

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*December 18, 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

CATHERINE G. HOOLAHAN  
(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)

CAROL CONTRADA  
(County Commissioner)

KEITH G. EARLEY

RICHARD G. MOSES

KEN FALLOWS

MEGAN MALCZEWSKI

THOMAS R. LEMON, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2014**

<b>APPLICATION DEADLINE*</b>	<b>AGENDA SET</b>	<b>STAFF REPORT DISTRIBUTED</b>	<b>HEARING DATE</b>
<b>CITY PLAN COMMISSION</b> ( <i>HEARINGS BEGIN AT 2PM</i> )			
November 25	December 23	December 27	January 9
December 30	January 27	January 31	February 13
January 28	February 24	February 28	March 13
February 25	March 24	March 28	April 10
March 25	April 21	April 25	May 8
April 29	May 26	May 30	June 12
May 27	June 23	June 27	July 10
July 1	July 28	August 1	August 14
July 29	August 25	August 29	September 11
August 26	September 22	September 26	October 9
September 23	October 20	October 24	November 6*
October 21	November 17	November 21	December 4*
<b>COUNTY PLANNING COMMISSION</b> ( <i>HEARINGS BEGIN AT 9AM</i> )			
December 9	January 6	January 10	January 22
January 13	February 10	February 14	February 26
February 10	March 10	March 14	March 26
March 10	April 7	April 11	April 23
April 14	May 12	May 16	May 28
May 12	June 9	June 13	June 25
June 9	July 7	July 11	July 23
July 14	August 11	August 15	August 27
August 11	September 8	September 12	September 24
September 8	October 6	October 10	October 22
October 6	November 3	November 7	November 19*
November 3	December 1	December 5	December 17*

\* County deadlines are for Preliminary Drawings

BLANK PAGE

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**December 18, 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-25-13 - Final Plat of CRIMSON HOLLOW Plat 7 located at Dutch Road and Waterville Monclova Road, Monclova Township (17 lots) (jl)
- S-27-13 - Final Plat of TWELVE LAKES Plat 9 located at the southwest corner of Sylvania-Metamora Road and Mitchaw Road, Sylvania Township (8 lots) (jl)

**ITEM  
NO.**

**SUBDIVISION – SYLVANIA TOWNSHIP**

- 1. S-28-13: Preliminary Drawing review of OAK CREEK NORTH subdivision, west of King Road, north of Sylvania Avenue (jl)

**SUBDIVISION – LUCAS COUNTY**

- 2. M-14-13: Amendment to Lucas County Subdivision Rules and Regulations regarding performance guarantees (jl)

**ZONING – WATERVILLE TOWNSHIP**

- 3. Z22-C124 Amendment to Waterville Township Zoning Resolution regarding Route 64 Overlay District Boundaries (jl)

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

REVISED

REF: S-28-13

DATE: December 18, 2013

**GENERAL INFORMATION**

Subject

- Request - Preliminary Drawing for OAK CREEK NORTH
- Location - North of Sylvania Avenue, West of King Road
- Applicant - K And JL Enterprises  
9840 Sylvania Metamora Rd  
Sylvania, OH 43560
- Engineer - Feller, Finch and Associates  
1683 Woodlands Drive  
P.O. Box 68  
Maumee, OH 43537

Site Description

- Zoning - R-1 *Residential*
- Area - ± 9.22 Acres
- Frontage - ± 482 Feet along King Road
- Existing Use - Landscape / Nursery
- Proposed Use - Single-Family Residential, Low Density

Area Description

- North - Single-Family Residential, Low Density / R-1  
*Residential*
- South - Single-Family Residential, Low Density / A-4  
*Rural Residential*
- East - Single-Family Residential, Low Density / R-2 PUD  
*Residential*
- West - Single-Family Residential, Low Density / R-1  
*Residential*

Parcel History

- Z20-C911 - Zone change from A-4 *Rural Residential* to R-1  
*Residential*. Plan Commission recommended  
approval May 31, 2006. Trustees approved July 18,  
2006.

**GENERAL INFORMATION (cont'd)**

Applicable Plans and Regulations

- Sylvania Township Zoning Resolution
- Sylvania Township Land Use Plan 2007
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

Project Description

Number of Lots	-	14
Maximum Density	-	44 units
Average Lot Size	-	106 ft. wide, 187 ft. deep, 19,822 sq. ft.
Roadway	-	60 ft. public right-of-way, 25 ft. roadway, 10 ft. drainage and utility easements
Open Space	-	None
Public Utilities	-	Sanitary sewer, water lines and storm sewer

**STAFF ANALYSIS**

The request is a preliminary drawing for OAK CREEK NORTH. The proposed subdivision contains 14 lots located on 9.22 acres. The site is located west of King Road, between Brint Road and Sylvania Avenue, in Sylvania Township. The surrounding area is largely developed by single-family subdivisions. The Sylvania Township Police Department and a Hindu Temple are located to the southeast. The property currently is zoned R-1 *Residential*.

A 661-foot cul-de-sac provides the sole point of access. The property is divided by a ditch. The plans do not indicate how the ditch will be addressed for development of the proposed subdivision. The U.S. Army Corp and Ohio EPA should be contacted prior to any work with the ditch to determine if permits are required. The site also contains a number of mature trees. Efforts to maintain as many mature trees as possible are encouraged.

The average lot is around 20,000 sq. ft. with 106 feet of width. The 14-unit development is below the maximum density of 44 units allowed in the R-1 zoning district. The preliminary drawing includes front setbacks that exceed R-1 requirements. Front setbacks vary between 35’ for standard lots and 46’ for lots around the cul-de-sac. Side and rear setbacks are not shown. A revised preliminary drawing showing these setbacks (may use typical lot diagrams) and other required information will need to be submitted and is included as a condition of approval.

**STAFF ANALYSIS (cont'd)**

The preliminary drawing includes a separate lot for the detention area; however, a portion of the proposed detention area extends into the rear yards of lots 1-4. The current configuration is not recommended, due to potential confusion over ownership issues and maintenance liabilities. The County Engineer included a comment that the detention area should be solely contained on a separate lot. If the lot remains as is, additional language would need to be included on the final plat to address the equitable sharing of financial liabilities for the detention area, including the portion that extends into private lots.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission approve the preliminary drawing for OAK CREEK NORTH, located north of Sylvania Avenue, west of Brint 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.

City of Sylvania Department of Public Service

1. This subdivision is within the City Water Service Area, but outside the incorporated limits. Pursuant to Section 921.01(d), annexation to the City will be required.
2. Construction drawings will need to be submitted for a detailed plan review.
3. Fees associated with the subdivision plan review and utility taps are applicable and will be determined during detailed plan review.

Lucas County Soil and Water District

4. 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.
5. 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.
6. A soil survey was prepared and is available upon request; a field visit was not done by the SWCD.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Soil and Water District (cont'd)

7. Hydric soils comprise 60% of the site. The presence of a hydric soil may indicate the need for a wetland delineation, as hydric soils are one of the components of a wetland. Contact the Army Corps of Engineers at 419-726-9014.

Sylvania Township Fire Department

No Comments or Objections

Lucas County Engineers

8. 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.
9. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.
10. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
11. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
12. Right-of-way areas along King Road shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
13. In the event that earth mounds and landscaping are proposed along King Road, the locations for these items shall be outside the right-of-way.
14. Two (2) foot wide anti-vehicular access easements shall be platted to prohibit access for lots along King Road.
15. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision.
16. According to our records, existing Ditch No. 514 runs from southeast to northwest through the property and outlets to a 21-inch storm sewer in Parkland Sylvan Hills. Prior to any filling, disturbing or relocating of this ditch, the owner or consultant should contact the U.S. Army Corps of Engineers and Ohio E.P.A. to determine if any permits are required from these agencies prior to such activity.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineers (cont'd)

17. 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 majority of the property appears to drain to existing Ditch No. 514. The proposed detention pond outlet shown is draining to the King Rd. storm sewer and a drainage structure be provided at this connection. The amount of flow permitted to this outlet will be based on the contributing drainage areas in existing conditions and the design capacity of the outlet.
  - b. The storm water detention area should be constructed completely on the separate, non-buildable lot with an easement for access. An access driveway or other acceptable means of access shall be provided to the detention area. Plat recitations and deed covenants will be required to address ownership and maintenance of detention area, and to prohibit filling, alteration and obstruction of the area.
  - c. The developer shall provide for detention area maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention area and the detention area itself.
18. 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 current Ohio EPA, N.P.D.E.S. permit.
19. 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.
20. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
21. 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)

22. 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.

Plan Commission

23. The storm detention areas shall be identified on the Final Plat with lot letters. The property tax liability for these areas shall be shared and assessed to each individual lot owner. A recitation stating that each lot owner will be assessed for an equal amount of the property taxes for these areas shall be placed on the Final Plat. Additional language shall be included if the detention area remains as is, partially extending in to Lots 1 – 4.
24. 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.
25. Sidewalks shall be required along Oak Creek North and King Road per the Lucas County Subdivision Rules and Regulations.
26. A revised preliminary drawing shall be submitted showing; all setback lines (may use typical lot diagrams), lot sizes, topographic contours, water courses, woodland areas, and King Road instead of McCord Road.
27. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

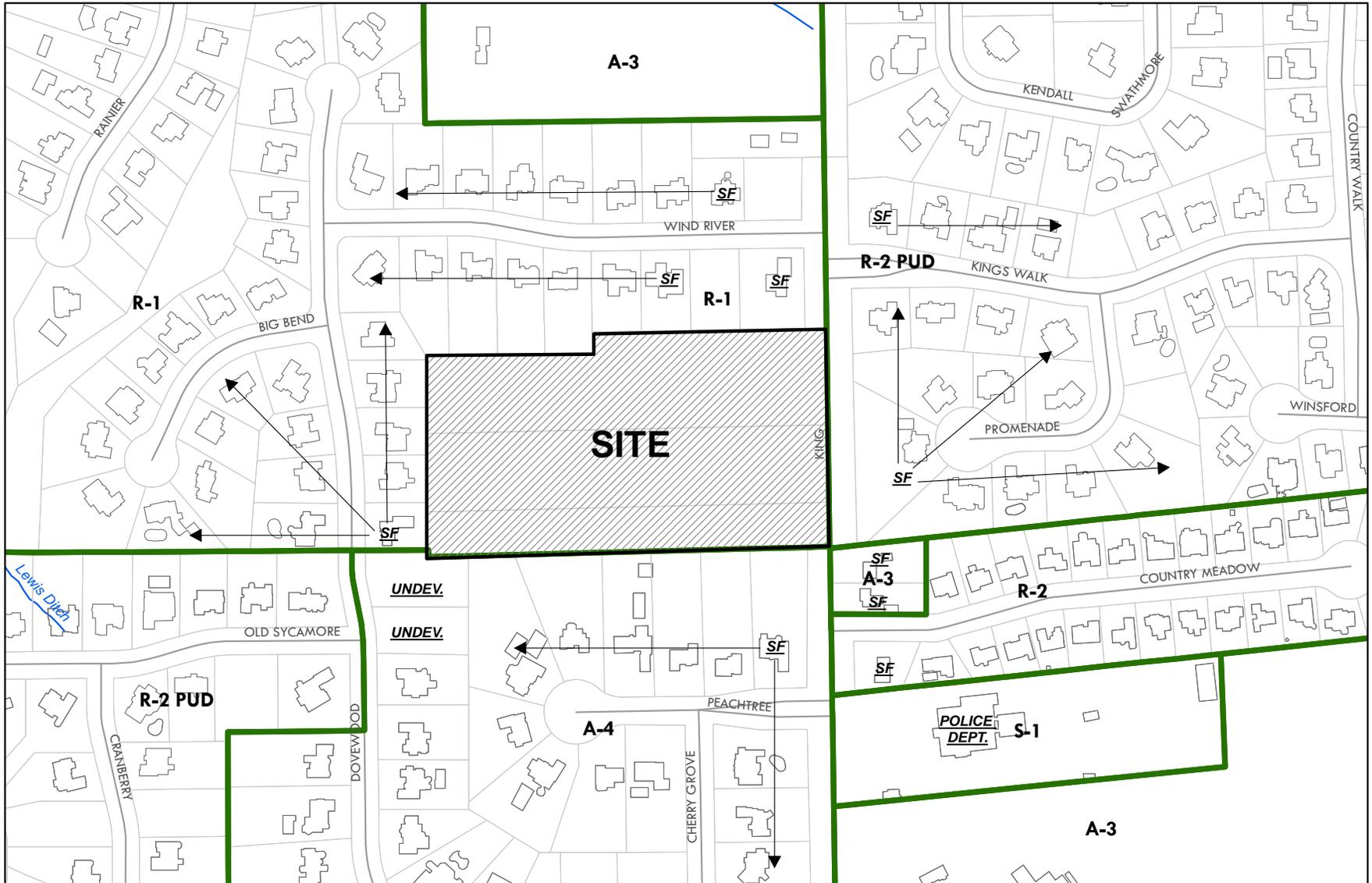
PRELIMINARY DRAWING  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: S-28-13  
DATE: December 18, 2013  
TIME: 9:00 A.M.

JL/bp  
Three (3) sketches follow



# ZONING & LAND USE

S-28-13  
ID 109



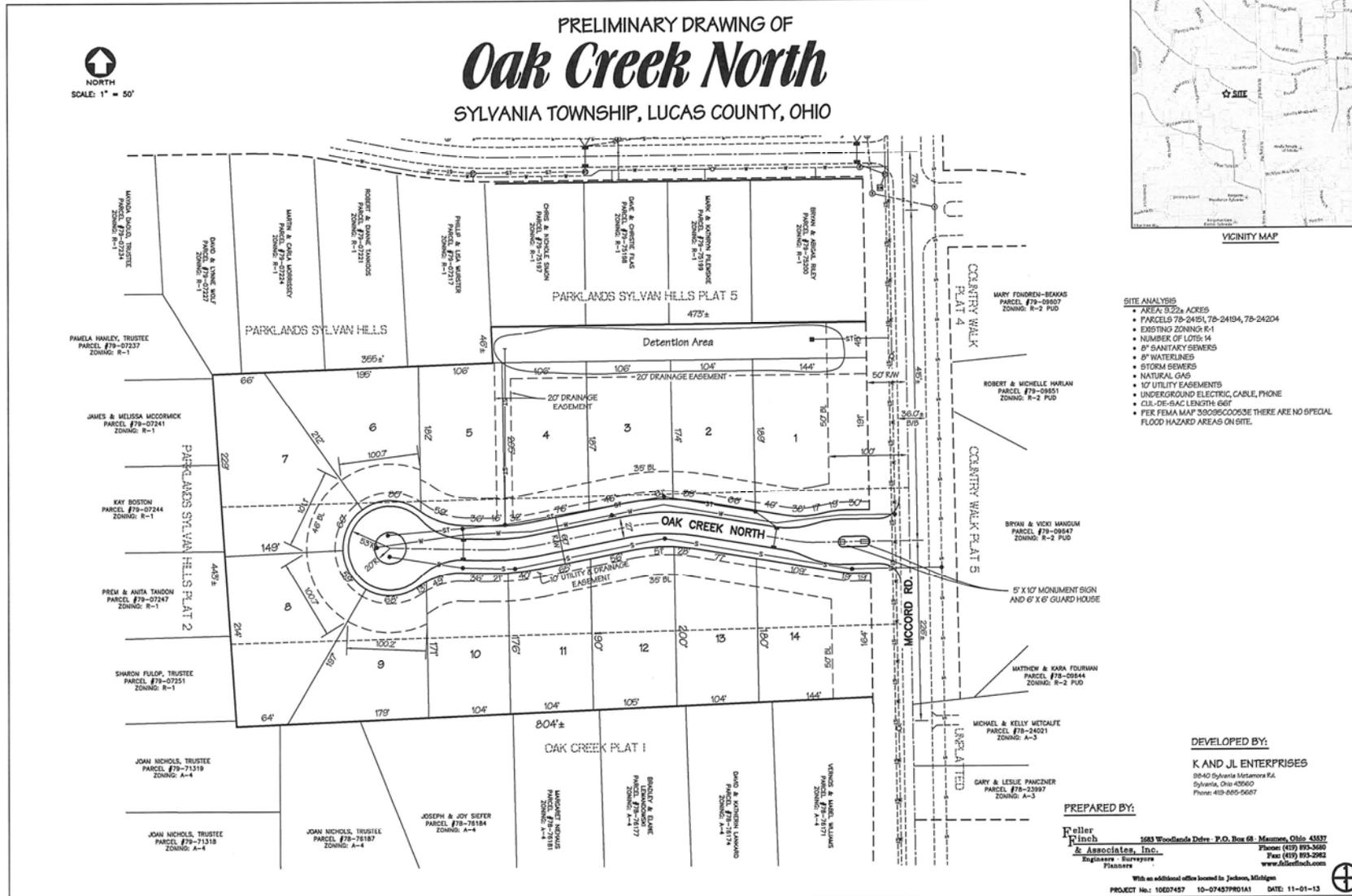
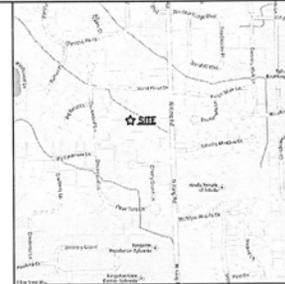
# PRELIMINARY DRAWING

S-109-13  
ID 109



  
NORTH  
SCALE: 1" = 50'

## PRELIMINARY DRAWING OF *Oak Creek North* SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO



BLANK PAGE

REF: M-14-13  
DATE: December 18, 2013

**GENERAL INFORMATION**

Subject

- Request - Amendment to Lucas County Subdivision Rules and Regulations Regarding Performance Guarantees
- Applicant - Lucas County Planning Commission

**STAFF ANALYSIS**

The Lucas County Commissioners requests an amendment to the Lucas County Subdivisions Rules and Regulations regarding performance guarantees. The changes would affect how performance guarantees are secured in order to ensure the installation of sidewalks and street trees on individual lots. The current regulations require the installation of improvements or the securing of a performance guarantee (performance bond, certified check, irrevocable letter of credit) before a final plat can be recorded.

Sidewalks and street trees are two types of improvements that are typically not installed until home construction begins, requiring a performance guarantee that the improvements will be made. The proposed change would allow the guarantee to be applied prior to the issuance of a building permit instead of prior to the recording of the plat, and align the costs of these improvements with the home builder or home buyer. The installation or guarantee would be handled by the Lucas County Building Regulations Department, but would provide the County Commissioners and Township Trustees with a mechanism to have the public improvements installed with the costs assessed to the property owners.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission approve and adopt the proposed amendment to the Lucas County Subdivision Rules and Regulations, as highlighted in Exhibit “A”, and forward a recommendation to the Board of Lucas County Commissioners that they do the same.

TEXT AMENDMENT  
LUCAS COUNTY PLANNING COMMISSION  
REF: M-14-13  
DATE: December 18, 2013  
TIME: 9:00 A.M.

JL/bp  
Exhibit “A” follows

Exhibit "A"  
(Additions in bold italics.)

SECTION 8  
REQUIREMENTS FOR CONSTRUCTION OF IMPROVEMENTS

Standards

801 Performance Guarantee for Installation and Maintenance of Improvements

To guarantee the construction and/or maintenance of required improvements prior to the approval and recording of the Final Plat, ***unless an exception is approved as provided for in Section 801.c***, the subdiver shall be required to provide a performance ***or maintenance*** guarantee in one or a combination of the following arrangements:

- a. **Performance Bond, Certified Check, or Irrevocable Letter of Credit:** The subdiver shall post a bond, executed by a surety company, or a certified check or irrevocable letter of credit equal to the estimated cost plus ten percent (10%) of the required improvements. The bond shall be in favor of the Lucas County Board of Commissioners, and shall guarantee construction of the improvements according to the plans and specifications approved by Lucas County. The term of the bond shall not exceed two (2) years. The Lucas County Board of Commissioners may grant an extension where due cause can be shown.
- b. **Deposit:** The subdiver may make a deposit with the county treasurer, with a responsible escrow agent, or with a trust company. The deposit shall be money or negotiable bonds in an amount equal to the estimated cost plus ten percent (10%) of the required improvements. If a cash deposit is made, an agreement may be executed to provide payments to the contractor or the subdiver from the deposit as the work progresses and is approved by the responsible county officials.
- c. ***Sidewalk and Street Tree Installation: Instead of the performance guarantees specified in Sections 801.a and 801.b, when the installation of sidewalks and/or street trees are required as part of the final plat approval for a subdivision, the subdiver may request that the final plat require that the owner of each lot provide a method for such installation as a condition precedent to the issuance of a building permit for the improvement of a lot. The Lucas County Building Regulations Department shall determine, prior to issuing a building permit, whether the method provided by the lot owner is sufficient to guarantee the installation.***

Exhibit "A" (cont'd)

*Per the Lucas County Building Code, a final site grading plan and sidewalk inspection permit is required and will not be approved by the Lucas County Engineer until the sidewalks have been satisfactorily completed. If the lot owner fails to install the required sidewalks and/or street trees at the time of construction of the home, or if no home is built on the lot, the Board of Lucas County Commissioners or Board of Township Trustees, at their discretion, may proceed in accordance with Section 5543.10 of the Ohio Revised Code to have the sidewalks constructed and/or the Board of Township Trustees, at their discretion, may proceed in accordance with Section 5571.10 of the Ohio Revised Code to have the street trees installed, with the cost assessed to the lot owner.*

- d. **Maintenance Bond:** Upon completion of the improvements and acceptance by the Lucas County Engineer and/or Lucas County Sanitary Engineer, a maintenance bond for a two (2) year period in an amount of twenty-five (25%) percent of said improvement cost shall be provided to the Lucas County Board of Commissioners by the developer or by the developer's contractor. *Individual lot sidewalks and street trees are excluded and will not require a maintenance bond.*

BLANK PAGE

REF: Z22-C124  
DATE: December 18, 2013

**GENERAL INFORMATION**

Subject

- Request - Amendment to the Waterville Township Zoning Resolution regarding Route 64 Overlay District Boundaries
- Location - Waterville Township
- Applicant - Waterville Township Zoning Commission

**STAFF ANALYSIS**

The Waterville Township Zoning Commission requests an amendment to the Waterville Township Zoning Resolution regarding the boundaries for the Route 64 Overlay District. The change clarifies how the boundary should be drawn. The current definition would allow property to be divided and removed from the overlay district. This was not the intent of the regulation. The amendment addresses this potential loophole.

**STAFF RECOMMENDATION**

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

TEXT AMENDMENT  
WATERVILLE TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z22-C124  
DATE: December 18, 2013  
TIME: 9:00 A.M.

JL/bp  
Exhibit “A” follows

**Exhibit “A”**

(Deletions in strikeout, additions in bold italics)

5.2.2 Route 64 Overlay District Boundaries

The boundaries of the District are hereby established as shown on the Zoning District Map. The District includes *all land within* ~~those parcels with frontage along the Route 64 right of way to a depth of 1200 feet of the~~ ***Route 64*** centerline, ***excepting existing residential parcels along Finzel and Noward Roads*** ~~of the right of way along both sides~~, extending from the City of Waterville corporate limits to the Village of Whitehouse corporate limits.

## 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

