

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*July 22, 2015*

*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)

KEN FALLOWS  
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

MARTIN JARRET

### LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT  
(Chairman)

KEVIN X. SMITH  
(Vice Chairman)

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 C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2015**

<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 24	December 22	December 26	January 8
December 30	January 26	January 30	February 12
January 27	February 23	February 27	March 12
February 24	March 23	March 27	April 9
March 31	April 27	May 1	May 14
April 28	May 25	May 29	June 11
May 26	June 22	June 26	July 9
June 30	July 27	July 31	August 13
July 28	August 24	August 28	September 10
August 25	September 21	September 25	October 8
September 22	October 19	October 23	November 5**
October 20	November 16	November 20	December 3**
<b>COUNTY PLANNING COMMISSION</b> ( <i>HEARINGS BEGIN AT 9AM</i> )			
December 15	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	April 10	April 22
April 13	May 11	May 15	May 27
May 11	June 8	June 12	June 24
June 8	July 6	July 10	July 22
July 13	August 10	August 14	August 26
August 10	September 7	September 11	September 23
September 14	October 12	October 12	October 28
October 5	November 2	November 6	November 18**
November 2	November 30	December 4	December 16**

\* County deadlines are for Preliminary Drawings

\*\* Date shifts are due to holidays

**Conversion Table  
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

\*The Heritage South and Lagrange C-6 Standards remain unless repealed

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS**

**July 22, 2015**

**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-9-15: Final Plat of the VILLAS AT CARRIETOWNE NORTH, located west of McCord Road, north of Central Avenue, Sylvania Township (13 lots) (jl)
- S-12-15 Replat of the Final Plat of TWELVE LAKES PLAT 9, located at the southwest corner of Sylvania-Metamora Road and Mitchaw Road, Sylvania Township (8 lots) (jl)
- S-13-15 Final Plat of CRYSTAL RIDGE PLAT 5, located at Strayer and Monclova Roads, Monclova Township (27 lots) (jl)

**ZONING – MONCLOVA TOWNSHIP**

1. Z17-C348: Zone Change from M-1 *Industrial/Office Research* to C-2 *General Commercial* at 6606 Monclova Road (jl)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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**GENERAL INFORMATION**

Subject

- Request - Zone Change from M-1 *Industrial/Office Research* to C-2 *General Commercial*
- Location - 6606 Monclova Road
- Owner - Louisville Title Agency, Trustee  
626 Madison Avenue  
Toledo, OH 43604
- Agent - Feller, Finch & Assoc. Inc.  
1683 Woodlands Avenue  
Maumee, OH 43537

Site Description

- Zoning - M-1 *Industrial/Office Research*
- Area - ± 1.58 Acres
- Frontage - ± 100 Feet along Jerome Road
- Existing Use - Undeveloped

Area Description

- North - Undeveloped / M-1 *Industrial / Office Research*
- South - Undeveloped & Industrial / C-2 *General Commercial* & M-1 *Industrial / Office Research*
- East - Undeveloped / M-2 *General Industrial*
- West - Undeveloped / M-1 *Industrial / Office Research*

Parcel History

- Z17-27 - Zone Change for 963 acres from A-3 *Agricultural* to M-3 *Heavy Industrial*. Plan Commission recommended disapproval for majority of acreage September 30, 1965. Township Trustees approved Zone Change December 3, 1965.

**GENERAL INFORMATION (cont'd)**

- Z17-C104                      Text Amendment incorporating M-3 *Heavy Industrial* District into M-2 *General Industrial*. Plan Commission recommended approval June 16, 1988. Township Trustees approved July 18, 1988.
- S-8-99                      -      Preliminary Drawing for ECLAT COMMERCE CENTER approved by Lucas County Planning Commission May 27, 1999.
- S-7-02                      -      Preliminary Drawing for Enterprise Business and Technology Park (name later changed to Triad Business Park) approved by Lucas County Planning Commission June 26, 2002.
- Z17-C253                    -      Zone Change from M-2 *General Industrial* to M-1 *Industrial/Office Research*. Lucas County Planning Commission recommended approval June 26, 2002. Township Trustees approved August 5, 2002.
- S-7-02                      -      Revised Preliminary Drawing for TRIAD BUSINESS PARK PLATS THREE AND FOUR and the REPLAT OF TRIAD BUSINESS PARK PLATS ONE AND TWO. Lucas County Planning Commission approved November 17, 2004.
- Z17-C322                    -      Zone Change from M-1 *Industrial/Office Research* to C-2 *General Commercial* at a depth of 438 feet. Plan Commission recommended approval June 25, 2008. Township Trustees approved August 18, 2008.
- S-4-08                      -      Revised Preliminary Drawing for TRIAD BUSINESS PARK PLATS 3 & 4. Plan Commission approved June 25, 2008.

Applicable Plans and Regulations

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

## STAFF ANALYSIS

The request is a Zone Change from M-1 *Industrial/Office Research* to C-2 *General Commercial* for a 1.58 acre portion of a parcel located at 6606 Monclova Road. The property is split zoned between the M-1 and C-2 districts. The proposal would reconfigure the split zoning line to provide an additional 100' of depth for commercial development along Monclova Road. The parcel is partially located in the eastern section of the Monclova Road Overlay. The overlay provides additional development standards to encourage the "harmonious development of both residential and commercial properties" along Monclova Road. Adjacent land uses include undeveloped land to the west, north, and east and undeveloped land and industrial uses to the south.

The request to shift the existing zoning line will have a minimal impact on the adjacent properties and is consistent with the overall composition of zoning in the area. The 2009 Monclova Township Contemporary Land Use Plan does not include a land use map, but does provide guiding principles for development. The plan encourages commercial development but desires to see the rural character of the township maintained as much as possible. It recommends a reasonable portion of the land be set aside and not developed along the front of the property. Future development should take this under consideration.

## STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C348, a Zone Change from Zone Change from M-1 *Industrial/Office Research* to C-2 *General Commercial*, located at 6606 Monclova Road to the Monclova Township Zoning Commission and Trustees for the following **two (2)** reasons:

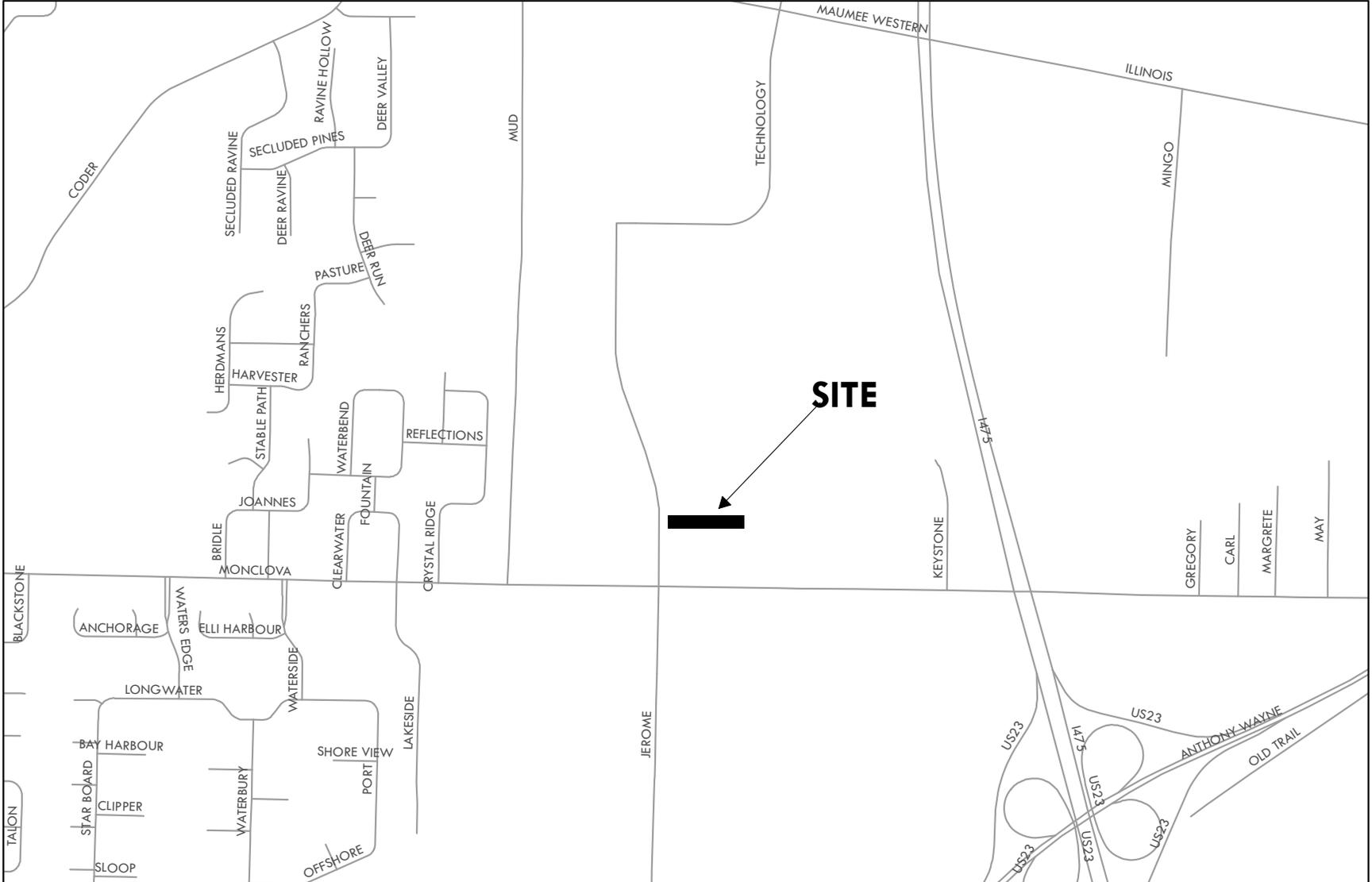
1. The request to shift the existing zoning line will have a minimal impact on the adjacent properties.
2. The request is consistent with the overall composition of zoning in the area.

ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C348  
DATE: July 22, 2015  
TIME: 9:00 a.m.

JL/jj  
Two (2) sketches follow

# GENERAL LOCATION

Z17-348  
ID 139

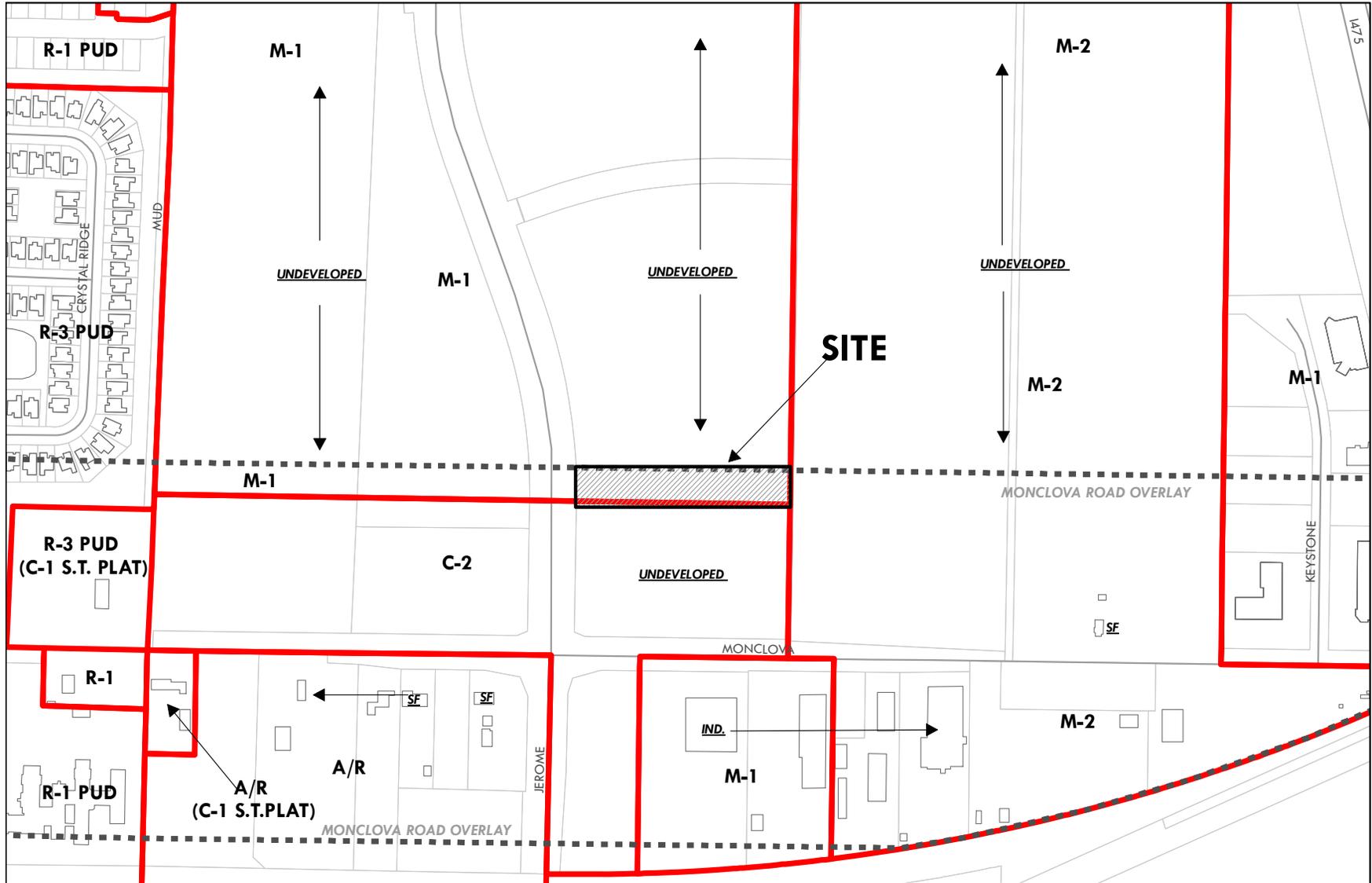


# ZONING & LAND USE

Z17-C348  
ID 139



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## 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  
130-A 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  
HOLLAND, OH 43528  
419-213-2860

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

COLUMBIA GAS COMPANY  
TONY BUCKLEY  
FIELD ENGINEER TECHNICIAN  
2901 E. MANHATTAN BLVD  
TOLEDO, OH 43611  
419-539-6078

LUCAS COUNTY  
SANITARY ENGINEER  
JIM SHAW  
111 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  
419-213-4209

A T & T  
ATTN: DESIGN MANAGER  
130 N. ERIE, ROOM 714  
TOLEDO, OH 43604  
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  
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 E. CLINTON STREET  
NAPOLEON, OH 43545  
419-599-4030

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

