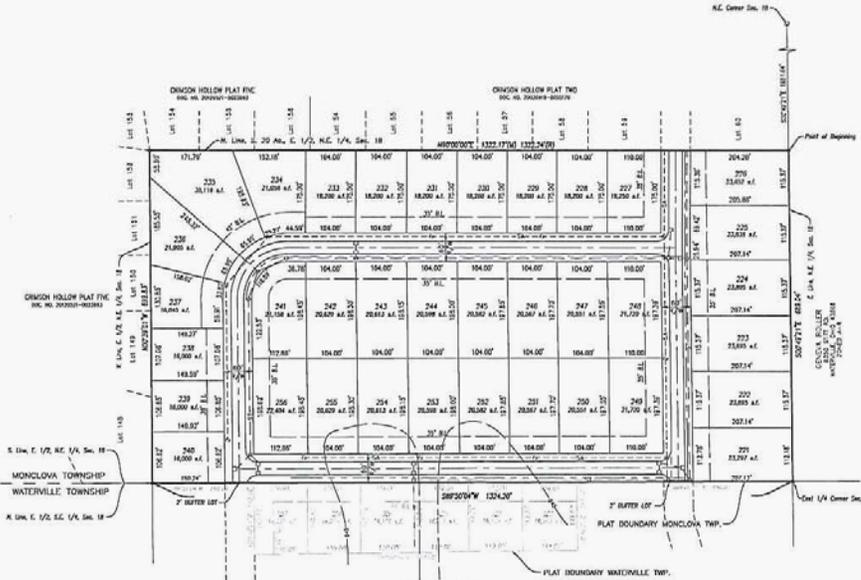


PRELIMINARY DRAWING
 FOR
CRIMSON HOLLOW PLAT NINE
 MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO
 PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWN 1, USR



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING A PART OF THE SOUTH QUARTER (1/4) OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWN ONE (1), UNITED STATES RESERVE, MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO, AND WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A CROSS POINT IN THE TOP OF A STEEL MONUMENT BOX AT THE NORTHEAST CORNER OF SAID SECTION EIGHTEEN (18);
 THENCE SOUTH ZERO (0) DEGREES, FORTY-NINE (49) MINUTES, TWENTY-ONE (21) SECONDS EAST (ASSUMED BEARING FOR THE PURPOSES OF THIS DESCRIPTION) ON THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), ONE THOUSAND NINE HUNDRED EIGHTY-ONE (1,981) FEET TO AN IRON PIN FOUND AND THE POINT OF BEGINNING;
 THENCE SOUTH ZERO (0) DEGREES, FORTY-NINE (49) MINUTES, TWENTY-ONE (21) SECONDS EAST ON THE EAST LINE OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), 58 HUNDRED EIGHTY-NINE (58,849) FEET TO A 5/8" X 3/8" IRON PIN WITH REFERENCE CAP SET AT THE EAST QUARTER (1/4) CORNER OF SAID SECTION EIGHTEEN (18);
 THENCE SOUTH EIGHTY-NINE (89) DEGREES, FIFTY (50) MINUTES, FOUR (04) SECONDS WEST ON THE SOUTH LINE OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), 58 HUNDRED NINETY-TWO (58,942) FEET TO A 5/8" X 3/8" IRON PIN FOUND AND THE POINT OF BEGINNING;
 THENCE SOUTH ZERO (0) DEGREES, FORTY-NINE (49) MINUTES, TWENTY-ONE (21) SECONDS WEST ON THE WEST LINE OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18), 58 HUNDRED NINETY-TWO (58,942) FEET TO AN IRON PIN FOUND;
 THENCE NORTH NINETY (90) DEGREES, ZERO (00) MINUTES, ZERO (00) SECONDS EAST ON THE NORTH LINE OF THE SOUTH TWENTY (20) ACRES OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SAID SECTION EIGHTEEN (18) AS ESTABLISHED BY OTHERS, ONE THOUSAND THREE HUNDRED TWENTY-TWO (1,322) FEET PREVIOUS DESCRIBED TO THE POINT OF BEGINNING, CONTAINING 20.987 ACRES OF LAND MORE OR LESS.
 ABOVE LEGAL DESCRIPTION IS RECORDED IN DOC. NO. 20212105-005346, OFFICE OF THE LUCAS COUNTY RECORDER.

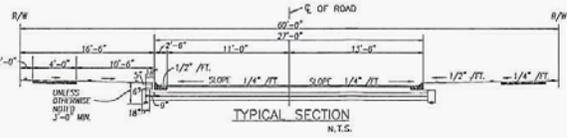


ZONING
 2.3.223 AC. (GROSS PLAT)
 (20.987 AC. MONCLOVA TWP., 2.236 AC. WATERVILLE TWP.)
 PRESENT ZONING: R-B
 PROPOSED ZONING: R-B

SITE ANALYSIS
 NUMBER OF LOTS: 42
 (36 MONCLOVA TWP., 6 WATERVILLE TWP.)
 MINIMUM LOT SIZE: 15,000 SF
 BUILDING LINES AS SHOWN
 27' ASPHALT PAVEMENT W/ CURB AND CUTTER
 WATERLINE
 SANITARY SEWER
 STORM SEWER
 SIDEWALKS
 STREET LIGHTS
 STREET TREES

LEGEND
 - - - - - 34" PROPOSED SANITARY SEWER
 - - - - - 18" PROPOSED STORM SEWER
 - - - - - 18" PROPOSED WATER LINE
 MANHOLE, CATCH BASIN
 CURB INLET
 HYDRANT SPACING TO MEET REQUIREMENTS

PROJECT IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD PLAN



ESA
Engineers, Surveyors & Associates, LLC
 5939 Beech Rd., Toledo, Ohio 43623
 Phone (419) 475-9445

PRELIMINARY DRAWING
 CRIMSON HOLLOW PLAT NINE
 MONCLOVA TOWNSHIP
 LUCAS COUNTY, OHIO

DRAWN BY: JAV
 CHECKED BY: JAV
 REVIEWED BY: JAV

1/1

2-5, 3-9

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REVISED

REF: Z19-C618
DATE: July 24, 2013

GENERAL INFORMATION

Subject

- Request - Zone change request from RA-3 Large Lot Rural Residential to O/R Office & Research and P/O Public / Open Space
- Location - 1802 Perrysburg Holland Rd, Springfield Township
- Applicant - David Woodard
Winding Stream Properties, LLC.
3350 Stonebrook Lane
Maumee, OH 43537
- Agent - George V. Oravec
5333 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RA-3 Large Lot Rural Residential
- Area - ± 9.44 Acres
- Frontage - ± 830 Feet along Perrysburg Holland Road
- Existing Use - Single Family Residential

Area Description

- North - Single Family Residential & Park / R-A PUD, P/O, R-1 PUD
- South - Rural & Single Family Residential / RA-3, R-A
- East - Single Family Residential / R-1 PUD
- West - Farm / Greenhouse & Undeveloped Land / RA-3

Parcel History

No case history on record.

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2003

STAFF ANALYSIS

The request is for a zone change at 1802 Perrysburg Holland Road from RA-3 *Large Lot Rural Residential* to O/R *Office & Research* and P/O *Public / Open Space*. The applicant is requesting the zone change in order to utilize the site for an advertising office. The 9.44 acre parcel is occupied by a single-family residence. Surrounding land uses include single family residential to the north, south and east and a farm / greenhouse to the west. The property is located south of Airport Highway.

The applicant submitted a site plan that shows a small 1,000 sq. ft. building expansion, an 18 space parking lot and two signs along Perrysburg Holland Road. The site will otherwise remain unchanged. However zone changes do not bind a property to a particular use, so once approved any use that is permitted in the district may be allowed on the property. The applicant's original request did not include a P/O zoning component. The request has been revised to include P/O zoning for the southern 5.3 acres in order to preserve portions of the wooded area near Cairl Creek.

The 2003 Springfield Township Community Master Plan recommends the area along Perrysburg Holland Road for residential uses. This area of Perrysburg Holland Road has seen multiple requests for O/R zoning. Many of the parcels are larger and in close proximity to Airport Highway. Two of the parcels were granted O/R zoning from the township. One parcel was eventually rezoned back to residential and is occupied by two single-family residences.

Staff traditionally has not supported O/R zoning along this part of Perrysburg Holland Road for a few reasons. First, O/R zoning requests are inconsistent with the 2003 Master Plan. Second, the road is largely residential and O/R zoning would alter the look and feel of the residential roadway that currently exists. Third, approval of O/R zoning would create spot zoning and create pressure for additional O/R zoning requests. Fourth, O/R zoning would remove residential land from the township and affect the connection of existing residential stub streets to the west and south.

The Master Plan represents the vision of the community and staff is hesitant to recommend zone changes requests that deviate from the plan. Staff acknowledges the tough market conditions for residential at the current time, but it is difficult to predict where the market will be in five to ten years. It is also difficult to extrapolate the potential for the residential market based on existing conditions and any unsold residential inventory near the subject parcel.

STAFF ANALYSIS (cont'd)

The applicant has indicated that the township is in support of the request and will study the area for O/R uses in the upcoming Master Plan update, particularly for the larger acreage parcels on the west side of Perrysburg Holland Road. The area will continue to see additional pressure for O/R zoning, although any changes to the Master Plan have yet to be determined. Staff is supportive of the project, but would prefer to see that the project is consistent with the Master Plan, reflecting the desires of the community.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend disapproval of Z19-C618, a zone change from RA-3 *Large Lot Rural Residential* to O/R *Office & Research* and P/O *Public / Open Space*, located at 1802 Perrysburg Holland Road, to the Springfield Township Zoning Commission and Township Trustees, for the following four (4) reasons:

1. The request is not consistent with the 2003 Springfield Township Community Master Plan; and
2. The request would create a precedent for future commercial zoning along Perrysburg Holland Road; and
3. The request would be out of context with adjacent residential zoning and land uses.
4. The request would remove residential land from the township and affect the connection of existing residential stub streets to the west and south.

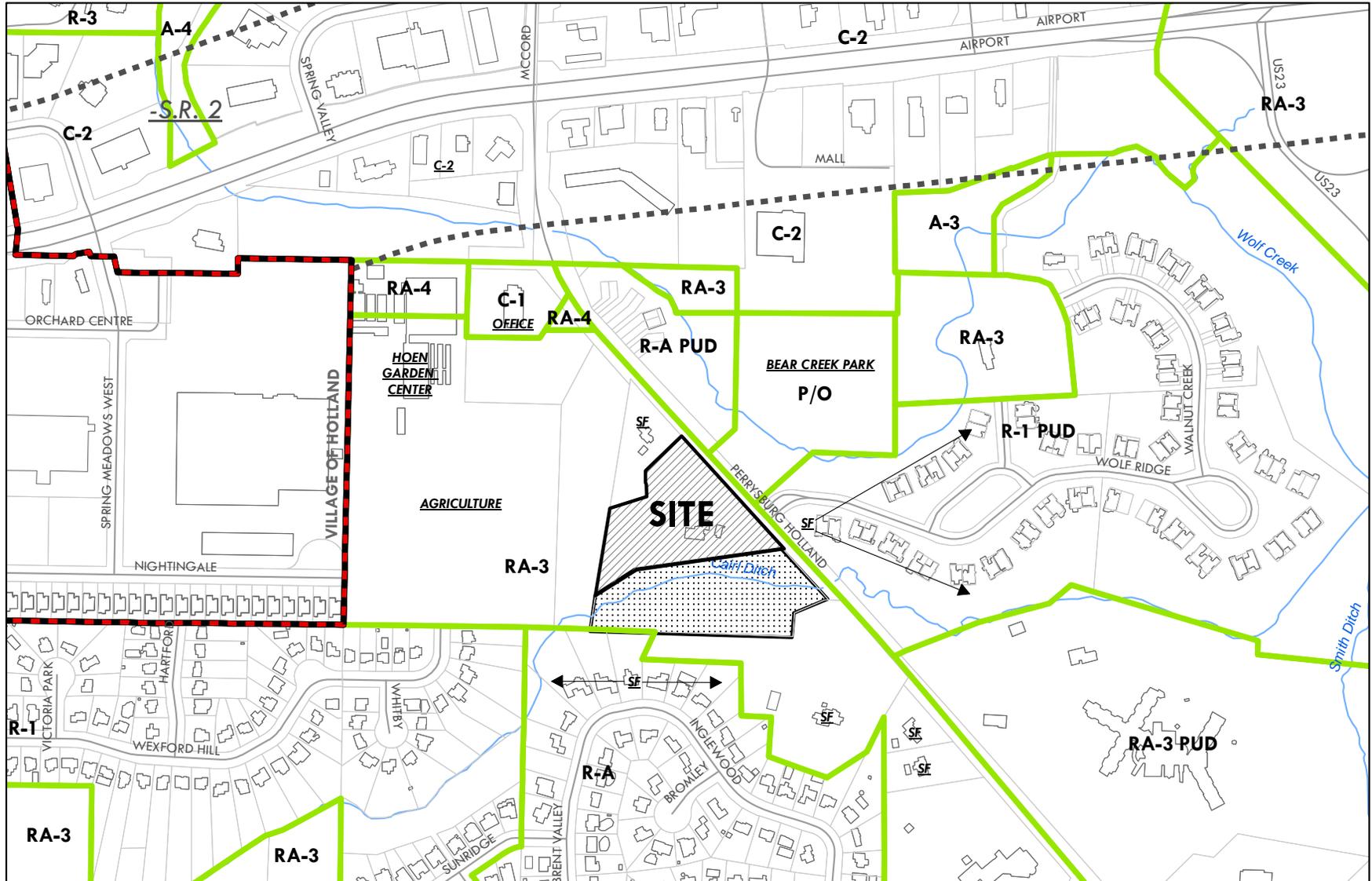
ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C618
DATE: July 24, 2013
TIME: 9:00 A.M.

JL/ks

Three (3) sketches follow

ZONING & LAND USE

Z19-C618
ID 225



PRELIMINARY SITE PLAN

Z19-C618
ID 225



SITE PLAN & SURVEY REPORT for WINDING STREAM PROPERTIES LLC.

- SCALE: 1" = 40'
- = SET 5/8" CAPPED IRON ROD
 - = FOUND 1/2" IRON PIPE
 - = FOUND CONCRETE MONUMENT BOX
 - ⊕ = EXISTING POWER POLE

OWNER
FADIA ABRA
7420 DAV HILL DR
ST. LOUIS MO 63105
65-23943

OWNER
R. J. & M. A. WIEHLEN
6234 INGERSOLL RD
MELAND OH 43060
65-11234
LOT 12

OWNER
R. G. & L. N. HANFIELD
1226 TWO FERRY RD
MELAND OH 43060
65-81234
LOT 14

OWNER
MICHAEL & BUTLE
1440 HULLMAN DR
MELAND OH 43060
65-28024

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWN 2
OF THE UNITED STATES RESERVE OF 12 MILES SQUARE AT THE FOOT OF THE RAPIDS
OF THE MIAMI OF LAKE ERIE, IN SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO

LEGEND

AREA = 3.44 AC.
BUILDING AREA = 3,577 S.F.
PARKING REQUIRED = 12
PARKING PROVIDED = 18
100 YEAR FLOOD ELEVATION = 612.0
AREA OF ADDITIONAL PAVEMENT = 8,150 S.F.
FUTURE BUILDING ADDITION = 990 S.F.

DEVELOPER

WINDING STREAM PROPERTIES LLC
C/O DAVID WOODWARD
3350 STONEWOOD LAKE
MANSFIELD OH 44907
419-464-7879

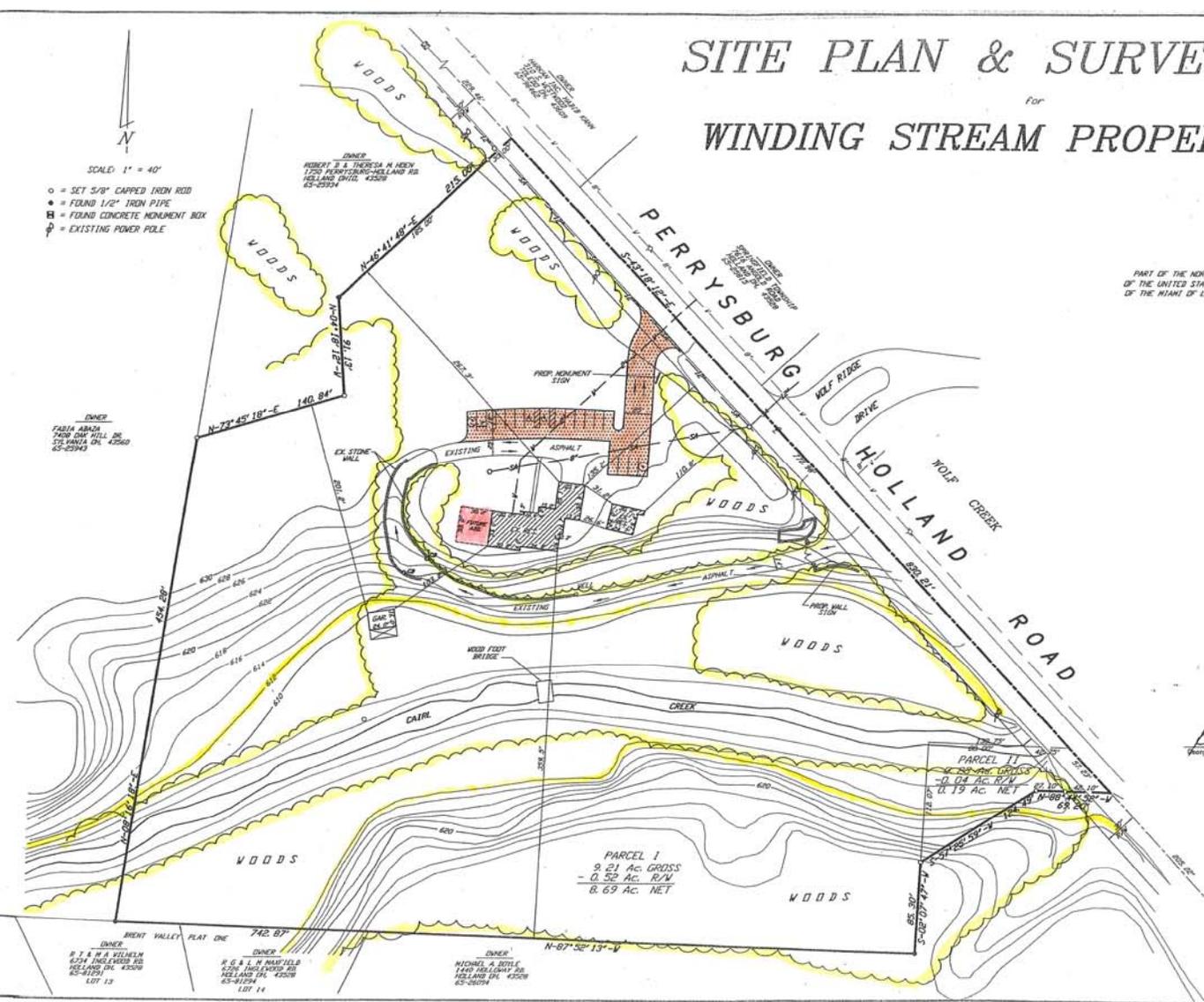
George V. Oravec
George V. Oravec, Registered Surveyor #5433



ORAVEC & ASSOCIATES, LLC

ENGINEERING & SURVEYING
5300 SECOR ROAD SUITE 140, TOLEDO, OHIO 43629
PH: 419-464-6644 OR 419-2062 FAX: 419-474-3025
WWW.ORAVECANDASSOCIATES.COM

SCALE	DATE	REVISOR	DRAWN BY	CHECKED BY
1" = 40'	6/25/2013	K.J.S.		21144



STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
COMMISSIONER
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602-

DIVISION OF INSPECTION
COMMISSIONER
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
138 W. DUDLEY
MAUMEE, OH 43537
419-893-1966

DIVISION OF TRANSPORTATION
COMMISSIONER
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
COMMISSIONER
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
KEITH EARLEY
ONE GOVERNMENT CENTER
SUITE 870
TOLEDO, OH 43604
419-213-4540

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
3222 W. CENTRAL AVE.
TOLEDO, OH 43606
419-539-6063

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
1111 S. McCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-5446

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43624
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
1-419-354-9452

WATERVILLE GAS
JAMIE BLACK
PO BOX 259
WATERVILLE, OH 43566
419-878-4972

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

TIME WARNER
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

EMBARQ
117 EAST CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

CENTURYLINK
TIM R. TAYLOR
375 E RIVERVIEW AVE
NAPOLEON, OH 43502

