

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

AUGUST 28, 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
(Vice Chairman)

BALSHARAN SINGH GREWAL

KEN FALLOWS

OLIVIA HOLDEN

LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT
(Chairman)

KEVIN X. SMITH
(Vice Chairman)

CYNTHIA A. GERONIMO

CATHERINE G. HOOLAHAN

TINA SKELDON WOZNIAK
(County Commissioner)

PETER GERKEN
(County Commissioner)

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(County Commissioner)

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RICHARD G. MOSES

KEN FALLOWS

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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

August 28, 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-17-13 (S-17-98): | Final Plat of WATERSIDE PLAT 19 at Jerome Road and Monclova Road (jl) |
| S-18-13 (S-17-98): | Final Plat of WATERSIDE PLAT 20 at Jerome Road and Monclova Road (jl) |
| S-21-13 (S-6-04): | Final Plat of WINTERBOURNE STATION PLAT 3, at Monclova Road and Waterville-Monclova Road (jl) |
| S-22-13 (S-8-02): | Final Plat of MAPLE CREEK PLAT 7, at Sylvania-Metamora Road and Mitchaw Road (jl) |

ITEM
NO.

ZONING – HARDING TOWNSHIP

1. Z37-C32: Amendment to the Harding Township Zoning Resolution regarding a new zoning district “RR” *Rural Residential*; changes to temporary signage; clarification of blight (jl)

ZONING – SPRINGFIELD TOWNSHIP

2. Z19-C619:

Amendment to the Springfield Township Zoning Resolution, Section 18 Planned Unit Development regarding connectivity (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

Request	-	Amendment to the Harding Township Zoning Resolution regarding a new zoning district RR <i>Rural Residential</i> ; changes to temporary signage; clarification of blight
Location	-	Harding Township
Applicant	-	Harding Township Zoning Commission

STAFF ANALYSIS

The Harding Township Zoning Commission requests amendments to the Harding Township Zoning Resolution. This is the second set of amendments. The amendments attached to this report as Exhibit 'A' reflect input by staff and the township. An overview includes the following:

- **Add a new zoning district “RR” *Rural Residential*** - The new district is proposed for single-family dwellings not engaged in agriculture, typically on smaller lots. The “RR” district will better reflect the use of some parcels in Harding Township that are currently zoned “A” *Agricultural*, although no zone changes are proposed.
- **Changes to temporary signage** – The language would affect garage sale signs, public election signs or similar temporary signage. The change will add a size and height restriction and delete the time frame for removal, which was recommended by the Lucas County Prosecutor’s Office out of concern for potential legal challenges.
- **Clarification of blight** – The change clarifies that the definition of an inoperable vehicles applies to the entire zoning resolution, not just to Section 910.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendments, as shown in EXHIBIT “A”, to the Harding Township Zoning Commission and Township Trustees.

REF: Z37-C32 . August 28, 2013

TEXT AMENDMENT
HARDING TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z37-C32
DATE: August 28, 2013
TIME: 9:00 A.M.

JL/bp
Exhibit "A" follows

Exhibit “A”

**1). ADD SECTION 6 ‘RR’ RURAL RESIDENTIAL
NEW SECTION. ADDITIONAL SECTIONS TO BE RENUMBERED. NEW DEFINITION
AND PERMITTED USE.**

600 PURPOSE

The purpose of the RR Rural Residential District is to provide areas for low-density, single-family dwellings, on lots one (1) net acre in size or larger. Dwellings must provide water and sewage disposal in accordance with Toledo-Lucas County Health Department regulations.

601 PERMITTED USES

The following uses are permitted in the RR Rural Residential District:

- | | |
|-----------------------------------|-------------------------------------|
| Accessory uses and structures | Modular home |
| Dwelling, single-family | Permanently sited manufactured home |
| Home occupation (See Section 905) | Public service facilities |

602 CONDITIONAL USES

The following uses may be approved pursuant to Section 15 - Procedures and Requirements for Conditional Uses:
(Rev. 8-13-12. Z37-C31.)

- | | |
|--|--|
| Adult correctional rehabilitation facility | Mineral extraction (See Section 906) |
| Bed and Breakfast | Recreational facility, indoor or outdoor |
| Church or place of worship | Commercial Riding stables/boarding of domesticated animals |
| Club | School |
| Day Care | Small Wind Turbine (See Section 921) |
| Golf Course | Telecommunication tower (See Section 914) |
| Group Living | Two-family dwelling |
| Kennel | |
| Landscape/nursery | |

603 DEVELOPMENT STANDARDS

All main buildings and lots shall meet the following development standards:

A. Height Limits

No building, except those for agricultural purposes, shall be constructed or enlarged to exceed thirty-five (35') feet in height.

B. Area Requirements

All lots shall meet the following minimum requirements:

- Lot Area:** One (1) net acre
- Lot Width:** One hundred fifty (150') feet
- Front Yard:** One hundred twenty (120') feet from the centerline of SR 295, one hundred (100') feet from the centerline of all other roads

Exhibit “A”(cont’d)

603 DEVELOPMENT STANDARDS (cont’d)

Side Yard: Twenty-five (25’) feet

Rear Yard: Fifty (50’) feet

C. Floor Area Requirement

All single-family dwellings shall have a minimum floor area of 1500 sq. ft. In determining floor area, only livable areas may be included. Garages, breezeways, basements, attics and porches are excluded.

Add to Sec. 20 DEFINITIONS and Sec. 5 AGRICULTURAL “PERMITTED USES” TABLE

Modular Home: A complete, livable permanent dwelling that is designed and factory-built in more than one unit, transported to the construction site, placed on a foundation, and assembled with some onsite construction. A modular home does not have a chassis, axles, or wheels. A modular home is not a mobile home, manufactured home, or recreational vehicle. (See Industrialized Unit:)

2). CHANGES TO Sec. 1100 SIGNAGE

ADDITIONS IN BOLD ITALICS, DELETIONS IN STRIKETHROUGH

1101 DEFINITIONS

Window Sign: Any sign placed inside a window in a building or structure or upon the building’s interior window panes or glass or an opening recessed from the building face such that the ~~window sign copy~~ is visible from the exterior of the premises.

1102 GENERAL PROVISIONS

B. 5. A drawing/picture of the proposed sign showing the following specifications: dimensions, ~~height from grade~~ **height, clearance of sign**, copy, illumination, and construction details (materials, structural supports, and electrical components)

1103 PROHIBITED SIGNS

The following types of signs are prohibited in all districts:

- A. Abandoned signs
- B. Animated signs
- C. Temporary and Portable Signs (***Except as permitted in Section 1104***)
- D. Any sign or other object attracting attention to a business that interferes with the safety of the traveling public.
- E. Roof Signs that exceed the highest point of the roof that the sign is installed upon or that expose bracing and other mounting materials.

Exhibit “A”(cont’d)

1103 PROHIBITED SIGNS (cont’d)

- F. Signs that resemble or conflict with traffic control signs or signals.
- G. Signs or devices that emit audible sound, smoke, gas and/or odor.
- H. Window signs occupying greater than thirty percent (30%) of the total window area.
- I. Any sign containing obscene matter.
- J. Any sign unlawfully installed, erected, or maintained.

1104 EXEMPTIONS

The following signs do not require a Zoning Certificate:

- A. Government signs erected by the Township, County, State, or the Federal government in furtherance of their governmental responsibility.
- B. Any sign wholly inside a building which does not exceed thirty percent (30%) of the total window area and is unable to be read or be discerned from any property line or any public right-of-way.
- C. Informational signs attached to a building and not exceeding three (3) square foot and are limited to business identification, hours of operation, address, and emergency information of the occupant(s) of the building. Such signs shall be permitted in addition to other permitted signs.
- D. Non-illuminated real estate signs not exceeding six (6) square feet in sign area for agriculturally zoned property and thirty-two (32) square feet in sign area for all non-residential districts, which advertises the sale, rental, or lease of the premises upon which such sign is located.
- E. An on-premise non-illuminated real estate signs not exceeding thirty-two (32) square feet per face in sign area and five (5') feet in height which advertise the sale or lease of a subdivision or undeveloped acreage of ten (10) acres or greater.
- F. Future development signs and construction signs placed upon the lot under construction. These signs shall not exceed five (5) feet in height and thirty-two (32) square feet in sign area, shall be non-illuminated, and shall be removed upon completion of the project or within two (2) years of the signs erection, whichever occurs first.
- G. Memorial signs or tablets, name of buildings and dates of construction, provided that such signs do not exceed two (2) square feet in sign area.

Exhibit "A"(cont'd)

1104 EXEMPTIONS (cont'd)

- H. Garage / yard sale signs, public election signs, candidate signs, **or similar signage**. ~~These signs shall be removed no later than five (5) days after completion of the election, event, or transaction.~~ **The sign area may not exceed six (6) square feet; the height may not exceed four (4) feet.**
- I. Address numbers for dwellings shall not exceed two (2) square feet in area and address numbers for commercial or industrial buildings shall not to exceed six (6) square feet in area unless the address number is an integral component of a sign for which a Zoning Certificate is required by this Resolution.
- J. Flags. All flags shall be displayed as follows:
1. Maximum flag size forty (40) square feet.
 2. Maximum pole height thirty-five (35') feet or not more than ten feet above the roof line of the primary building, whichever is less.
 3. All flags shall be flown on a pole, with a maximum of three flags per lot with no more than one (1) flag other than that of a nation, state, or political subdivision.
 4. Flags may not be located in such a way as to intentionally attract the attention of the public for commercial purposes.
 5. The flag and flag pole shall be maintained in good condition.
 6. Flag pole(s) must be set back from all property boundaries a minimum of fifteen (15') feet or setback a distance which is at least equal to the height of the pole, whichever is greater.

1106 SIGNS IN AGRICULTURAL AND PUBLIC/OPEN SPACE DISTRICTS

- A. One (1) low profile or one (1) wall sign shall be allowed for each lot which contains a non-residential ~~main~~ **principal** building permitted in the district. Low-profile signs in an A Districts ~~and~~ shall not exceed sixty (60") inches in height and thirty-two (32) square feet per face (maximum of two (2) faces) and shall be setback a minimum distance of fifteen (15') feet from the nearest right-of-way line and setback a minimum of ten (10') feet to any adjacent lot. Wall signs in residential districts shall not exceed twenty-four (24) square feet of sign area.
- B. Home occupation signs shall not exceed two (2) square feet in sign area and shall be a wall sign.

Exhibit “A”(cont’d)

1106 SIGNS IN AGRICULTURAL AND PUBLIC/OPEN SPACE DISTRICTS (cont’d)

- C. A church or school allowed by this Zoning Resolution may locate two (2) signs on the lot; one sign shall be a wall sign; the face of which shall not exceed twenty-four (24) square feet in area, and a second sign, which shall be a free-standing low profile sign not to exceed thirty two (32) square feet per face (maximum of two (2) faces) and shall be setback from the nearest right-of-way a minimum distance of fifteen (15') feet and setback a minimum distance of ten (10') feet to any adjacent lot. Low profile signs shall not exceed five (5') feet in height.
- D. No sign of any type shall be permitted in an A District, other than as specifically permitted in this Section 1106, or those exempted from zoning certificates in Section 1104.

3). CHANGE TO Sec. 910 causes of blight or blighting factors

DELETE “SECTION” AND REPLACE WITH “RESOLUTION”

- A.1. The storage upon any premises of any inoperable vehicle for a period of more than two (2) weeks, except in a completely enclosed building. For purposes of this ~~section~~ **Resolution**, a vehicle is considered inoperable if for any reason it is not immediately drivable and/or it does not have a valid license plate on it.

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REF: Z19-C619
DATE: August 28, 2013

GENERAL INFORMATION

Subject

- Request - Text Amendment to Section 18 - Planned Unit Development regarding connectivity
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

STAFF ANALYSIS

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution regarding Planned Unit Developments. The amendment clarifies the need for connectivity between subdivisions and strongly encourages pedestrian connections. It highlights an important policy in subdivision design and informs developers of expectations before development occurs.

Staff is supportive of the amendment with no modifications.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendment, as shown in EXHIBIT "A", to the Springfield Township Zoning Commission and Township Trustees.

TEXT AMENDMENT
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C619
DATE: August 28, 2013
TIME: 9:00 A.M.

JL/bp
Exhibit "A" follows

Exhibit “A”

(Deletions in strikeout, additions in bold italics)

**SECTION 18
PUD PLANNED UNIT DEVELOPMENT**

1800 PURPOSE

The Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district intended to encourage conservation development and innovative design, to conserve and/or create significant natural features such as those found in the Oak Openings region. (Information pertaining to the Oak Openings region may be obtained by contacting the local Nature Conservancy field office.) The Planned Unit Development allows greater design flexibility so that natural features and/or usable, accessible, consolidated open space may be preserved, enhanced, and/or created by concentrating development in a coordinated and efficient manner. The developer should attempt to conserve and maintain significant wildlife habitats in existing wooded areas, meadows, and hedgerows and tree lines between fields or meadows as physically possible. *All Planned Unit Developments shall include street connectivity to existing and future developments. In addition, utilization of bike / pedestrian pathways is highly encouraged.*

1803 ADDITIONAL INFORMATION

E. Connectivity Requirements

- 1. Design shall include street connections to existing subdivisions as well as stub streets to future development. The construction of such streets shall occur at the same time as the Planned Unit Development streets are constructed.*
- 2. Construction of pedestrian / bike paths is highly encouraged. These paths shall be hard surface. They shall be designed to connect to existing pedestrian / bike paths and to also be designed to allow for future connections. Pedestrian / bike paths shall be constructed at the same time as the streets are constructed. A bond may be required for the construction of such paths.*

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

Toledo - Lucas County General Street Map

