

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*May 28, 2014*

*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

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(Chairman)

CYNTHIA A. GERONIMO  
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**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

\*\* Date shifts are due to holidays

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**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**May 28, 2014**

**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-4-14 Final Plat of the Replat of Lots 150 and 185-187 of FALLEN TIMBERS FAIRWAYS PLAT 6, located south of Stitt Road, east of Waterville-Monclova Road, Monclova Township (4 lots) (jl)

S-5-14 Final Plat of the Second Replat of COREY CREEK MANOR, located northeast of Corey Road and Coldstream Road, Sylvania Township (16 lots) (jl)

S-6-14 Final Plat of the Replat of Lots 70-73 and Lot F of NORTHWOODS PLAT 4, located north of Sylvania Avenue, east of Holland-Sylvania Road, Sylvania Township (4 lots) (jl)

**ITEM**  
**NO.**

**SUBDIVISION – SYLVANIA TOWNSHIP**

1. S-7-14: Final Plat of NORTHWOODS PLAT 5, located north of Sylvania Avenue, east of Holland-Sylvania Road, Sylvania Township (8 lots) (jl)

**ZONING - WATERVILLE TOWNSHIP**

2. Z22-C126: Amendment to Waterville Township Zoning Resolution establishing a State Route 295 Overlay District (jl)

**ZONING – SPRINGFIELD TOWNSHIP**

3. Z19-C623: Zone Change from C-2 to M-1 at 9590 Airport Highway (tg)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

**AGENDA**

**ROLL CALL** – Toledo City Plan Commission

**PROOF OF NOTICE**

**SWEARING IN**

**ITEM  
NO.**

**CASE DESCRIPTION**

4. M-3-14: Review of the City of Toledo 2014-2018 Capital Improvement Program (CIP) (tg)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

**GENERAL INFORMATION**

Subject

- Request - Final Plat for NORTHWOODS PLAT 5
- Location - North of Sylvania Avenue, East of Holland-Sylvania Road, Sylvania Township
- Applicant - McGowan Northwoods LTD  
4343 Mockingbird Road  
Toledo, OH 43623
- Engineer - Feller, Finch & Associates  
1683 Woodlands Drive  
Maumee, OH 43537

Site Description

- Zoning - *R-1 Residential*
- Area -  $\pm$  3.64 acres
- Frontage -  $\pm$  205 Feet along Towpath Lane
- Existing Use - Undeveloped Land

Area Description

- North - *Single-Family Residential / A-4 Rural Residential*
- South - *Single Family Residential / A-4 Rural Residential and R-1 Residential*
- East - *Single-Family Residential / R-1 Residential*
- West - *Single-Family Residential / A-4 Rural Residential*

Parcel History

- Z20-C684 - Zone change from *A-4 Rural Residential* District to *R-1 Residential* District for north 2.3 acres. Lucas County Plan Commission recommended approval on July 25, 2005. Sylvania Township Trustees approved September 20, 2005.

**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	-	8 lots
Maximum Density	-	17 lots
Average Lot Size	-	15,092 sq. ft.
Roadway	-	60 ft. public right-of-way, 25 ft. roadway, 35 ft. sidewalk and utility easements
Public Utilities	-	Sanitary sewer, water lines and storm sewer

**STAFF ANALYSIS**

The request is a final plat for Northwoods Plat 5. The case is being heard as an agenda item because no preliminary drawing was submitted for this portion of the Northwoods subdivision, which was acquired after the original development was approved. The review will allow for public input and comment on the proposed division of land. Adjacent land uses include single-family residential to the north, south, east, and west.

The 3.64 acre site will be divided into eight single-family lots, below the maximum allowed seventeen lots. The average lot width is 70 feet and the average lot area is 15,092 sq. ft.. The proposed lots meet zoning requirements. The lots will front on Sandhill Court, a new cul-de-sac road. A ten-foot lettered lot, Lot G, will extend around the north and west perimeter of the subdivision as open space and a buffer against adjacent development. The buffer lot is similar to what was approved last year for Northwoods Plat 4. Lot G will be dedicated to the Northwoods Homeowners Association.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission approve the final plat for NORTHWOODS PLAT 5, located north of Sylvania Avenue, east of Holland-Sylvania Road in Sylvania Township. The plat complies will all applicable subdivision regulations. All final clearances have been received.

REF: S-7-14. . .May 28, 2014

FINAL PLAT  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: S-7-14  
DATE: May 28, 2014  
TIME: 9:00 A.M.

JL/bp  
Three (3) sketches follow

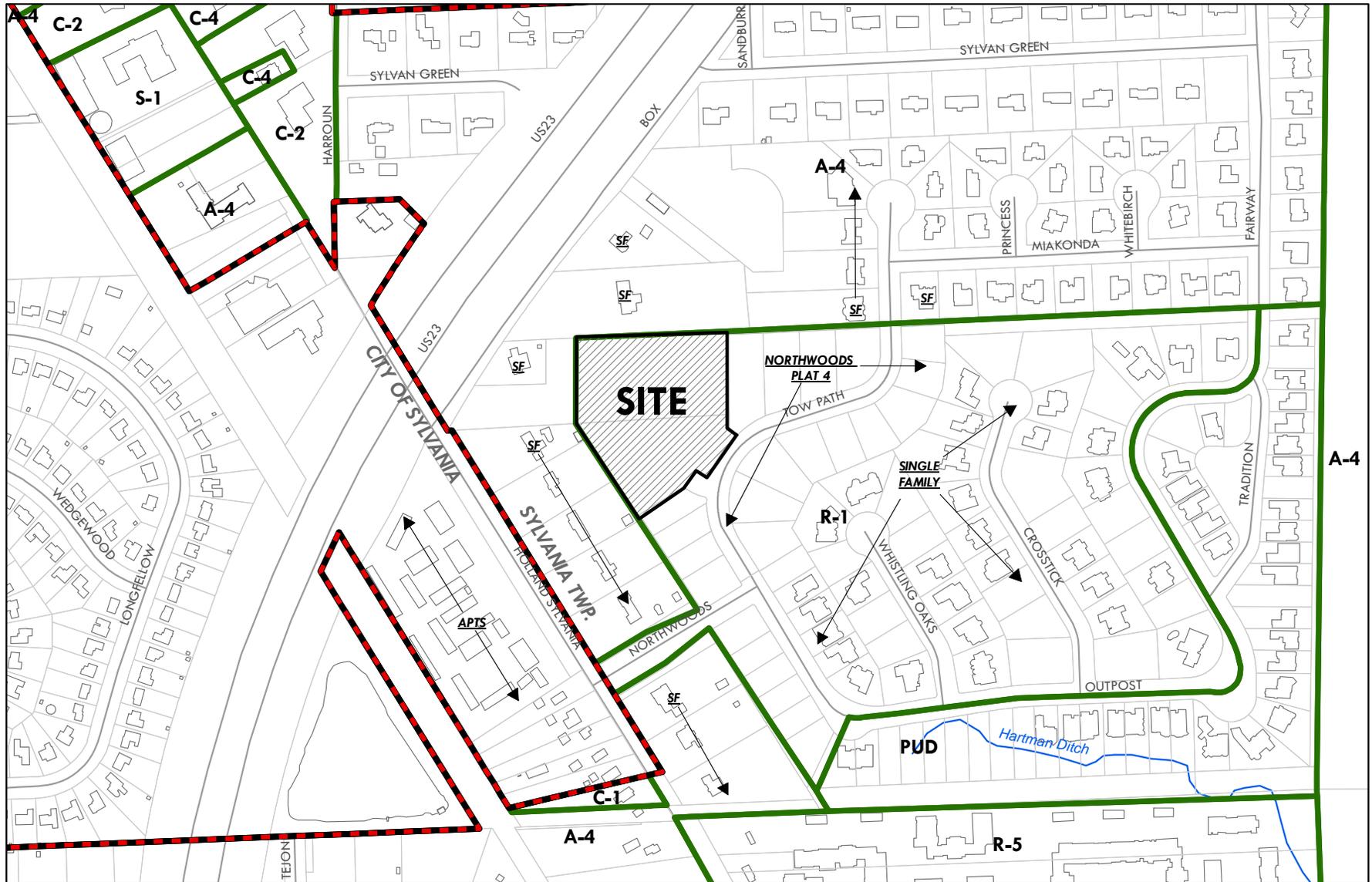
# GENERAL LOCATION

S-7-14 (S-3-03)  
ID 110



# ZONING & LAND USE

S-7-14 (S-3-03)  
ID 110



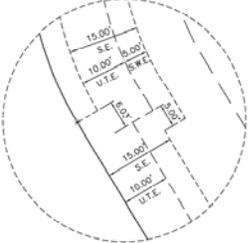
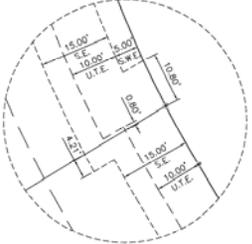
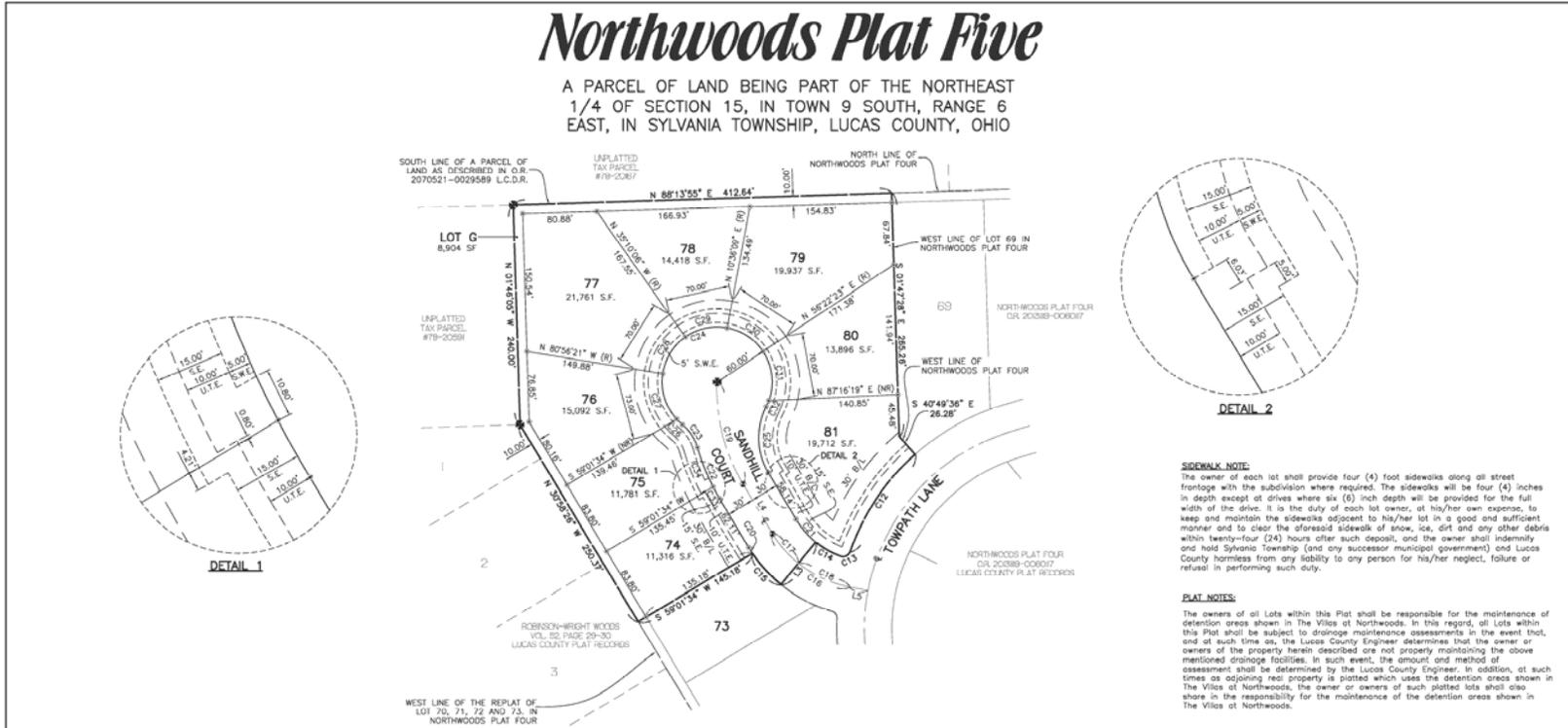
# FINAL PLAT MAP

S-7-14 (S-3-03)  
ID110



## Northwoods Plat Five

A PARCEL OF LAND BEING PART OF THE NORTHEAST  
1/4 OF SECTION 15, IN TOWN 9 SOUTH, RANGE 6  
EAST, IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO



**SIDEWALK NOTE:**  
The owner of each lot shall provide four (4) foot sidewalks along all street frontage with the subdivision where required. The sidewalks will be four (4) inches in depth except for drives where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her own expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Sylvania Township (and any successor municipal government) and Lucas County harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

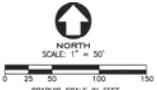
**PLAT NOTES:**  
The owners of all Lots within this Plat shall be responsible for the maintenance of detention areas shown in The Villas at Northwoods. In this regard, all Lots within this Plat shall be subject to drainage maintenance assessments in the event that, and at such time as, the Lucas County Engineer determines that the owner or owners of the property herein described are not properly maintaining the above mentioned drainage facilities. In such event, the amount and method of assessment shall be determined by the Lucas County Engineer. In addition, at such times as adjoining real property is platted which uses the detention areas shown in The Villas at Northwoods, the owner or owners of such platted lots shall also share in the responsibility for the maintenance of the detention areas shown in The Villas at Northwoods.

**TOLEDO EDISON UNDERGROUND UTILITY EASEMENT:**  
We, McDown Northwoods, LTD., by JMJ Development, Member, and Michael S. Clements and Allison Clements, Owners, of the herein platted land, do hereby grant unto The Toledo Edison Company, their successors and assigns (hereinafter referred to as the Grantee) a non-exclusive, permanent right-of-way and easement ten (10) feet in width under, over and through all lots and all land shown hereon; said easement being described as parallel with and contiguous to all street lines and parallel with and adjacent to the sidewalk easement in this said subdivision, to be used for street lighting and to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee for distributing and transmitting electricity, for public and private use of such locations as Grantee may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including lawns within said easement premises which may interfere with the installation, maintenance, repair, or operation of electric current, and with the right of access, ingress and egress to and from any of the within described premises for exercising any restricted to underground utility service.

- LEGEND**
- \* SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
  - FOUND "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
  - SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
  - FOUND 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
  - SET 1/2" DIA. CAPPED IRON REBAR
  - (R) = RADIAL
  - (NR) = NOT RADIAL
  - B/L = BUILDING LINE
  - S.E. = SANITARY SEWER EASEMENT
  - U.T.E. = UTILITY & TOLEDO EDISON EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - S.W.E. = SIDEWALK EASEMENT
  - D.U.E. = DRAINAGE & UTILITY EASEMENT
  - D.S.U.T.E. = DRAINAGE, SANITARY SEWER, UTILITY & TOLEDO EDISON EASEMENT
  - D.S.E. = DRAINAGE & SANITARY EASEMENT

LINE	BEARING	DISTANCE
L3	S. 39°07'05" W	60.00'
L4	N. 30°58'24" W	62.11'
L5	N. 79°14'01" W	20.71'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C12	255.00'	128.69'	127.33'	S. 33°47'38" W	28°54'53"	65.74'
C13	81.00'	12.70'	11.40'	S. 64°43'59" W	9°55'50"	8.13'
C14	95.00'	31.26'	31.12'	N. 60°18'54" W	18°51'17"	15.77'
C15	155.00'	48.47'	48.30'	N. 42°17'33" W	17°10'45"	23.41'
C16	125.00'	105.29'	102.20'	S. 80°06'13" E	48°15'36"	65.69'
C17	125.00'	43.43'	43.22'	S. 40°50'41" E	19°54'50"	21.94'
C18	125.00'	61.85'	61.22'	S. 65°03'28" E	28°21'08"	31.57'
C19	200.00'	116.90'	115.24'	S. 14°13'43" E	33°29'13"	60.17'
C20	155.00'	71.38'	71.38'	S. 32°20'18" E	2°43'45"	3.69'
C21	95.00'	33.01'	32.84'	N. 40°50'41" E	19°54'50"	16.62'
C22	230.00'	116.90'	115.24'	S. 14°13'43" E	33°29'13"	60.17'
C23	50.00'	30.49'	30.02'	N. 33°18'40" W	34°58'02"	15.73'
C24	60.00'	269.84'	93.47'	S. 78°03'31" W	25°40'24"	74.53'
C25	75.00'	75.75'	72.57'	N. 02°03'21" W	5°52'59"	41.46'
C26	60.00'	8.41'	8.40'	S. 48°45'43" E	8°01'56"	4.21'
C27	60.00'	54.25'	52.42'	S. 16°50'33" E	51°48'25"	29.14'
C28	60.00'	47.93'	46.67'	S. 31°56'43" W	45°28'15"	25.33'
C29	60.00'	47.93'	46.67'	N. 77°43'01" E	45°46'15"	25.33'
C30	60.00'	47.93'	46.67'	N. 56°30'44" W	45°46'15"	25.33'
C31	60.00'	56.07'	54.09'	N. 09°51'21" W	53°32'51"	30.27'
C32	60.00'	7.31'	7.31'	S. 23°24'19" W	6°58'49"	3.66'
C33	230.00'	14.32'	14.32'	N. 29°11'25" W	3°34'01"	7.16'
C34	230.00'	46.42'	46.34'	S. 21°37'52" E	11°33'46"	23.29'



**Feller Finch & Associates, Inc.**  
Engineers - Surveyors  
1683 Woodlands Drive P.O. Box 68 Sylvania, Ohio 43537  
Phone (419) 893-3680 Fax (419) 893-2982  
www.fellerfinch.com

**GENERAL INFORMATION**

Subject

- Request - Text Amendment regarding establishment of State Route 295 (Berkey Southern Road) Overlay District
- Location - Waterville Township
- Applicant - Waterville Township Zoning Commission

**STAFF ANALYSIS**

*UPDATE*

This case was deferred at the April 23<sup>rd</sup> Planning Commission hearing in order to clarify what uses would be subject to these regulations. Staff made changes to clarify that both residential and agricultural uses are exempt from these regulations by adding Sec. 5.4.2 *Applicability*. The building material standards of Sec. 5.4.10.6 were further clarified as preferences, not requirements, per Ohio Revised Code 519.02.

*ORIGINAL STAFF REPORT*

The Waterville Township Zoning Commission requests an amendment to the Waterville Township Zoning Resolution for an overlay district to accommodate the new interchange located at State Route 295 (Berkey Southern Road) and U.S. 24 between Box Road and Bail Road. Exhibit ‘A’ reflects the township proposal with staff modifications in bold, italics.

The amendment reflects the desire of the township to increase development standards along a prominent roadway in the township in anticipation of any development interest that may occur as a result of the new interchange for U.S. 24 at Berkey Southern Road. The proposal complements the recent efforts by Providence Township. It includes all land within 1,000 feet of the centerline of Berkey Southern Road, within the township, south of Archbold Whitehouse Road.

The proposal mirrors the Providence language, although staff is proposing minor changes to the building material standards and the boundary description. As highlighted in other recent overlay cases, per Ohio Revised Code 519.02, townships are not able to regulate exterior building materials. Revised language is proposed to encourage the use of building materials instead of requiring them.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z22-C126, a text amendment regarding the establishment of a State Route 295 (Berkey Southern Road) Overlay District, as amended, to the Waterville Township Zoning Commission and Trustees.

TEXT AMENDMENT  
WATERVILLE TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z22-C126  
DATE: May 28, 2014  
TIME: 9:00 a.m.

JL/bp  
Exhibit 'A' follows  
One (1) sketch follows

**Exhibit ‘A’**  
Township Proposal  
(Staff changes in bold, italics. Deletions in strikethrough.)

Section 5.4 State Route 295 Overlay District

5.4.1 Purpose and Intent

The purpose of the State Route 295 and Interchange Overlay District is to promote and protect public health and safety by providing for consistent and coordinated treatment of the properties bordering State Route 295 from Archbold Whitehouse Road Yawberg south the township line in the area of the new interchange with U.S. 24 in Providence Township. State Route 295 is the major north-south route through Waterville Township and abuts Providence Township on the west side from Archbold Whitehouse Road to Mohler Road. As a state route, State Route 295 is a regionally significant roadway that will likely serve as a major commercial corridor as the surrounding townships and villages continue to grow and develop. The State Route 295 Overlay District provides standards and requirements intended to preserve the environmental qualities of the corridor and manage access to property in a manner that will maintain traffic safety and roadway capacity.

**5.4.2 Applicability**

***The standards of the State Route 295 Overlay District apply to all development, except single family, two family, and agricultural uses.***

5.4.23 State Route 295 and Interchange 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 State Route 295 right-of-way to a depth of 1,000 feet from~~ ***of the State Route 295 centerline of the right of way along both sides within the township boundary, within the township, extending from Archbold Whitehouse Road south to the township boundary.***

5.4.34 Review and Approval Procedures

Site plan review and approval shall be necessary for all new multi-family or non-residential development and for any existing multi-family or non-residential structure that is enlarged by 50% or more or when the enlargement contains 5,000 square feet or more in floor area. The site plan review shall be as specified in Section 10.5 (requiring the submission of a detailed site plan) and by additional provisions in this section. The Ohio Department of Transportation (ODOT) requires a driveway access permit application for any new or modified access, as well as for a change in use for existing driveways. ODOT may require a performance bond for this permit.

**Exhibit 'A'** (cont'd)

Section 5.4 State Route 295 Overlay District (cont'd)

5.4.45 Permitted and Special Uses

All uses which are permitted or special uses in the underlying zoning district(s) except the uses expressly excluded in Section 5.4.5.

5.4.56 Excluded Uses

- Adult-oriented uses
- Auction Market
- Automobile/truck repair garage when not in conjunction with new car sales
- Auto wrecking/salvage yard/junk yard
- Boat storage
- ~~Dwelling, Multi-family~~
- Extraction industry
- Flea market
- Landfill
- Manufactured home, mobile home or industrialized dwelling unit sales
- Manufactured home park
- Off-premises signs
- Pole and Roof Signs
- Sale of fireworks
- Self-service storage facility
- Sweepstakes/Internet Cafe
- Truck transport terminal
- Used car sales when not in conjunction with new car sales

5.4.67 Accessory Buildings and Uses

All accessory buildings and uses which are permitted in the underlying zoning district(s) are permitted within the district, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally compatible with the principal building(s) with which it is associated.

5.4.78 Development Standards

- a) **Minimum Front Yard Setback.** The minimum front yard setback along State Route 295 shall be the greater of 50 feet from the right-of-way line or 125 feet from the centerline of State Route 295. Parcels with frontage on more than one street shall have a minimum front yard setback from the right-of-way line of the minor street as specified in Sections 4.5 and 4.6.
- b) **Minimum Side Yard Setback.** As specified in the underlying zoning district.

**Exhibit 'A'** (cont'd)

Section 5.4 State Route 295 Overlay District (cont'd)

5.4.78 Development Standards (cont'd)

- c) Minimum Rear Yard Setback As specified in the underlying zoning district. In addition, a twenty-five (25) foot rear yard landscape area shall be provided where the rear yard abuts an agricultural or residential zoning district outside the overlay district.
- d) Maximum Building Height. As specified in the underlying zoning district.
- e) Minimum Front Yard Landscape Area. Twenty-five (25) feet along State Route 295 and 25 feet along side streets. The landscape area shall be located within the front yard setback area(s) and no off-street parking shall be located within the landscape area. In those instances where a parallel service road is provided within the required front yard the minimum landscape area width shall be ten (10) feet. ~~See Section 8.4 of this resolution when abutting "A" or "R" districts as a "M" district.~~
- f) Lot Frontage. No existing lot that has frontage on State Route 295 may be subdivided in such a manner so as to reduce such frontage on State Route 295 to less than 200 feet, unless a traffic impact study is reviewed and approved by the Lucas County Engineer and the Ohio Department of Transportation. Existing lots of record at the time of this amendment's adoption with widths of under 200 feet retain their legal status in accordance with Section 12 of the Zoning Resolution.

5.4.89 Parking and Loading Requirements

- a) The number of parking spaces required are as established in Section 8 of this Resolution depending upon the zoning and the intended land use. Parking is prohibited in the front yard landscape area and in the rear yard setback when adjoining a residential district. Efforts to break up large expanses of pavement are to be encouraged by the interspersing of appropriate planting area wherever possible.
- b) Semi-truck loading berths or bays for merchandise and materials shall be suitably screened by landscaping or fencing.

**Exhibit 'A'** (cont'd)

Section 5.4 State Route 295 Overlay District (cont'd)

5.4.910 Architectural Review Requirements

1. Variation in Massing. Building facades facing public streets shall have visual breaks and incorporate architectural design features. The design of a building façade facing a public street shall reduce its apparent mass or bulk by dividing the building into smaller masses. The apparent mass of a building may be reduced by such techniques as variations in roof form and parapet heights, incorporating clearly pronounced recesses and projections, introducing wall plan offsets, use of other reveals and projections and subtle changes in texture and color of wall surfaces, changes in allowable building materials, use of deep set windows with mullions, use of ground level arcades and second floor galleries/balconies, and other techniques that reduce the apparent mass of a building.
2. Minimum Wall Variegation. Exterior walls shall be variegated in order to add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. Variegation shall be visually established by using architectural features such as columns, ribs or pilasters, piers, and fenestration pattern.
3. Well-Defined Primary Entrance. The primary building customer entrance(s) shall be clearly defined and contrast with the surrounding wall plane. This can be accomplished with the following techniques individually or in combination: canopies or porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms, arches, architectural details such as tile work and moldings which are integrated into the building structure and design, integral planters or wing walls that incorporate landscaped areas and/or places for sitting, and other architectural techniques with aesthetic distinction.
4. Reduction in Perceived Height. The design of a building greater than two stories shall reduce its perceived height through the use base and top treatments that divide mass into smaller scale components that appear to provide a well-defined base, middle and top to the building. The following examples are techniques that can be used: low planters and walls; base planting; a base architectural veneer banding (wainscot); treatments defined by different materials, texture or color; the addition of covered walkways or architectural awning that provide deep shadow at ground level; features such as distinct and multiple architectural roof forms; clearly pronounced eaves; distinct parapet designs and cornice treatments, and other techniques that reduce apparent height of a building.

**Exhibit 'A'** (cont'd)

Section 5.4 State Route 295 Overlay District (cont'd)

5.4.910 Architectural Review Requirements (cont'd)

5. Minimization of Unsightly Features. The design of the building and building site shall reduce the emphasis on unsightly structures integral to the building function, and any auxiliary structures, which detract from the overall aesthetic quality of the site. Minimally, attention shall be given, but not limited to, the following:
  - a. All building shall have architectural features fully concealing rooftop equipment, such as HVAC units from public view.
  - b. All large waste receptacles shall be completely concealed from public view by structure consistent with the main building exterior material and architecture.
  - c. In order to reduce the scale of parking areas, no single parking area shall exceed 200 spaces unless divided into two or more sub areas separated from each other by landscaping, public streets or buildings.
  
6. Building Materials and Colors. *The following materials are encouraged as predominant building materials on any vertical surface visible from the right-of-way: shall be brick, wood, natural stone, cut stone, field stone, cast stone, glass, and stucco, or any combination thereof. The following materials are allowable encouraged only* when integrated with the above materials for accent purposes: exterior insulation and finish systems (EIFS) or equivalent products; colored, fluted and textured concrete block; tilt-up panels; and vinyl siding. Colors shall be low-reflectance, subtle, neutral or earth tone colors. The following exterior building materials ~~may not be used~~ *are discouraged*: smooth-faced concrete blocks, smooth-faced tilt-up concrete panels, metal panels, and wood sheet goods.

~~A Design Review Committee shall consist of the Zoning Commission.~~

7. Design Review. The Zoning Commission shall have the authority to review and approve the plans submitted for architectural design review as part of the Site Plan Review Process to ensure compliance with the provisions of this section. The Zoning Commission may exempt all or parts of the requirements in this section when, in the opinion of the Zoning Commission, the design of the building constitutes a unique building meeting the design intent of the design requirements. Decisions rendered by the Zoning Commission may be appealed to the Board of Zoning Appeals.

**Exhibit 'A' (cont'd)**

Section 5.4 State Route 295 Overlay District (cont'd)

5.4.~~1011~~ Access Management and Traffic Impact Studies.

Access in the Zoning Overlay District shall be reviewed relative to the distance from other drive approaches and from roadway intersections. Access permits shall be reviewed and approved by the Lucas County Engineer and the Ohio Department of Transportation prior to Township approval. Access options that reduce or eliminate driveways and curb cuts are preferred. When deemed appropriate Waterville Township shall require the developer to prepare a traffic impact study.

5.4.~~1112~~ Signage Requirements

Notwithstanding the regulations contained in Section 11 "Signs and Outdoor Advertising Structures," low profile signs shall be the only freestanding sign permitted in the Zoning Overlay district. Other freestanding signs, such as pole signs or off-premises signs that display any commercial message, as well as building projecting signs, shall be prohibited in the Zoning Overlay District.

5.4.~~1213~~ Outside Storage or Refuse

All outdoor storage and refuse containment units shall be suitably screened from public view and conform to the requirements of Section 10.2.

5.4.~~1314~~ Utilities

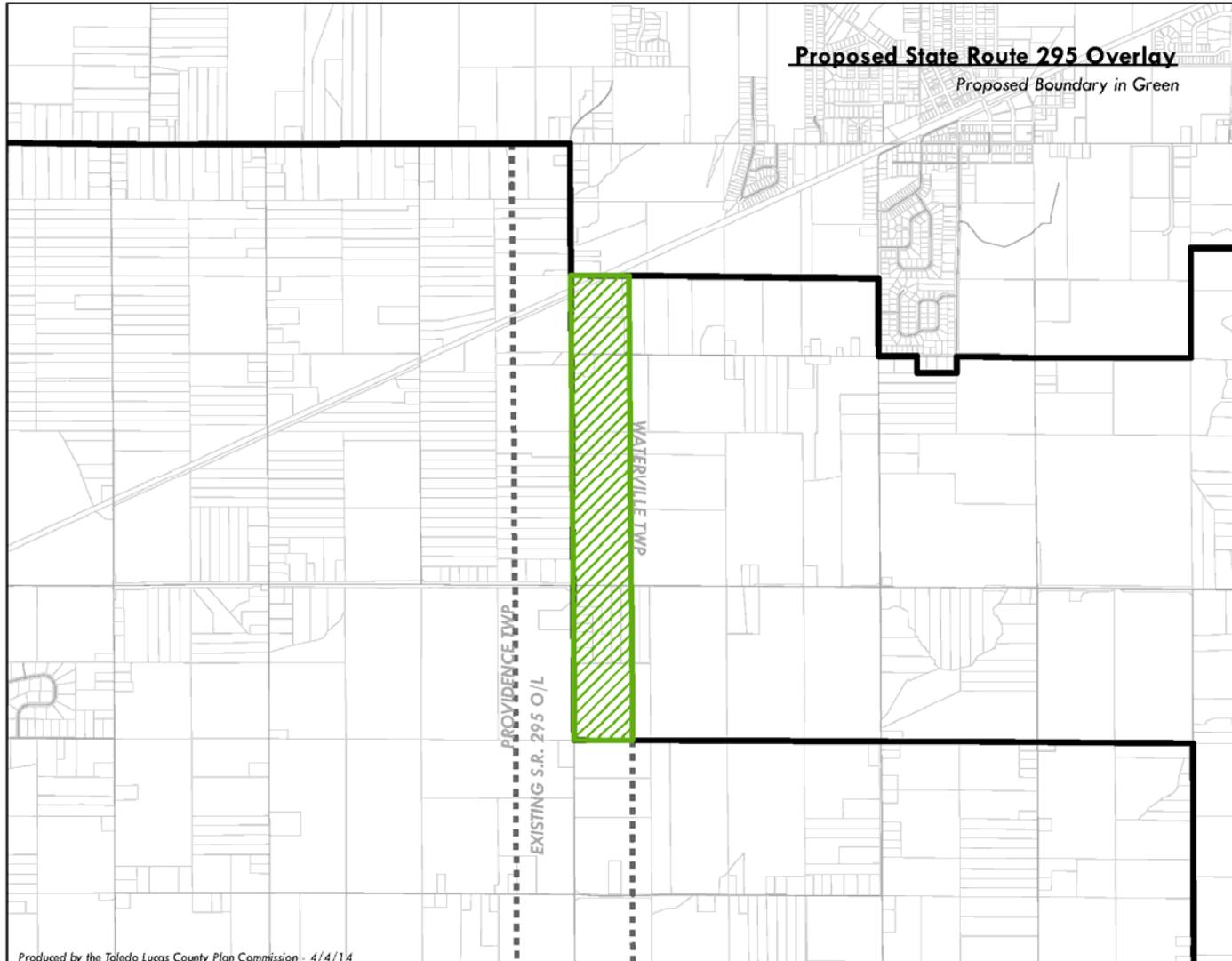
Utilities shall be underground wherever possible.

5.4.~~1415~~ Landscape Buffering Requirements

Buffer yards and landscaping and screening requirements shall conform with Section 10.4 and other criteria in this resolution.

# PROPOSED STATE ROUTE 295 OVERLAY

Z22-C126  
ID 145,150



Produced by the Toledo Lucas County Plan Commission - 4/4/14

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**GENERAL INFORMATION**

Subject

- Request - Zone change from C-2 General Commercial District to M-1 Limited Industrial District
- Location - 9590 Airport Highway, Springfield Township
- Applicant - Barry L. Brown  
8877 Airport Highway  
Holland, OH 43528
- Owner - Our Way LLC  
8877 Airport Highway  
Holland, OH 43528

Site Description

- Zoning - C-2 General Commercial District
- Area - ± 3.28 acres
- Frontage - 220' on Airport Highway  
220' on Old Airport Highway
- Existing Use - Retail Nursery and Landscape Operation
- Proposed Use - Retail Nursery and Landscape Operation

Area Description

- North - Old Airport Highway and Single Family Residential / RA-3
- East - Commercial / C-2
- South - Airport Highway and Commercial / C-2
- West - Select Stone Company / M-1

Parcel History

- Z19-C149 - Zone change from A-3 Agricultural to C-2 General Commercial (Township approved 1/18/71)

Applicable Plans and Regulations

Springfield Township Zoning Resolution  
Springfield Township Community Master Plan 2003

**STAFF ANALYSIS**

The applicant is requesting a zone change from C-2 General Commercial District to M-1 Limited Industrial District for a site located at 9590 Airport Highway. The applicant proposes to operate a retail nursery and landscape business from the 3-acre parcel. The property is located within the Airport Highway Overlay. A landscape contractor is a conditional use within the Limited Industrial District and is subject to the review and approval of the Board of Zoning Appeals. During this process the Board will determine appropriate screening and landscaping.

The 2003 Springfield Township Community Master Plan designates the property for Industrial uses. The proposed zoning is compliant with the Master Plan. Additionally, as stated in the 2003 Master Plan, the proposed zoning is consistent with developing the area east of the Airport as light industry. Easy access to the turnpike and other main transportation corridors lends itself to this type of development. That designation is consistent with the surrounding area along this portion of Airport Highway. The adjacent land uses include commercial uses to the east and light industrial uses to the west

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C623, a zone change from C-2 General Commercial District to M-1 Limited Industrial District, located at 9590 Airport Highway, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

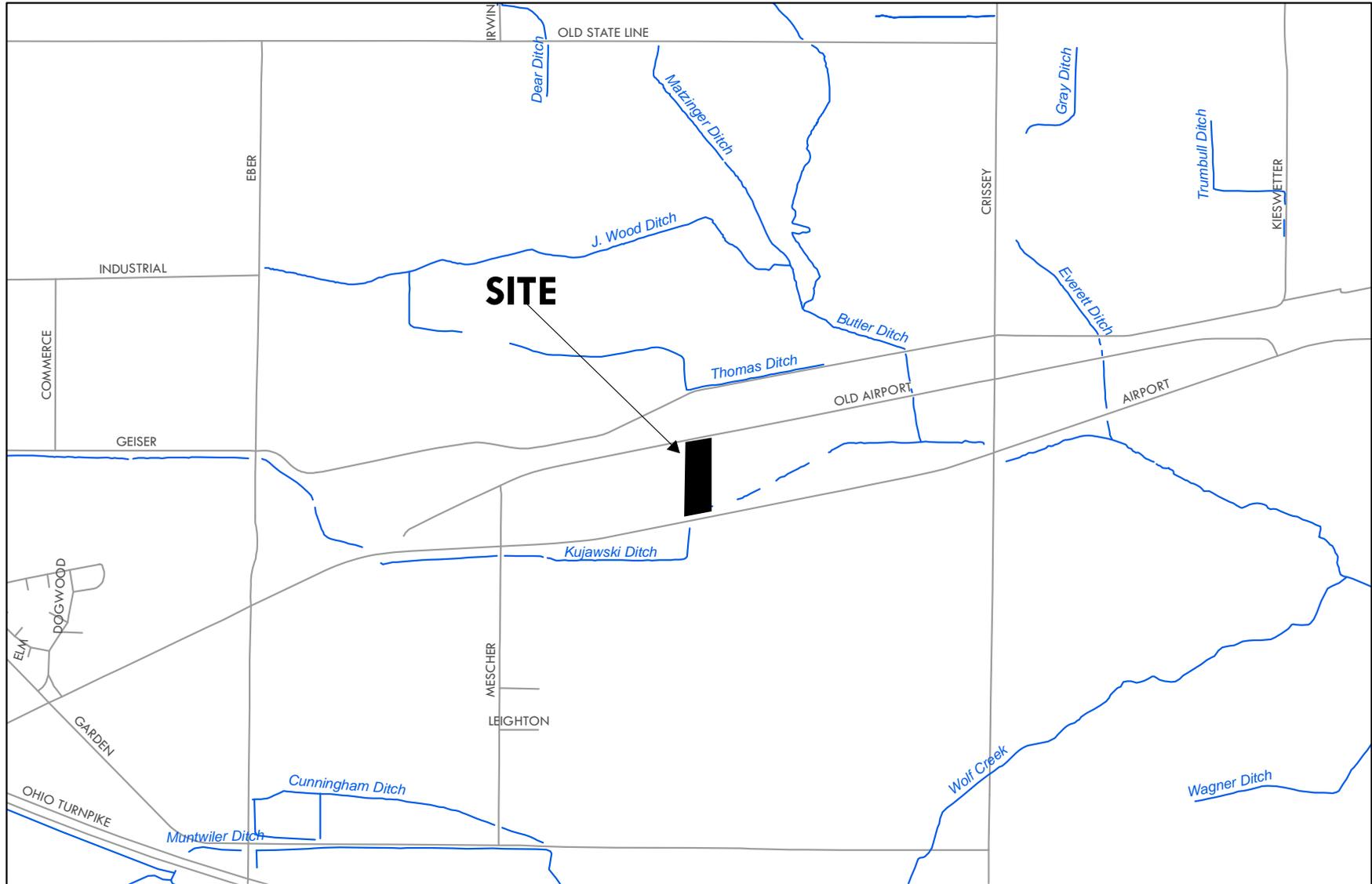
- 1. The zone change is consistent with existing land uses within the general vicinity of the subject property; and
- 2. The request is consistent with the Industrial designation in the 2003 Springfield Township Community Master Plan.

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING  
COMMISSION  
REF: Z19-C623  
DATE: May 28, 2014  
TIME: 9:00 A.M.

TG/bp  
Two (2) sketches follow

# GENERAL LOCATION

Z19-C623  
ID 127

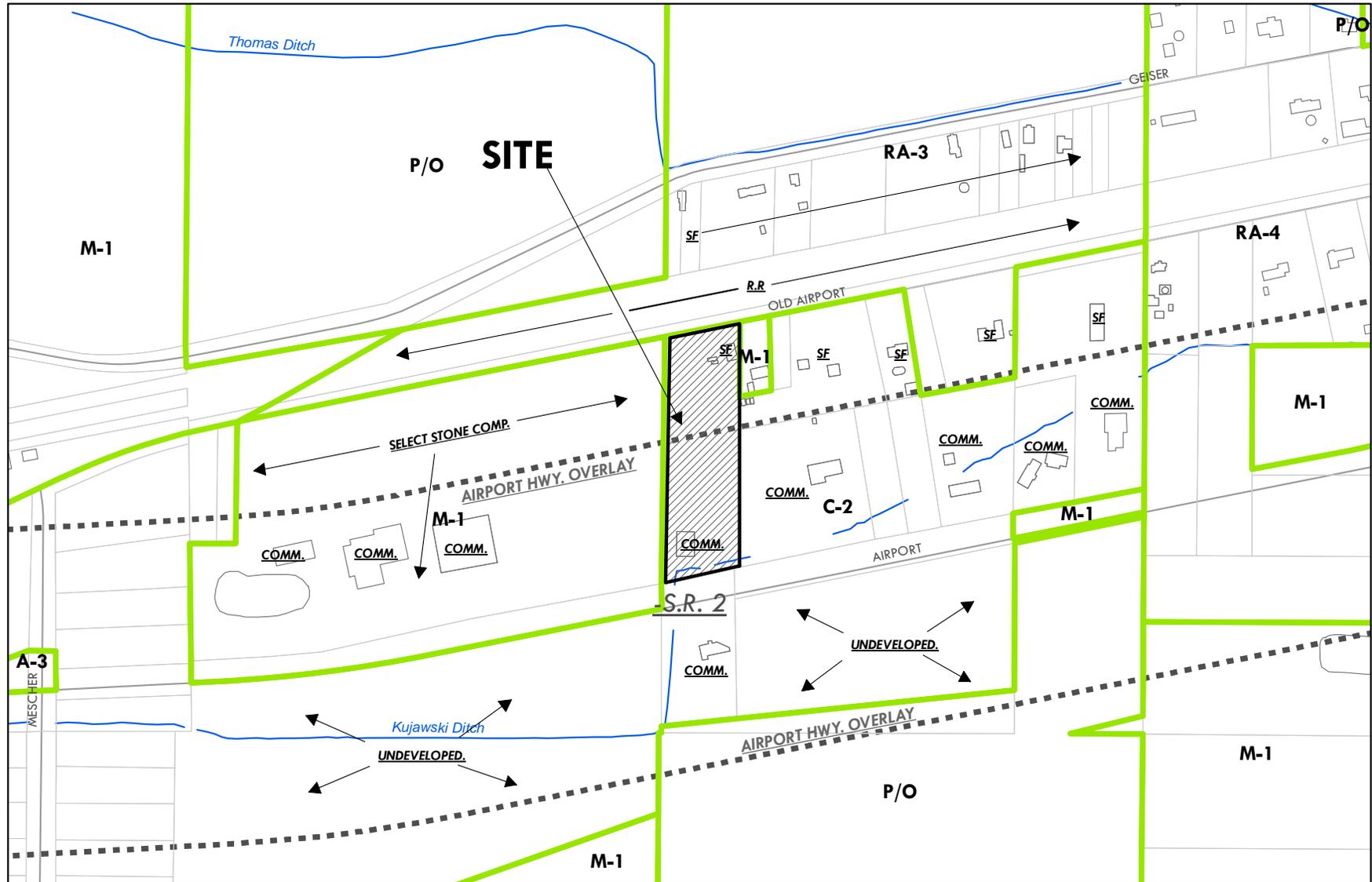


# ZONING & LAND USE

Z19-C623  
ID 127



3 - 4



## GENERAL INFORMATION

### Subject

- Request - Review of the 2014-18 Capital Improvement Program (CIP) for the Impact on the Master Plan
- Applicant - D. Michael Collins, Mayor

### Applicable Plans and Regulations

- Toledo 20/20 Comprehensive Plan “Toledo by Choice” adopted by Ordinance 827-00.
- Toledo Municipal Code (TMC) Chapter 165, Capital Improvement Program

### CIP Process

- TMC Chapter 165 provides for referral of the CIP from City Council to the City Plan Commission for review of the impact on the Master Plan.

## STAFF ANALYSIS

The 2014-2018 City of Toledo Capital Improvement Program (CIP) has been forwarded to the Toledo City Plan Commission for review and recommendation pursuant to Toledo Municipal Code Chapter 165 - Capital Improvement Program. Although the 2014-2018 CIP includes capital expenditures from a variety of funding sources, the primary focus of this CIP review and analysis will be the “Traditional” (income tax-funded) portion of the Capital Improvement Program. The City of Toledo is steadily increasing the activities it undertakes with CIP funds given the previous years of challenging economic difficulties.

Toledo’s Income Tax consists of two components, a permanent 1½% tax and a ¾% tax subject to renewal by the voters every four years. Of the permanent 1½% tax, one sixth is allocated to capital projects (equaling ¼%). Of the temporary ¾% tax, one third is allocated to capital projects (also equaling ¼ %). A portion of the percentages allocated to the CIP has been redirected to the operating budget for the past several years.

The administration has altered the CIP format from previous years and provided a more concise document. Appendix ”A” contains the sources and uses of funds for the income tax funded portion of the CIP. As shown in Exhibit “A”, the total of the CIP sources over the next five years is \$250.1 million, before deducting debt service obligation of \$80.9 million also shown in Exhibit “A”. The CIP sources total \$61.7 million for 2014, before deducting \$17 million for debt service and \$14.1 million for transfers to the general fund.

**STAFF ANALYSIS (cont'd)**

Although the CIP is a five-year plan, traditionally the focus of City Council and the Administration has been those projects that are proposed for funding in the first year. The CIP in years two through five is a guide to future capital spending that may be revised due to changing priorities and special project needs necessitating re-direction of funds in future years. Exhibit “B” contains a list of income tax funded capital improvement projects. This analysis will focus primarily on the 2014 expenditures and how they relate to the goals of the Toledo 20/20 Comprehensive Plan, “Toledo By Choice”, adopted by Toledo City Council in 2000 as the master plan for the City of Toledo.

**The Toledo 20/20 Comprehensive Plan**

The Toledo 20/20 Plan includes 193 recommendations grouped under the following categories: regional, overall policy, neighborhood and commercial land use, community design, marketplace, housing, recreation, transportation and other infrastructure. The 2014-2018 CIP projects are analyzed against the Toledo 20/20 Plan using the above categories, with special emphasis on those projects slated for 2014.

**Regional**

The 2014-2018 CIP does not specifically address regional needs associated with CIP funding for projects with regional impact.

**Citywide**

The Toledo 20/20 Plan establishes the overall character, extent and location of various land uses and serves as a guide to communicate the policies of the Toledo 20/20 Comprehensive Plan to citizens, the business community, developers and others involved in the development of the City of Toledo.

The 2014-2018 CIP allocates \$79,089 to support Plan Commission staff in 2013. This position is allocated under the operating budget for 2013 (Exhibit “C”). This project furthers the 20/20 Plan Recommendation #126 (promote self-sufficient neighborhoods by providing necessary amenities and services within the neighborhood) and other recommendations relating to the revitalization of existing neighborhoods.

**Community Design**

The CIP provides for \$312,592 in 2014 to support the *1% For the Arts Program* as shown in Exhibit “D”. The Toledo Municipal Code requires that one percent of capital project funding be allocated for public art programs. An important element of community design is public art.

**STAFF ANALYSIS (cont'd)**

**Marketplace**

The Developer Incentive Pool is designed to provide capital for infrastructure improvements to generate new investment. The CIP does not allocate funding for the Developer Incentive Pool in 2014. However, it is anticipated that future funding for neighborhoods will be provided from 2015-2016.

**Development**

The CIP allocates \$300,000 towards the demolition of the former Clarion Hotel on Reynolds Road, which will help eliminate blight in the Southwyck area. In addition, \$250,000 has been requested for upgrading and repairing the Erie Street Market building, which includes roof repairs, parking lot expansion, geothermal pump replacement, and internal improvements for tenant leases.

**Housing**

There are no specific allocations in the 2014-2018 CIP to support housing programs. Prior to 2007, CIP funding was specifically allocated for demolition programs as well as infrastructure to support housing development projects. Currently, the funding for these activities is provided by the general fund, Lucas County Land Bank, and community development block grant.

**Recreation**

The CIP includes \$150,000 for the design and construction of a small open-air shelter house, restroom and storage facility at Harry Kessler Park. The CIP also allocates \$300,000 for general park improvements to provide necessary planning, supplies, service and equipment and \$300,000 for playground redevelopment that would annually replace equipment at three parks as stated in Exhibit "D". The CIP funding designated for these facilities furthers the 20/20 Plan Recommendation #73 (protect and invest in "green infrastructure"), and Recommendation #84 (expansion of greenways, trails and biking paths).

**Transportation and Other Infrastructure**

The Toledo 20/20 Plan contains a number of recommendations pertaining to the construction and maintenance of infrastructure. Among the recommendations in the Plan that are met by the projects in the 2014-2018 CIP are Recommendation # 30 (sidewalk maintenance), Recommendation #75 (street resurfacing), Recommendation #76 (bridge and culvert maintenance and construction), Recommendation # 78 (traffic signalization compatible with Intelligent Transportation Systems), Recommendation # 83 (barrier free pedestrian ramps), and Recommendation #122 (transportation corridor plans).

**STAFF ANALYSIS (cont'd)**

A total of \$13.5 million is included for 2014 for major street projects (shown in Exhibit “B” as *Major Street Paving*) to leverage state and federal funding. Information on the allocation from matching federal and state funds was not provided. Pedestrian access will be enhanced in 2014 by the expenditure of \$1.1 million for sidewalk reconstruction and for sidewalks raised by trees.

**Vacant Industrial Land Use Report**

The 2014-2018 CIP does not specifically address infrastructure needs associated with the sites included in the Vacant Industrial Land Use Report.

**Other Major 2013 CIP Expenditures**

In order to address improvements at the Hoffman Road Landfill \$300,000 is allocated for replacement of old pipes, fittings, pumps, and equipment. This will also be used to allow for the installation of gas pipelines to remain within EPA guidelines. In addition, \$405,000 is allocated for the purchasing two Terex equipment truck for waste removal. Other major 2014 CIP expenditures include \$3.6 million for fire trucks and \$600,000 million to upgrade Station 12, \$142,000 for bomb squad and SWAT van, and \$385,000 for ICT infrastructure needs as shown in Exhibit “D”.

**Summary**

The 2014-2018 CIP furthers the implementation of at least nine goals of the Toledo 20/20 Plan. The Toledo 20/20 Plan provides the framework to coordinate project planning between different City departments. The 2014 funding year is faced with financial challenges because of the economic situation that the region and the country continue to face. It appears that this economic situation will improve and that future CIP funding can continue to provide the resources to enhance the quality of life within the City of Toledo. With targeted and coordinated project implementation, CIP dollars will have a greater and more lasting impact on City neighborhoods.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission recommend approval of the 2014-2018 Capital Improvement Program as in conformance with the Toledo 20/20 Comprehensive Plan, to the Toledo City Council, with the following provisions:

1. That CIP funding for street and sidewalk repair and improvements be targeted to areas where housing programs funded by community development block grant and other sources are undertaken in order to secure the investment being made in the housing stock in these areas.

**STAFF RECOMMENDATION** (cont'd)

2. That the Vacant Industrial Land Use Study, adopted by Toledo City Council as an amendment to the Toledo 20/20 Comprehensive Plan, be used by the Administration and City Council to guide CIP spending to address infrastructure needs and thus promote development of the sites identified in the study.

SPECIAL STUDY  
TOLEDO CITY PLAN COMMISSION  
REF: M-3-14  
DATE: May 28, 2014  
TIME: 9:00 a.m.

TCG/bp

- Exhibit A: Capital Improvement Program Estimated Sources and Uses of Funds 2014-2018
- Exhibit B: Capital Improvement Program – Schedule of Ordinances Passed and Amounts Yet to be Appropriated
- Exhibit C: Capital Improvement Project Operating Budget 2014-2018
- Exhibit D: Capital Improvement Program 2014-2018 – Project Funding Proposal

# EXHIBIT A

# M-3-14

## Proposed Capital Improvement Program 2014 - 2018

Sources of Funds	2014	2015	2016	2017	2018	Total
Income Taxes	\$36,164,000	\$37,700,000	\$37,700,000	\$37,700,000	\$37,700,000	\$186,964,000
Investment Earnings	\$492,100	\$100,000	\$100,000	\$100,000	\$100,000	\$892,100
Proceeds from Bond Issues	\$18,352,988	\$11,670,000	\$8,500,000	\$6,400,000	\$6,300,000	\$51,222,988
Proceeds from Note Financing	\$1,608,000	\$0	\$0	\$0	\$0	\$1,608,000
Proceeds from New Lease Financing	\$3,600,000	\$0	\$0	\$0	\$0	\$3,600,000
Projected Closeouts	\$1,496,381	\$1,201,600	\$1,423,606	\$955,188	\$739,417	\$5,816,192
<b>TOTAL SOURCES</b>	<b>\$61,713,469</b>	<b>\$50,671,600</b>	<b>\$47,723,606</b>	<b>\$45,155,188</b>	<b>\$44,839,417</b>	<b>\$250,103,280</b>

Uses of Funds	2014	2015	2016	2017	2018	Total
Net GO Debt Service	\$17,065,945	\$17,406,400	\$15,936,000	\$16,117,000	\$14,456,000	\$80,981,345
Operating Budget Costs	\$4,411,148	\$4,857,708	\$4,998,864	\$5,147,616	\$5,255,683	\$24,671,019 Exhibit A
Matches and Planning						
Bridges	\$1,700,000	\$1,505,000	\$1,900,000	\$2,450,000	\$2,450,000	\$10,005,000
Major Street Paving	\$4,216,512	\$2,320,000	\$3,500,000	\$4,500,000	\$5,500,000	\$20,036,512
Residential Paving	\$6,000,000	\$4,454,742	\$6,963,934	\$4,096,071	\$4,822,344	\$26,337,091
Sidewalk	\$1,100,000	\$1,050,000	\$1,000,000	\$1,280,000	\$1,085,000	\$5,515,000
Sealing and Curb program	\$509,500	\$250,000	\$200,000	\$250,000	\$250,000	\$1,459,500
Lease Payment Commitments Existing	\$2,558,201	\$3,285,978	\$1,656,808	\$1,243,501	\$946,390	\$9,690,878 Exhibit B
Other Fixed Costs - 1% for the Arts	\$312,592	\$315,000	\$318,000	\$321,000	\$324,000	\$1,590,592 Exhibit C
Transfers to General Fund	\$14,100,000	\$11,000,000	\$7,755,000	\$6,755,000	\$6,000,000	\$45,610,000
New Projects*	\$9,739,571	\$4,226,772	\$3,495,000	\$2,995,000	\$3,750,000	\$24,206,343
<b>TOTAL USES</b>	<b>\$61,713,469</b>	<b>\$50,671,600</b>	<b>\$47,723,606</b>	<b>\$45,155,188</b>	<b>\$44,839,417</b>	<b>\$250,103,280</b>

\*Includes \$3,600,000 expenditure for new lease fire trucks

**EXHIBIT B****M-3-14****Capital Improvement Program  
Schedule of Ordinances Passed and Amounts Yet To be Appropriated****Operating Budget Appropriations**

<b>Net Debt Service</b>	\$17,065,945
<b>Operating Budget Costs</b>	\$4,411,148
<b>Transfer To General Fund</b>	\$14,100,000
<b>Lease Payments</b>	\$2,558,201
	<hr/>
<b>Total Operating Budget Appropriations</b>	<b>\$38,135,294</b>

**Prior 2014 CIP Appropriations**

<b>Major Street Paving - Ord. 26-14</b>	\$4,216,512
<b>Bridges Matches and Planning - Ord. 141-14</b>	\$1,700,000
	<hr/>
<b>Total Prior 2014 CIP Appropriations</b>	<b>\$5,916,512</b>

**Amounts Yet to be Appropriated for CIP Ordinance**

<b>Residential Paving</b>	\$6,000,000
<b>Street Seal and Curb Program</b>	\$509,500
<b>Sidewalk</b>	\$1,100,000
<b>New Projects</b>	\$9,739,571
<b>Other Fixed Costs - 1% for the Arts</b>	\$312,592
	<hr/>
<b>Total Amounts Yet to be Appropriated for CIP Ordinance</b>	<b>\$17,661,663</b>

<b>Total 2014 Proposed Capital Improvement Program</b>	<b><u><u>\$61,713,469</u></u></b>
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**EXHIBIT C****M-3-14****Operating Budget**  
**Fixed Costs**

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Total</b>
<b>Transportation</b>	\$692,798	\$692,800	\$699,574	\$708,570	\$708,570	\$3,502,312
<b>SB&amp;H</b>	\$268,126	\$278,851	\$290,005	\$301,605	\$313,669	\$1,452,257
<b>Engineering</b>	\$2,654,697	\$3,080,682	\$3,203,910	\$3,332,066	\$3,465,349	\$15,736,704
<b>Plan Comm</b>	\$79,089	\$89,000	\$89,000	\$89,000	\$92,560	\$438,649
<b>Finance ERP</b>	\$250,417	\$250,000	\$250,000	\$250,000	\$205,000	\$1,205,417
<b>Debt Management</b>	\$82,647	\$74,000	\$74,000	\$74,000	\$76,960	\$381,607
<b>Affirmative Action</b>	\$21,182	\$30,000	\$30,000	\$30,000	\$31,200	\$142,382
<b>Facilities</b>	\$349,818	\$350,000	\$350,000	\$350,000	\$350,000	\$1,749,818
<b>Office of the Mayor</b>	\$12,374	\$12,375	\$12,375	\$12,375	\$12,375	\$61,874
	<b>\$4,411,148</b>	<b>\$4,857,708</b>	<b>\$4,998,864</b>	<b>\$5,147,616</b>	<b>\$5,255,683</b>	<b>\$24,671,020</b>

# EXHIBIT D

M-3-14

2014 CIP Project Requests by Division

Project Name	Department/ Division	2014 Amount Requested	2015	2016	2017	2018	Notes
Tax Software System	Finance - Taxation	\$ 20,000	\$ -	\$ -	\$ -	\$ -	Replacement of the taxation computer software system. Convert data from UTAX software to the new tax software, upgrade 2 servers located in ICT and 2 scanners for inputting checks, and upgrade 15 computers.
Police Equipment	Police	\$ 142,000	\$ -	\$ -	\$ -	\$ -	Parts and equipment for Bomb Squad and matching funds for SWAT van.
Police (Improvement) Projects	Police	\$ 277,000	\$ -	\$ -	\$ -	\$ -	Improvements to Safety Building and Scott Park Station including: exterior lighting, Police Memorial Garden, security requirements, replace window well grates. Repair water damage to Firing Range and resurface parking lots.
Data Center Maintenance	ICT	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Replace the air conditioning unit and the uninterrupted power supply.
Vehicle Replacement	ICT	\$ 40,000	\$ -	\$ -	\$ -	\$ -	Replacement of 2 ICT vehicles (129,000+ miles each) and the purchase of an additional car for service calls and deliveries.
Analog Voice Mail Replacement	ICT	\$ 100,000	\$ -	\$ -	\$ -	\$ -	Move voicemail for city network users to the VOIP voice mail equipment. Since Muni court Judges are on the VORIS network, ICT recommends that they move their 55 voice mail boxes to an AT&T hosted solution.
Infrastructure	ICT	\$ 385,000	\$ 400,000	\$ 500,000	\$ 500,000	\$ 500,000	Existing equipment warranties expire and equipment will need to be replaced. Budget will be used to replace storage box, network security software and computers.
Fire Station Renovations	Fire	\$ 250,000	\$ 250,000	\$ 150,000	\$ 150,000	\$ 150,000	Complete needed renovations to all fire department buildings as required by the International Fire Accreditation and Toledo Fire's strategic plan.
Fire Engine and Bucket Truck purchase*	Fire	\$ 3,600,000	\$ 743,757	\$ 743,757	\$ 743,757	\$ 743,757	Replacement plan for purchases of 6 engines and 1 bucket truck.
EMS Equipment	Fire	\$ 79,000	\$ -	\$ -	\$ -	\$ -	Purchase needed equipment including: Stryker power cot, charger, batteries, 2 Lifepak 15, and all cables.
Fire Station #12	Fire	\$ 600,000	\$ -	\$ -	\$ -	\$ -	Additional funding for Fire Station #12.
Harry Kessler Park	Parks, Rec & Forestry	\$ 150,000	\$ -	\$ -	\$ -	\$ -	Design and construct a small open air shelter house, restrooms and storage/utilities.
Playground Redevelopment	Parks, Rec & Forestry	\$ 300,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	Establish a playground replacement program that would replace three playgrounds each year.
General Park Improvements	Parks, Rec & Forestry	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	Provide necessary city wide CIP related planning, supplies, service and equipment.
Vehicles	Facilities	\$ 200,000	\$ 200,000	\$ -	\$ -	\$ -	Average age of current vehicles is 13 years old. Industry standards for vehicles are 7 to 10 years for a cost effective life. New vehicles requested are 1/2 ton pick-up trucks, 1/2 ton cargo vans, and Jeep Cherokees.

4 - 9

# EXHIBIT D (cont'd)

M-3-14

2014 CIP Project Requests by Division

Project Name	Department/ Division	2014 Amount Requested	2015	2016	2017	2018	Notes
HVAC/Major Mechanical	Facilities	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	Emergency replacement and/or repair of existing heating, cooling, plumbing, electrical, structural and other major mechanical systems within all City facilities.
Roofing at Scott Park Shooting Range	Facilities	\$ 350,000	\$ -	\$ -	\$ -	\$ -	Complete re-roofing at Scott Park Shooting Range.
Fuel Truck	Fleet	\$ 260,000	\$ -	\$ -	\$ -	\$ -	Replace current fuel truck #6315. Current truck is 20 years old.
Roll-Off Trucks	Fleet	\$ 126,000	\$ 126,000	\$ -	\$ -	\$ -	Purchase one roll off truck in 2014 and one truck in 2015 to tow all-wheel drive vehicles.
Vehicles	Fleet	\$ 126,000	\$ -	\$ -	\$ -	\$ -	Fleet Operations is in need of replacement vehicles for the current aging fleet. The new vehicles include a new parts van (current van is 19 years old), Jeep Cherokees (current Jeeps are 13 years old), and service truck (current truck 20 years old).
Building Security System	Transportation	\$ 20,000	\$ -	\$ -	\$ -	\$ -	Install building video security system and access management.
Major Street Signals	Transportation	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	Allows for replacement of capital equipment which is beyond its useful life and is maintenance intensive. Also allows for installation of warranted new signs.
Major Street Signs	Transportation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	Allows for the replacement of capital equipment/materials which are beyond useful life and does not meet federal standards.
Hoffman Landfill Gas Development	Waste Disposal	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	Continued improvement and replacement of old pipes, fittings, pumps and equipment. Install and improve landfill gas pipeline system at Hoffman Landfill to remain within EPA regulation.
Articulating truck	Waste Disposal	\$ 405,000	\$ 405,000				Purchase of 2 Terex equipment trucks for waste removal.
Repaving Hoffman Rd. and Parking Lot	Waste Disposal	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	Needed to comply with NPDES regulations for Industrial water collection and pumping.
X-Ray Inspection System	Municipal Court Judges	\$ 24,095	\$ -	\$ -	\$ -	\$ -	Replace an old X-ray inspection system for the front door security.
Court Security Replacement	Municipal Court Judges	\$ 250,000	\$ -	\$ -	\$ -	\$ -	Replace old security equipment.
Clarion Hotel	Development	\$ 300,000	\$ -	\$ -	\$ -	\$ -	Demolish the Clarion Hotel.
Erie Street Market Upgrades	Development	\$ 250,000	\$ -	\$ -	\$ -	\$ -	Upgrades and repairs to the Erie Street Market building including: roof repairs, a parking lot extension, geothermal pump replacements and internal improvements for tenant leases.
311 System	City wide	\$ 175,000	\$ 500,000	\$ 500,000			Complete overhaul of City 311 system.
STAX Upgrades	Law	\$ 110,476	\$ -	\$ -	\$ -	\$ -	IRS regulations compel upgrades before the August 2014 site audits. Software, development, quality assurance, validation and configuration are all included in the set-up cost.
<b>Total</b>		<b>\$ 9,739,571</b>	<b>\$ 4,226,772</b>	<b>\$ 3,495,773</b>	<b>\$ 2,995,774</b>	<b>\$ 2,995,775</b>	

\* 2014 includes new lease expense

## 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  
1049 S. McCORD ROAD  
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