

*TOLEDO CITY
PLAN COMMISSION
REPORT*

October 8, 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

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

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<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**
COUNTY PLANNING COMMISSION (<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

October 8, 2015

2:00 p.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 - Toledo City Plan Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

DIRECTOR'S REPORT

CHAIRMAN'S REPORT

**ITEM
NO.**

CASE DESCRIPTION

- | | |
|---------------|--|
| 1. Z-8002-15: | Zone Change from RS6, CR and IL to IG at 3701-3836 Twining Street, 3722-3739 Lagrange Street, 3723-3835 Stickney Avenue, 4320 Expressway Drive, 4418-4425 Creekside Drive, 56 Tyler Street (rear), 64-76 Erin Street and 733 Elbon Street (gp) |
| 2. V-448-15: | Vacation of Twining Street, Medcorp Drive and north-south alley (gp) |
| 3. SPR-37-15: | Major Site Plan Review for new truck sales/repair facility at 5022-5825 Suder Avenue (bh) |
| 4. OWE-59-15: | Appeal of denial of Certificate of Appropriateness for replacement of front porch flooring at 2537 Robinwood Avenue (mm) |
| 5. S-11-15: | Final Plat of MOORE TRANSPORT PLAT ONE, a replat of a portion of DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT ONE, located at Matzinger Road and Northeast Drive (gp) |

6. SUP-2005-15:

Special Use Permit for used auto sales facility at 2800-2808
Tremainsville Road (gp)

GENERAL INFORMATION

Subject

- Request - Zone Change from IL Limited Industrial, RS6 Single Family Residential, and CR Regional Commercial to IG General Industrial
- Location - 3701 – 3836 Twining Street, 3722 – 3730 Lagrange Street, 3723 – 3835 Stickney Avenue, 4320 Expressway Drive, 4418 – 4425 Creekside Avenue, 56 Tyler Street (rear), 64 – 76 Erin Street, and 733 Elbon Street
- Applicant - Department of Real Estate
C/O: Jeanette Morell
One Government Center
Suite #2250
Toledo, OH 43604

Site Description

- Zoning - IL, CR, RS6 / Limited Industrial, Regional Commercial, Single Family Residential
- Area (Site #1) - ± 19.97 acres
- Area (Site #2) - ± 11.36 acres
- Frontage (Site #1) - ± 2,803' along Expressway Drive
- Frontage (Site #2) - ± 1,002' along Stickney Avenue
- Frontage (Site #2) - ± 111' along Expressway Drive
- Existing Use - Undeveloped, Commercial, and Single Family Residential
- Proposed Use - Vehicle Storage and Staging

Area Description

- North - Ottawa River, Railroad Tracks / IG
- South - Interstate 75 / RS6
- East - Undeveloped, Daimler Chrysler / IG
- West - Lagrange Street, Manufacturing / IG

GENERAL INFORMATION (cont'd)

Parcel History

- V-103-96 - Request for a Vacation of the alley between Elbon, Dayton, Stickney, and Twining, case was withdrawn.
- Z-6004-00 - Request for a Zone Change from R-2 Single Family Residential to M-1 Limited Industrial, Plan Commission recommended approval with conditions on 8/10/00, City Council approved on 9/26/00, Ord. 903-00.
- Z-6005-00 - Request for a Zone Change from R-2 Single Family Residential to M-1 Limited Industrial, Plan Commission recommended approval with conditions on 8/10/00, City Council approved on 9/26/00, Ord. 904-00.
- V-408-05 - Request for a Vacation of Elbon Street west of Stickney Avenue, Plan Commission recommended conditional approval on 7/14/05, City Council approved on 8/17/05, Ord. 735-05.
- SPR-69-06 - Request for a Minor Site Plan Review for a building expansion, administratively approved with conditions by Plan Commission on 1/17/07.
- SPR-19-07 - Request for a Minor Site Plan Review for Medcorp office vehicle building, administratively approved with conditions by Plan Commission on 7/17/07.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- City of Toledo Vacant Industrial Land Use Report 2005

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL Limited Industrial, RS6 Single Family Residential, and CR Regional Commercial to IG General Industrial for a sites located at 3701 – 3836 Twining Street, 3722 – 3730 Lagrange Street, 3723 – 3835 Stickney Avenue, 4320 Expressway Drive, 4418 – 4425 Creekside Avenue, 56 Tyler Street (rear), 64 – 76 Erin Street, and 733 Elbon Street. The request identifies two (2) separate sites that for the purposes of this report are referred to as “Site #1” and “Site #2”. Site #1 is comprised of ±19.797 acres and is zoned IL Limited Industrial and RS6 Single Family Residential. Site #2 is comprised of ±11.36 acres and mixed-zoned IL Limited Industrial, RS6 Single Family Residential, and CR Regional Commercial. A companion Vacation request accompanies this case.

The applicant is requesting a Zone Change to IG General Industrial to facilitate the assemblage of undeveloped parcels. The sites are intended to be used for industrial purposes. The Textileather Property located west of Site #2 was recently purchased by the City of Toledo in order to clean up the site for preparation of reuse as mandated by the USEPA. Acquisitions of most of the properties have been completed and site clearance and remediation are underway. Site #1 is owned by the City of Toledo and is completely undeveloped.

Toledo Vacant Industrial Land Use Report

The 2005 City of Toledo Vacant Industrial Land Use Report was prepared for the decision makers in the City of Toledo and the community at large at the request of the Toledo-Lucas County Plan Commissions with the goal that the report will serve as a basis for future land use and infrastructure policies in the City of Toledo. The report concentrates on the analysis of vacant and underutilized industrial land in fourteen (14) study areas throughout the City. The subject site is within the Stickney South Study Area.

The report recognizes that there are a limited number of vacant industrially zoned parcels in the Stickney South Study Area and that the proximity to the Interstate Highway System is the key factor in industrial business location and development. Retaining and expanding the existing industrial zoning classification is strongly recommended in anticipation of the expansion of the automotive parts and accessories manufacturing industries.

Surrounding land uses include the Ottawa River immediately north of the site #1 and undeveloped land immediately to the north of site #2. To the south of site #1 is Expressway Drive and to the south of site #2 are single family homes and Expressway Drive. East of site #1 is undeveloped land and east of site #2 is Stickney Avenue. West of site #1 is Lagrange Street and to the west of site #2 is a textile factory.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets for a variety of future land uses. The targeted land uses for the area include: IG General Industrial, IL Limited Industrial, CR Regional Commercial, and RS Single Family Residential. However, industrial uses are the predominant proposed future land use. The requested IG General Industrial zoning district is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services.

Staff recommends approval because the proposed IG General Industrial zoning conforms to the vacant Industrial Land Use Report and the Toledo 20/20 Comprehensive Plan. Additionally, the proposed zoning is consistent with the zoning of nearby properties.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of Z-8002-15, a request for a Zone Change from IL Limited Industrial, RS6 Single Family Residential, and CR Regional Commercial to IG General Industrial for the sites located at 3701 – 3836 Twining Street, 3722 – 3730 Lagrange Street, 3723 – 3835 Stickney Avenue, 4320 Expressway Drive, 4418 – 4425 Creekside Avenue, 56 Tyler Street (rear), 64 – 76 Erin Street, and 733 Elbon Street, to the Toledo City Council, for the following two (2) reasons:

1. The request is consistent with The Toledo Vacant Industrial Land Use Report and Toledo 20/20 Comprehensive Plan (TMC§1111.0606(A) Review and Decision Making Criteria); and
2. The requested IG General Industrial zoning is consistent with zoning classifications of properties within the general vicinity (TMC§1111.0606(C) Review and Decision Making Criteria).

ZONE CHANGE
 TOLEDO CITY PLAN COMMISSION
 REF: Z-8002-15
 DATE: October 8, 2015
 TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
 PLANNING AND ZONING
 DATE: November 18, 2015
 TIME: 4:00 P.M.

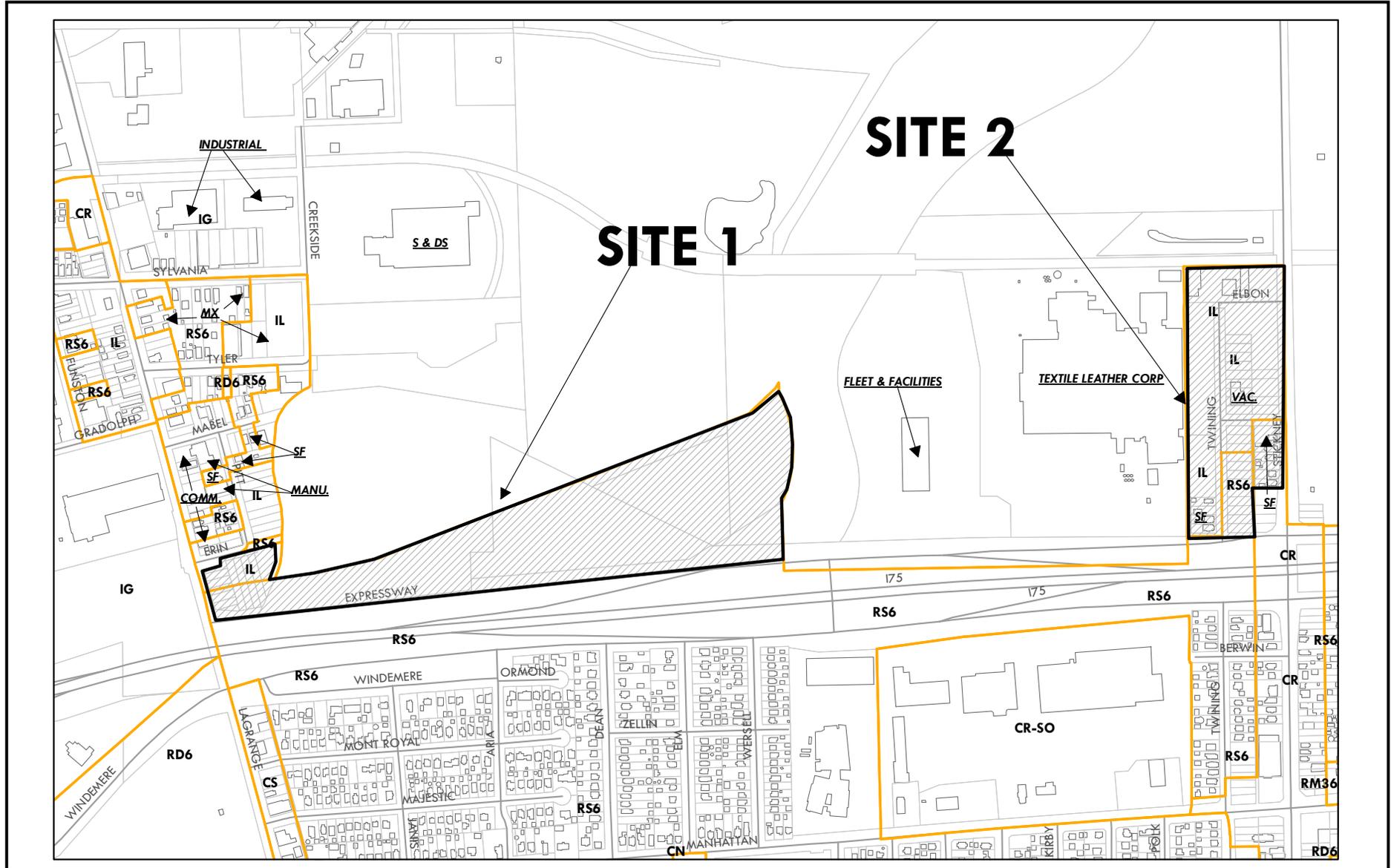
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 Two (2) sketches follow

ZONING & LAND USE

Z-8002-15
ID 7



1 - 6



GENERAL INFORMATION

Subject

- Request - Vacation of Twining Street, Medcorp Drive, and the north-south alley between Medcorp Drive and Expressway Drive
- Applicant - Department of Real Estate
C/O: Jeanette Morell
One Government Center
Suite #2250
Toledo, OH 43604

Site Description

- Zoning - RS6, CR, IL / Single Family Residential, Regional Commercial, Limited Industrial
- Area - ±1.16 acres (Twining Street)
±0.28 acres (Medcorp Drive)
±0.10 acres (north-south alley)
- Dimensions - ±50' X ±1,014' (along Twining Street)
±51' X ±238' (along Medcorp Drive)
±16' X ±280' (portion of alley)
- Existing Use - Single Family Dwelling and Vacant Building

Area Description

- North - Industrial Warehouse / IL
- South - Expressway / RS6, CR
- East - Jeep Manufacturing Plant / IG
- West - Undeveloped / IG

Parcel History

- V-103-96 - Request for a Vacation of the alley between Elbon, Dayton, Stickney, and Twining, case was withdrawn.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-6004-00 - Request for a Zone Change from R-2 Single Family Residential to M-1 Limited Industrial, Plan Commission recommended approval with conditions on 8/10/00, City Council approved on 9/26/00, Ord. 903-00.
- Z-6005-00 - Request for a Zone Change from R-2 Single Family Residential to M-1 Limited Industrial, Plan Commission recommended approval with conditions on 8/10/00, City Council approved on 9/26/00, Ord. 904-00.
- V-408-05 - Request for a Vacation of Elbon Street west of Stickney Avenue, Plan Commission recommended conditional approval on 7/14/05, City Council approved on 8/17/05, Ord. 735-05.
- SPR-69-06 - Request for a Minor Site Plan Review for a building expansion, administratively approved with conditions by Plan Commission on 1/17/07.
- SPR-19-07 - Request for a Minor Site Plan Review for Medcorp office vehicle building, administratively approved with conditions by Plan Commission on 7/17/07.

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan
- City of Toledo Vacant Industrial Land Use Report 2005

STAFF ANALYSIS

The applicant is requesting the Vacation of Twining Street, Medcorp Drive, and the north-south alley between Medcorp Drive and Expressway Drive. These streets are adjacent to mostly undeveloped parcels. The ±1.54 acre site is mixed-zoned IL Limited Industrial, RS6 Single Family Residential, and CR Regional Commercial and is occupied by industrial buildings, and a few single family homes but is primarily undeveloped. A companion Zone Change, request accompanies this case.

STAFF ANALYSIS (cont'd)

The intent of the proposal is to facilitate the assemblage of streets, alley, and undeveloped parcels. The sites are intended to be used for industrial purposes. Acquisitions of most of the properties have been completed and site clearance and remediation are underway.

Toledo Vacant Industrial Land Use Report

The 2005 City of Toledo Vacant Industrial Land Use Report was prepared for the decision makers in the City of Toledo and the community at large at the request of the Toledo-Lucas County Plan Commissions with the goal that the Report will serve as a basis for future land use and infrastructure policies in the City of Toledo. The Report concentrates on the analysis vacant and underutilized industrial land in fourteen (14) study areas through the City. The subject site is within The Stickney South Study Area.

The Report recognizes that there are a limited number of vacant industrially zoned parcels in the Stickney South Study Area and that the proximity to the Interstate Highway System is the key factor in industrial business location and development. Retaining and expanding the existing industrial zoning classification is strongly recommended in anticipation of the expansion of the automotive parts and accessories manufacturing industries.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets the areas surrounding the streets to be requested for a variety of future land uses. The targeted land uses for the area include: IG General Industrial, IL Limited Industrial, CR Regional Commercial, and RS Single Family Residential. However, industrial uses are the predominant proposed future land use. The requested IG General Industrial zoning district is intended to permit moderate and high-impact industrial uses, including large scale or specialized industrial operations requiring good transportation access and public facilities and services.

Staff recommends approval of the Vacation request because it will facilitate a development that is compatible with the Vacant Industrial Land Use Report and The Toledo 20/20 Comprehensive Plan. Additionally, the vacation will support future industrial development in an area that is suitable for industrial uses.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of V-448-15, a request for the Vacation of Twining Street, Medcorp Drive, and the north-south alley between Medcorp Drive and Expressway Drive, to Toledo City Council, for the following two (2) reasons:

1. The request is consistent with The Toledo Vacant Industrial Land Use Report and The Toledo 20/20 Comprehensive Plan; and
2. The proposed vacation will be incorporated into the future development of an Industrial Complex and support industrial growth in an area that is suitable for industrial uses.

The staff further recommends that the Toledo City Plan Commission recommend approval of V-448-15, the request for the Vacation of Twining Street, Medcorp Drive, and the north-south alley between Medcorp Drive and Expressway Drive, to Toledo City Council, subject to the following five (5) 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.

Engineering Services

1. Eliminate access to Twining Street and Medcorp Drive by installing new curb and sidewalk through existing right-of-way. The curb height should match the existing curb on Stickney Avenue and Expressway Drive.
2. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop (419) 245-1220.

Contact Joe Warnka at 419-245-1341 for inspection of above-mentioned items.

3. There is an existing 6-inch-diameter water main in Twining Street and an existing 8-inch-diameter water main in Midcorp Drive. These water mains shall be abandoned.
4. There is an existing public storm sewer on Twining Street. This line shall be abandoned; or the petitioner shall accept ownership of the storm mains, including all catch basins and manholes.
5. There are public sewers in the alley. If this area is abandoned, the petitioner shall accept ownership of the sanitary mains, including manholes.

STAFF RECOMMENDATION (cont'd)

Division of Transportation

No comments or objections to this vacation.

Fire Prevention

No comments or objections to this vacation.

Division of Streets, Bridges, and Harbors

No comments or objections to this vacation.

Columbia Gas Company

Comments not received at time of printing.

AT&T (Ohio)

Comments not received at time of printing.

Toledo Edison Company

Comments not received at time of printing.

Buckeye Cablevision

No comments or objections to this vacation.

TARTA

No comments or objections to this vacation.

Lucas County Solid Waste

Comments not received at time of printing.

Lucas County Tax Map

No comments or objections to this vacation.

STAFF RECOMMENDATION (cont'd)

Republic Services

Comments not received at time of printing.

Plan Commission

No comments or objections to this vacation.

STREET VACATIONS
TOLEDO CITY PLAN COMMISSION
REF: V-448-15
DATE: October 8, 2015
TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
PLANNING AND ZONING
DATE: November 18, 2015
TIME: 4:00 P.M.

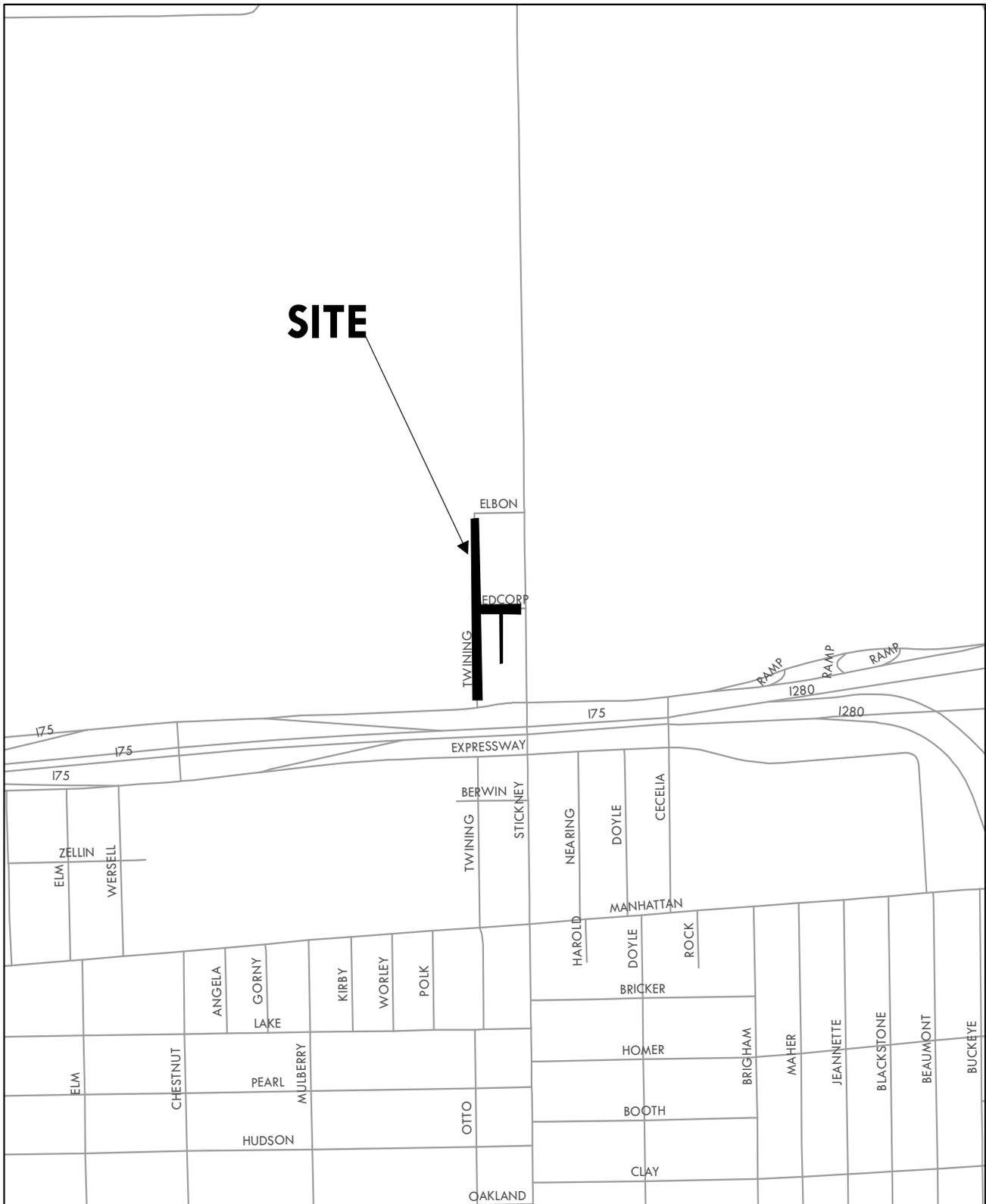
GP/
Two (2) sketches follow

GENERAL LOCATION

V-448-15
ID 7

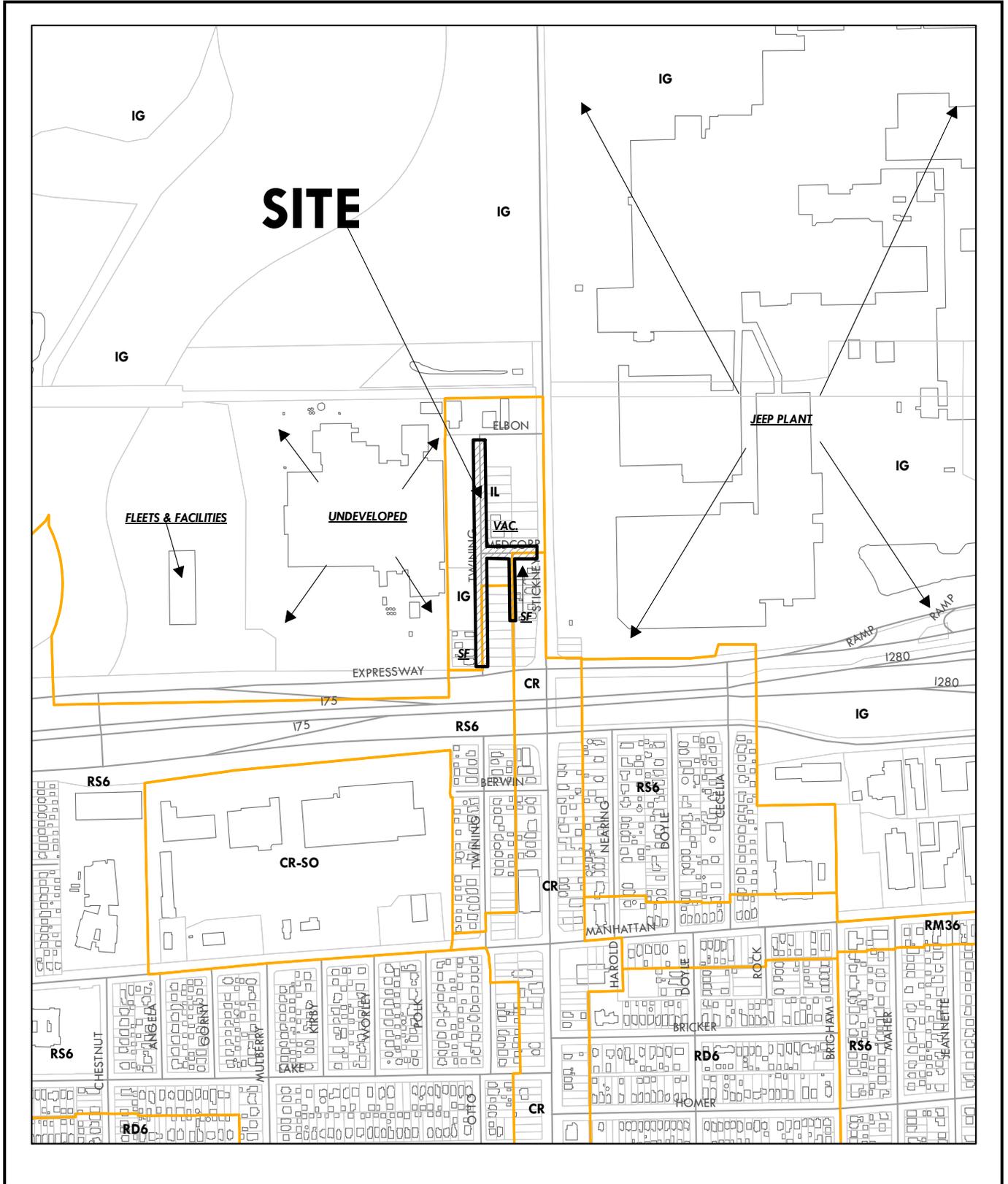


SITE



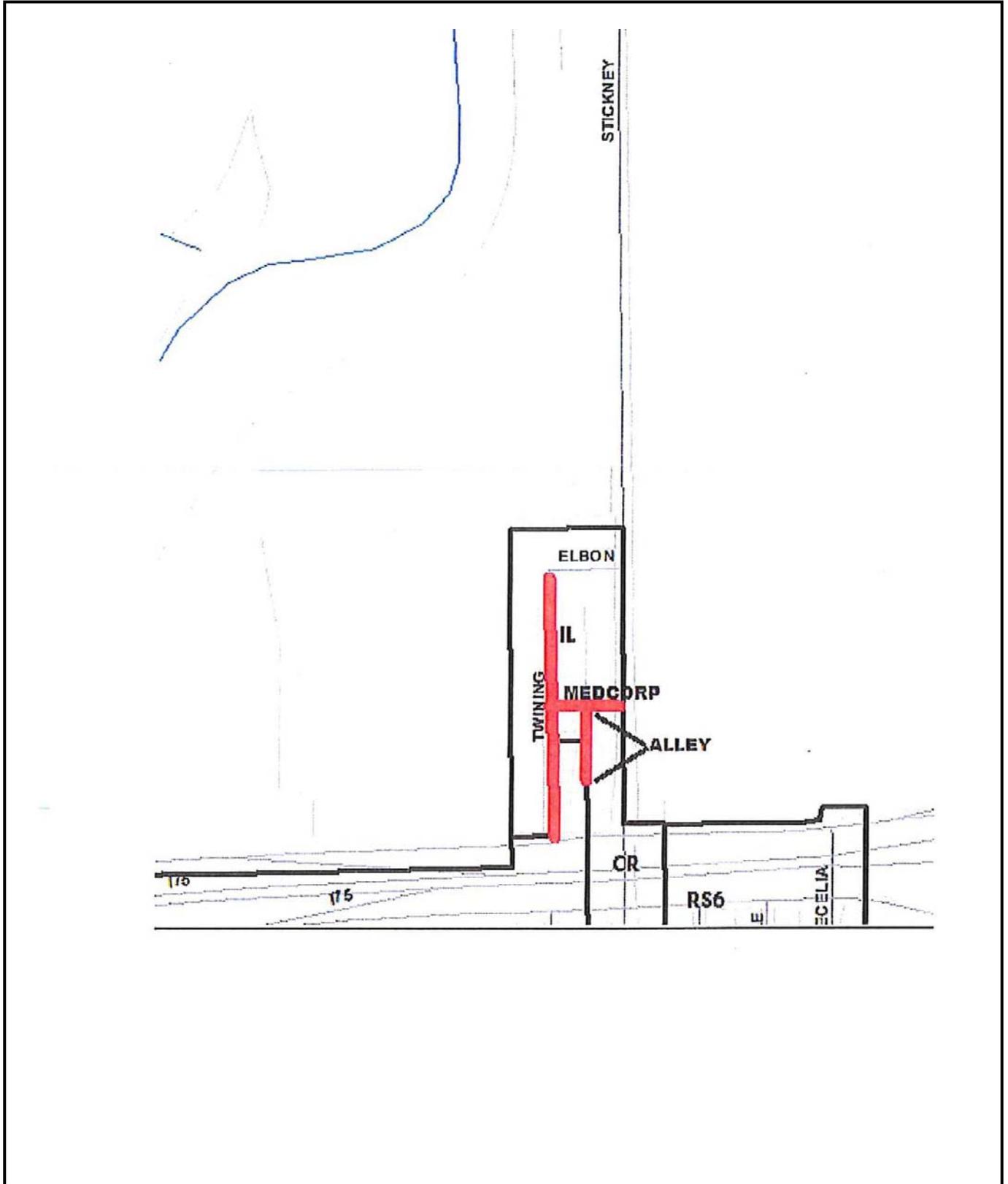
ZONING & LAND USE

V-448-15
ID 7



SITE PLAN

V-448-15
ID 7



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GENERAL INFORMATION

Subject

- Request - Major Site Plan Review for a Truck Sales and Service Facility
- Location - 5022 – 5825 Suder Ave
- Applicant - GTH, LP
4300 N Broadway St
Muncie, IN 47303
- Engineer - George Oravec
Oravec & Associates, LLC
5333 Secor Road, Suite 2
Toledo, OH 43623

Site Description

- Zoning - IL Limited Industrial
- Area - ± 24.412 Acres
- Frontage - ± 940' along Alexis Rd
± 1,324' along Suder Ave
- Existing Use - Vacant Land
- Proposed Use - Truck Sales and Service Facility
- Proposed Parking - 134 Automobile Spaces, 13 Trailer Spaces,
114 Space Service Staging Area
- Required Parking - 90 Automobile Spaces

Area Description

- North - Church and Single Dwelling Residential / RS6
- South - Single Dwelling Residential / RS6
- East - School, Vacant Land and Single Dwelling Residential / R-1A (Washington Township)
- West - Interstate I-75 & Industrial Park / IL & IG

Parcel History

- Z-313-71 - Special Use Permit for a Hall & Meeting Facility (PC denied 2/17/72, CC deferred indefinitely 4/4/72)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z-68-73 - Special Use Permit for a Hall & Meeting Facility (PC Approved 3/22/73, Ord 350-73, 4/17/73)
- Z-4079-94 - Request for zone change from R-2 Single-family Residential to R-3 Two-family Residential (PC approved 6/2/94, CC Denied 10/25/94)
- Z-9001-14 - Request for zone change from RS6 to IL Limited Industrial (PC disapproved 11/6/14, Appealed to CC approved 1/8/15, Ord. 15-15)
- SPR-39-14 - Major Site Plan Review for a Truck Sales and Service Facility (PC disapproved 11/6/14, Appealed to CC approved 1/8/15, Ord. 15-15)
- SPR-37-15 - Major Site Plan Review for a Truck Sales and Service Facility (PC deferred 9/10/15)

Applicable Plans and Regulations

Toledo Municipal Code Part Eleven: Planning and Zoning
Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Major Site Plan Review for a truck sales and service facility located at 5022 – 5825 Suder Avenue. The applicant is proposing to construct a 23,500 square foot sale and leasing showroom and a 33-bay service center and body shop, in addition to new and used outdoor truck sales areas. The site has been cleared and is currently being prepared for construction. The 24.412 acre site is currently zoned IL Limited Industrial. The applicant is proposing significant changes to the previously approved site plan, reference number SPR-39-14. The changes include the size of the building, number of bays, number of new and used truck sales spaces Per TMC 1111.0813B, a new Site Plan Review was warranted for this project. This case was deferred from the September 10, 2015 Plan Commission hearing.

Surrounding land uses include a church and a single family residence to the north, single family residences and Shoreland Elementary to the east, Alexis Road and single family uses to the south and Interstate I-75 and industrial uses to the west.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The required parking for a new and used heavy equipment sales lot with a 23,500 square foot sales and leasing showroom with a parts retail component and offices, a 33-bay service center and body shop and a 168-space new and used truck open sales area is ninety (90) spaces. The changes from the previous plan are a reduction in the showroom area by 1,500 square feet, the addition of twelve (12) service bays and the addition of one hundred twenty-eight (128) new truck sales spaces. The revised site plan indicates that one hundred thirty-four (134) employee and customer designated spaces will be provided. In addition the applicant is providing a ten (10) space trailer drop area and a one hundred four (104) space service staging area. The site plan offers two (2) new access drives from Suder Avenue. The majority of traffic is anticipated to use Alexis Road to the south as this has direct access to Interstate I-75.

The applicant has indicated that a sidewalk is planned along the entire western frontage of Suder Avenue. However, Class 3 wetlands exist on the property and influence where the sidewalk can be located. As a result, where the sidewalk abuts the wetland, the sidewalk would then connect back with the edge of pavement along Suder Avenue to circumnavigate around the wetland. An email from the Ohio EPA concerning the wetland was submitted for review that indicates that it is unlikely that the sidewalk would be approved as Class 3 wetland may only be filled for "Public Need". The Ohio EPA has indicated that a sidewalk does not appear to constitute a public need.

Landscaping

A frontage greenbelt is required in accordance with TMC§1108.0202 *Frontage Greenbelts* along all right of ways. A thirty foot (30') landscape greenbelt is provided along both the Alexis Road and Suder Avenue frontages.

A Type "A" Buffer is required between the RS6 zoning district to the north and the subject property. TMC 1108.0203 *Buffer and Screening Requirements* requires a twenty-five (25) foot Type "A" Buffer to consist of four (4) trees and twenty (20) shrubs per every 100 linear feet of property line. The submitted landscape plan indicates a thirty foot (30') buffer will be provided along the northern property line. The twenty-five (25) foot wide Type "A" buffer should consist of twenty-five (25) trees and 122 shrubs along the northern property line. The applicant has requested that thirty-two (32) spruce trees situated on a four foot (4') to five foot (5') mound be permitted to serve as the buffer. Staff supports a waiver of the northern property line Type "A" landscape Buffer requirement.

STAFF ANALYSIS (cont'd)

Building and Site Design

Pursuant to TMC 1108.0204 *Parking Lot Landscaping* landscape terminal islands must be provided at the end of each parking row. Landscape areas may not contain bare soil, aggregated stone, decorative rock, or be filled with concrete. The revised landscape plan indicates that landscaped terminal islands will be provided most parking rows, except for the northern parking rows. Staff is requesting that terminal islands be provided in these areas.

The applicant submitted elevations for consideration and review. The design primarily consists of a glass showroom, precast concrete in and around the service areas and aluminum accent panels. Pursuant to TMC 1109.0402 *Building Character and Color* - façade colors shall be low-reflectance, subtle, neutral or earth tone colors. Building trim and accent areas may feature brighter colors. The applicant is proposing white metal panels for the majority of the building. Given the size of the building and location staff is requesting that earth tone colors be used to soften the appearance. The overhead service bays located on the north and south sides of the building will aid in breaking up the mass and therefore the overall design besides the paint color meets the industrial design standards set forth in TMC1109.0400.

The applicant has indicated that storm water and sewage will utilize City of Toledo infrastructure. A preliminary review of SPR-37-15 indicated the use of the Fullers Creakside pumping station located in Washington Township. However, according to the Lucas County Sanitary Engineers office alternatives should be explored to minimize the negative impacts that typically occur during problematic rain events. As a result, the applicant has indicated that he would utilize the City of Toledo infrastructure located south of Alexis Road.

Recommendation

The Toledo 20/20 Comprehensive Plan targets this area for single-family residential land uses. However, based on the recent modification of the zoning to IL Limited Industrial, the proposal meets the purpose and all applicable provisions of the zoning code as outlined in TMC 1111.0706 Review and Decision-making Criteria.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission approve SPR-37-15, a Major Site Plan review for a Truck Sales and Service Facility, located at 5022-5825 Suder Avenue for the following two (2) reasons:

1. The proposed use complies with all standards of the Toledo Municipal Code (TMC 1111.0809.A Approval Criteria);
2. The proposed is permitted in the zoning district in which it is located (TMC 1111.0809.B Approval Criteria); and

STAFF RECOMMENDATION (cont'd)

The staff recommends that the Toledo City Plan Commission take the following action on a waiver request for alternative plantings and mounding in the Type A landscape buffer along the northern property line:

Chapter 1108 Landscaping and Screening

Sec. 1108.0203.E Type A Landscape Buffer

Approve a waiver for the Type A Landscape Buffer along the northern property line to include thirty two (32) spruce trees situated on a four foot (4') to five foot (5') mound in place of the required twenty five (25) trees and 122 shrubs.

The staff recommends that the Toledo City Plan Commission approve SPR-37-15, a Major Site Plan review for a Truck Sales and Service Facility, located at 5022-5825 Suder Avenue, subject to the following twenty (20) 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.

Engineering Services

Comment not received at this time.

Sewer & Drainage Services

1. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
2. S&DS recommends that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Lucas County Engineer

3. A permit is required from the Lucas County Engineer's Office for any work within the Washington Twp. portion of the Suder Ave. right of way. There is no fee for this permit.
4. Suder Ave. was resurfaced along most of the site frontage in 2013 by the Lucas County Engineer's Office. All proposed utility crossings of Suder Ave. shall be bored or jacked and open cutting of the pavement will not be permitted in the newly resurfaced areas.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

5. Private fire hydrants may be required. Hydrants to be in a location approved by the fire official.
6. Fire department vehicle access must be maintained around the building and thru the site.
7. Building/facility address must be visible from the street fronting the property.

Building Inspection

8. The southerly portion of the property is affected by the floodplain, as shown in FEMA Map 39095C0105E, adopted by City of Toledo on August 16, 2011. The new site plan recognizes this involvement and shows the building and parking area improvements as avoiding the 100-year floodplain. As a prudent precaution, it is recommended that a floodplain development permit is secured for any development.
9. The construction of any new structure, addition, or alterations to any existing building will require construction documents stamped by a design professional licensed with the State of Ohio to be submitted to the Division of Building Inspection for review and approval. Construction documents must show that the new structure and/or interior alterations will be built in compliance with the building, mechanical and fire codes of the City of Toledo, and by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA requirements.
10. Any signs on the property, will require a separate plan review and permit(s) in accordance with the City of Toledo's sign codes (TMC§1113 and §1377-§1397).
11. Any fence screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Environmental Services

Comment not received at this time.

Division of Transportation

Comment not received at this time.

Plan Commission

12. New or renovated buildings shall meet the industrial building design standards of TMC Section 1109.0400.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

13. Elevated displays, lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the site plan and shall not be allowed in any required front yard.
14. Dumpster location(s) shall have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks.
15. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas.
16. Fencing of customer display areas shall conform to TMC 1105.0302, outside storage screening shall comply with TMC 1108.0203.H.
17. A sidewalk shall be installed along the entire frontage of Suder Avenue. When abutting the Class 3 wetland, the sidewalk may be circumnavigated around the wetland.
18. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved site plan. Vehicle parking that deviates from the approved site plan shall not be permitted.
19. The applicant shall submit a revised elevation that incorporates an earth tone color to soften the appearance of the building; **subject to the review and approval of the Director of Planning.**
20. A detailed site, lighting, sign, fencing and landscaping plan shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A site plan indicating the location of the public right-of-way shall be submitted; **shall be noted on revised site plan.**
 - b. A thirty (30) foot Frontage Greenbelt is required along the Suder Avenue frontage and shall include one tree for every thirty (30) of lot frontage and a solid evergreen hedge; **shall be noted on revised landscape plan.**
 - c. A thirty (30) foot Frontage Greenbelt is required along the Alexis Road frontage and shall include one tree for every thirty (30) of lot frontage and a solid evergreen hedge; **shall be noted on revised landscape plan**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- d. Type “A” Landscape buffer is required along the northern property lines where abutting residential zoning, a twenty-five (25) foot wide Type “A” Buffer shall include four (4) trees and twenty (20) shrubs for every 100 Linier feet of property line unless a waiver is approved for thirty two (32) spruce trees situated on a four foot (4’) to five foot (5’) mound; **shall be noted on revised landscape plan.**
 - e. Landscaped areas may not contain bare soil, aggregated stone, decorative rock or be filled in with concrete. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage; acceptable as depicted on site plan; **shall be noted on revised site plan.**
 - f. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained; acceptable as depicted on site plan; **shall be noted on revised site plan.**
 - g. If site is ½ acre or larger, landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details; shall be noted on revised landscape plan; **shall be noted on revised site plan.**
 - h. The location, height and materials for any fencing to be installed and maintained; **acceptable as depicted on site plan.**
 - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties); acceptable as depicted on site plan; **shall be noted on revised site plan;** and
 - j. The location, lighting and size of any signs; **acceptable as depicted on site plan.**
21. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed and maintained indefinitely.
22. Minor adjustments to the site plan that do not violate the above conditions or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
23. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

REF: SPR-37-15 . . . October 8, 2015

MAJOR SITE PLAN REVIEW
TOLEDO CITY PLAN COMMISSION

REF: SPR-37-15

DATE: October 8, 2015

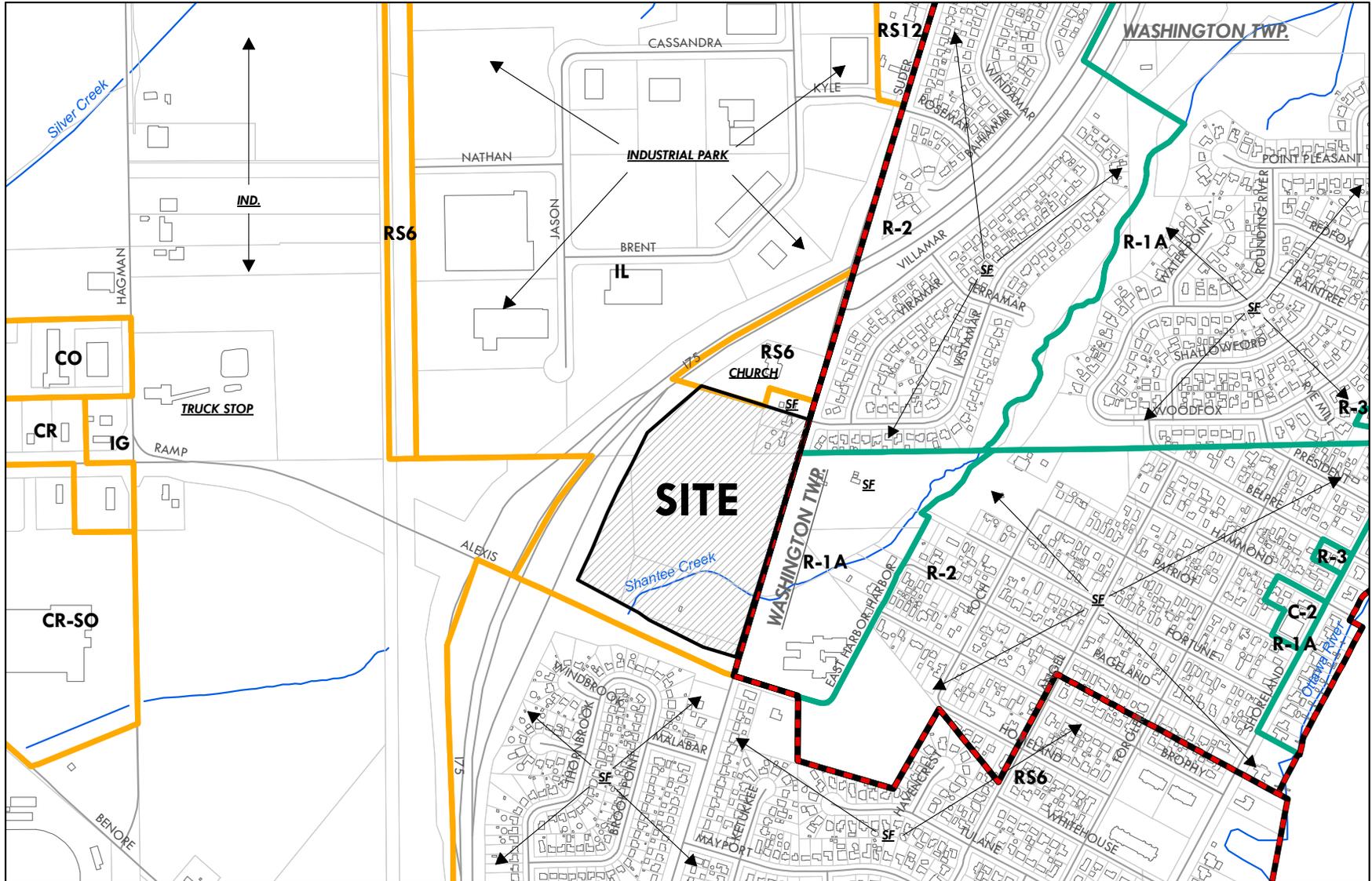
TIME: 2 p.m.

BH

Seven (7) sketches follow

ZONING & LAND USE

SPR-37-15
ID 68, 64



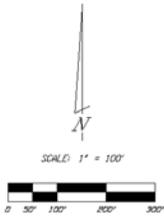
SITE PLAN

SPR-37-15
ID 68,64

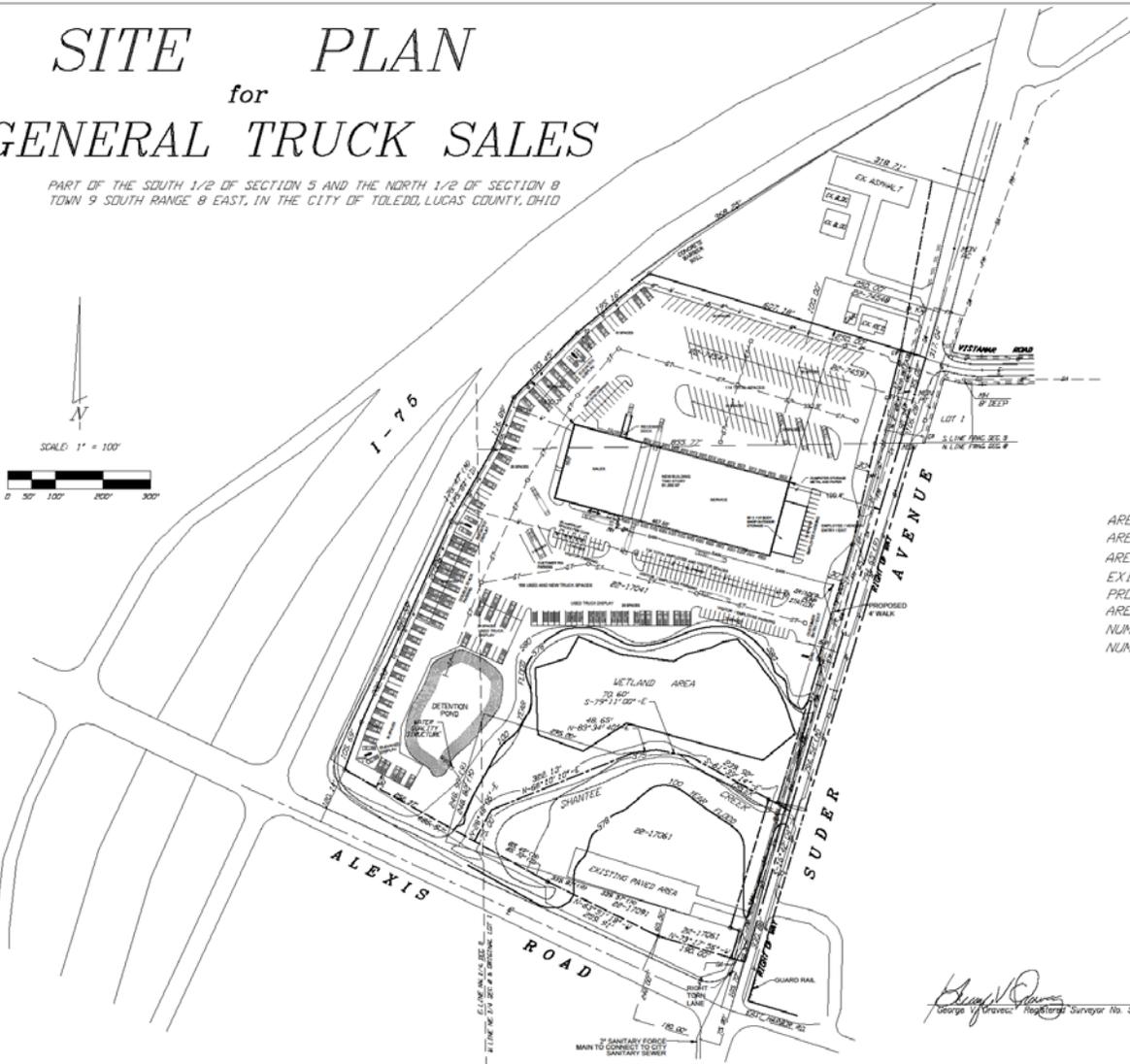


SITE PLAN for GENERAL TRUCK SALES

PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8
TOWN 9 SOUTH RANGE 9 EAST, IN THE CITY OF TOLEDO, LUCAS COUNTY, OHIO



LOCATION MAP



LEGEND

AREA OF SITE = 24,260 Ac.
 AREA OF IMPERVIOUS SURFACE = 12,539 Ac. = 52%
 AREA OF OPEN SPACE = 11,721 Ac. = 48%
 EXISTING ZONING = R56
 PROPOSED ZONING = 1L
 AREA OF BUILDING = 91,000 S.F.
 NUMBER OF PARKING SPACES REQUIRED = 212
 NUMBER OF PARKING SPACES PROVIDED:
 TRUCK SALES PARKING SPACES = 168
 EMPLOYEE & VISITOR SPACES = 134
 SERVICE STAGING SPACES = 114
 TOTAL PARKING SPACES PROVIDED = 416

DEVELOPER

GENERAL TRUCK SALES
 4300 NORTH BROADWAY
 MUNCIE, IN 47303
 1-800-382-7717
 1-765-289-5441 (FAX)
 WWW.GENERALTRUCKSALES.COM

George W. Oravec
 Registered Surveyor No. 5439



ORAVECZ & ASSOCIATES, LLC

13000 SUDER ROAD, SUITE B, TOLEDO, OHIO 43609
 PH:419-474-6664 or 474-0465 FAX: PH: 474-5008
 WWW.ORAVECZANDASSOCIATES.COM

SCALE	DATE	REVISED	DRAWN BY	CHECKED BY
1" = 100'	10/18/2014	9/28/2015	M.C.M.	JRC/WR

RENDERING

SPR-37-15
ID 68,64



Workspace Webmail :: Print

Page 1 of 1

[Print](#) | [Close Window](#)

Subject: General Truck Sales site in Toledo
From: "Heather.Allamon@epa.ohio.gov" <Heather.Allamon@epa.ohio.gov>
Date: Thu, Sep 10, 2015 1:24 pm
To: "steve.bassett@generaltrucksales.com" <steve.bassett@generaltrucksales.com>
"Collins, Regina" <Regina.Collins@toledo.oh.gov>, "Bannister, Patekka"
<PATEKKA.BANNISTER@toledo.oh.gov>, "Wetzel, Paul F LRB (Paul.F.Wetzel@usace.army.mil)"
Cc: <Paul.F.Wetzel@usace.army.mil>, "Lynette.Hablitzel@epa.ohio.gov"
<Lynette.Hablitzel@epa.ohio.gov>, "goravec@ORAVECZASSOCIATES.COM"
<goravec@ORAVECZASSOCIATES.COM>
Attach: image001.gif

Hi Steve,

Thank you for speaking on the phone with me today. As you are aware, your proposed site at the intersection of Suder and Alexis has a wetland. You do not plan to impact the wetland on your site. However, your site plan shows a sidewalk across the street in front of the school. This sidewalk would impact the same wetland, which continues under the road.

No fill or earth disturbance in a wetland may occur without first obtaining the appropriate permits from both Ohio EPA and the U.S. Army Corps of Engineers. Because the wetland is a high quality wetland, it is unlikely that the sidewalk would be approved because there is no public need that the project would serve.

If you have any questions, please feel free to call or email me.

Thanks,
Heather

Heather Allamon
Ohio EPA - NWDO
401/Isolated Wetland Permitting
347 N. Dunbridge Road
Bowling Green, OH 43402
419-373-3024
heather.allamon@epa.ohio.gov



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GENERAL INFORMATION

Subject

Request - Appeal of a Certificate of Appropriateness (COA) to replace the front porch flooring

Location - 2537 Robinwood Ave

Owner & Appellant - Michael D. & Ruth Ashford
2910 Collingwood Blvd.
Toledo, OH 43610

Site Description

Zoning - RD6 / Duplex Residence

Frontage - 50'

Parcel Depth - 166'

Use - Duplex

Year Built - 1910

Parcel History

OWE-28-93 - Re-roof (Admin approved 1993)

OWE-26-14 - Re-roof (Admin approved 5/19/14)

OWE-27-14 - Replace driveway and sidewalk with concrete and tint (OWEHDC approved 6/9/14)

OWE-48-15 - Repair the front steps and risers, replace the concrete driveway and sidewalk and replace the back porch steps. The request to replace the front porch flooring was removed from application. (OWEHDC approved 8/10/15)

OWE-59-15 - Request to replace the front porch flooring (OWEHDC disapproved 9/14/15)

Applicable Plans, Regulations

- Toledo Municipal Code (T.M.C.), Part 11, Planning and Zoning Code, Chapter 1103.0300 - Historic Overlay Districts, Chapter 1111.1000 Historic Districts and Landmarks
- U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings

STAFF ANALYSIS

This request is an appeal of the Certificate of Appropriateness (COA) that was disapproved by the Old West End Historic District Commission (OWEHDC) at their monthly meeting held on September 14, 2015. The site is located at 2537 Robinwood Ave and is occupied by a duplex home that was built in 1910.

A month prior, at the August 10, 2015 OWEHDC meeting, the applicant had submitted an application for multiple requests for this address; however, the porch flooring request was removed from that application, OWE-48-15, since there wasn't enough information provided to assess whether or not the porch floor was original to the structure. The applicant was asked to do additional research in order to find a similar material in shape and size to what currently exists on the structure before reapplying for another COA.

The applicant re-applied two weeks later for another COA, OWE-59-15, to replace the existing porch flooring with wood decking which was the same request from the month before. The application was lacking a contractor's estimate or any documentation that stated the front porch was not stable due to deterioration, however, the applicant did visit a couple of local stores attempting to locate a similar tile.

Prior to the September 14, 2015 OWEHDC hearing, a few of the commission members did conduct a site visit and found that the porch flooring could be made of concrete or other material with either clay or cement tile squares that were tinted red in color. The members stated there was some deterioration where a couple of the tiles have cracked on the threshold. Some suggestions by commission members were made to the applicant on how to best address the situation and other possible solutions instead of a complete replacement of the porch flooring.

The discussion highlights during the public hearing was that commission members still did not have any additional documentation stating that the porch flooring was not structural sound or that the original flooring couldn't be replaced with the same material or similar tile in shape or size. After a lengthy discussion, the commission moved to approve the request but the motion failed with three members voting for the request and five members voting against the request.

The appeal that was received at the Plan Commissions office on September 21, 2015 was for one item and is listed below as it was received from the appellant:

- 1. The proposal will not detract from the historic structure and is necessary to provide better access to the property.***

The appeal letter does state that a contractor has made an assessment of the property and what repair method this person could use in replacing the porch floor clay tile with new wood decking. The letter is shown in "Exhibit A."

STAFF ANALYSIS (cont'd)

The U.S. Secretary of Interior's Standards and Guidelines for Rehabilitating Historic Buildings states replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This includes an entrance or porch, walkway or fountain. What is not recommended is removing a feature of the building or site that is not repairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission uphold the decision of the Old West End Historic District Commission to disapprove the Certificate of Appropriateness (COA) for the replace the front porch flooring located at 2537 Robinwood Ave for the following reason:

1. The applicant did not provide information stating the tile could not be reproduced locally or a letter stating the front porch is not structurally sound.

APPEAL OF OWEHDC DECISION
TOLEDO CITY PLAN COMMISSION
REF: OWE-59-15
DATE: October 8, 2015
TIME: 2:00 P.M.

MLM
Attachments Follow

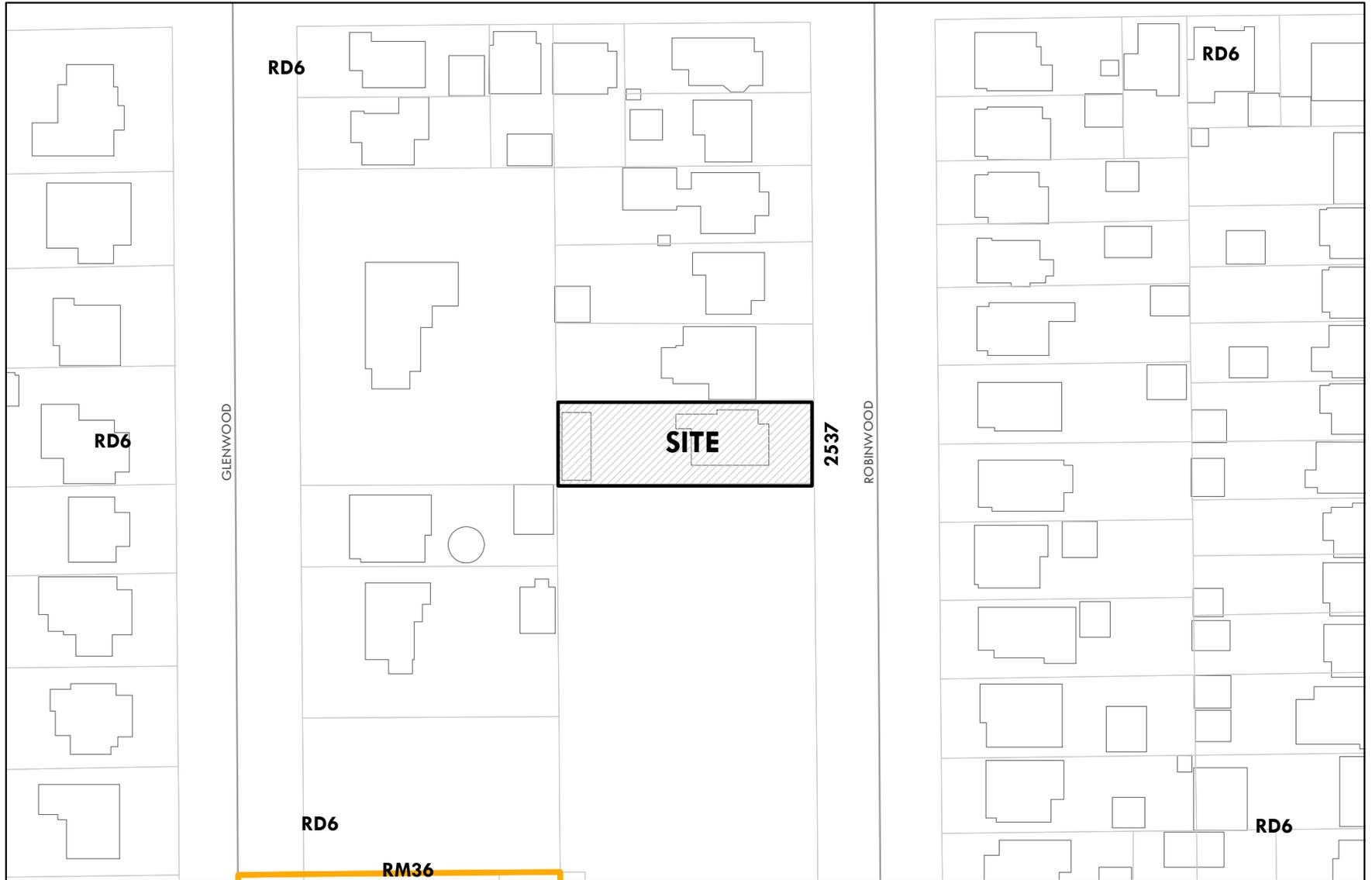
ZONING & LAND USE

2537 ROBINWOOD AVE.

OWE-59-15
ID 15



4 - 4



GLENWOOD

ROBINWOOD

RD6

RD6

RD6

SITE

2537

RD6

RM36

RD6

**PHOTO OF THE FRONT PORCH STEPS
2537 ROBINWOOD AVE.**

**OWE-59-15
ID 15**



**PORCH DECKING – RED TILE TO BE REMOVED
2537 ROBINWOOD AVE.**

**OWE-59-15
ID 15**



**PORCH DECKING – RED TILE TO BE REMOVED
2537 ROBINWOOD AVE.**

**OWE-59-15
ID 15**



Monday, September 21, 2015

Michael D. Ashford
2910 Collingwood Blvd.
Toledo, OH 43610

Toledo- Lucas County Plan Commissions
One Government Center, Ste. 1620
Toledo, OH 43604

Dear Plan Commissions,

Please accept this letter as an official notice to appeal the OWE Historic Commission' decision to disapprove my application request on Monday, September 14, 2015.

The request is to replace the front porch flooring at 2537 Robinwood Ave. The structure is a triplex home that was built in 1910 and has approximately 3070 square feet of living space. The staff recommends that the OWEHDC approve (OWE-59-15) request to replace the front porch flooring with wood at 2537 Robinwood Ave for the following reason:

- The proposal will not distract from the historic structure and is necessary to provide better access to the property.

Other supporting documentation:

My contractor is Weldon Douthitt; Mr. Douthitt has over 60 years of building contractor experience. Mr. Douthitt resume consists of:

- Contractor experience in residential housing, 1955 – 1969
- Director of E.O.P.A skill trades program. 1969-1983
- Currently the Director of the Senior Emergency Repair Program Director for Pathways, 1983 – present.

Mr. Douthitt's assessment of the property is as follows:

- The deck is approximately 179 square feet and was constructed of wood decking (3/4" to 7/8").
- Front porch has red clay tile laid in a bed of cement.
- The porch is 3' from the ground with masonry plexs (2' x 8 or 2' x 10") resting on a possible beam in the center and cut out pockets supported by the foundation of the surrounding walls, which creates 3' depth of crawl space.
- Due to years of wear and tear approximately 1/3 of the clay tile has become unstable due to deteriorated, age and moisture.

EXHIBIT A

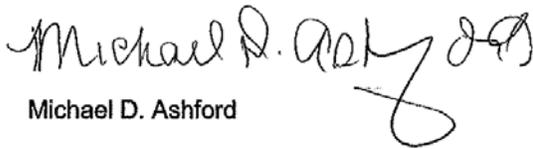
OWE-59-15

Mr. Douthitt's repair analysis on the correct/safest/cost effective repair method:

- Remove all defective tile, cement deteriorated wood decking and possible floor joist materials.
- Install necessary 2' x 4' concrete footers to code and build up approximately to height of the bottom of floor joists for support of a new wood decking.

If you have any questions, please contact me at (419) 944-3255.

Thank you for your consideration.


Michael D. Ashford

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REF: S-11-15
DATE: October 8, 2015

GENERAL INFORMATION

Subject

- Request - Final Plat of MOORE TRANSPORT PLAT ONE, a replat of a portion of DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT ONE
- Location - 1006 Matzinger Road and Northeast Drive
- Applicant - GM Ohio Real Estate Holdings, LLC
C/O: Gary Moore
661 North Plano Suite 3
Richardson, TX 75081
- Engineer - FWB, Inc.
C/O: Brian J. Retar, P.E.
5225 Secor Road Suite 5
Toledo, OH 43623
- Surveyor - FWB, Inc.
C/O: A. Ray Jones, P.S.
5225 Secor Road Suite 5
Toledo, OH 43623

Site Description

- Zoning - General Industrial / IG
- Area - 18.767 acres
- Frontage - 60' along Northeast Drive
- Existing Use - Undeveloped
- Proposed Use - Truck Maintenance and Storage

Area Description

- North - Industrial Manufacturing / IG
- East - Railroad Tracks / IG
- South - Ottawa River / IG
- West - Coyle Mechanical / IG

GENERAL INFORMATION (cont'd)

Plat Description

Number of Lots	-	1 buildable lot
Streets	-	none
Utilities	-	Water, storm, sanitary
Easements	-	Utility, Sanitary

Parcel History

S-49-65	-	Request for FINAL PLAT DUNBAR'S NORTHEAST INDUSTRIAL PARK, disapproved without prejudice by Plan Commission on 5/12/66.
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Applicable Plans and Regulations

- Toledo Municipal Code (TMC), Chapter Eleven: Planning and Zoning
- City of Toledo Subdivision Regulations

STAFF ANALYSIS

The applicant is requesting a final plat approval of MOORE TRANSPORT PLAT ONE, a replat of a portion of DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT ONE and an adjacent non-platted lot. The site is located at 1006 Matzinger Road and is owned by GM Ohio Real Estate Holdings LLC. The parcel fronts onto Northeast Drive which dead-ends into the site. This case is included as an agenda item in order to provide abutting plat owners an opportunity for comment.

DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT is an eleven (11) lot industrial subdivision that was originally platted in 1965. The Plat also includes two (2) stub streets, Kettering Drive and Northeast Drive. Each of these streets terminates into lettered "buffer lots" which are typically placed at the end of stub streets. The intent of the "buffer lots" is to limit access until future, controlled subdividing of land can occur and to prevent parcels not included in the plat from tying into the street.

The site includes an 18.767 acre lot that is adjacent to, but not part of, the original DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT, and a two (2) foot buffer lot (Lot A) that is part of the original DUNBAR'S PLAT. The larger parcel is a landlocked parcel that can only be accessed via extending Northeast Drive a minimum of ten (10) feet or replatting a portion of DUNBAR'S NORTHEAST INDUSTRIAL PART PLAT to remove the two (2) foot buffer lot (Lot A) at the end of Northeast Drive. The applicant has chosen to replat and remove the buffer lot. The buffer lot (Lot A) will be incorporated into the new subdivision, MOORE TRANSPORT PLAT ONE.

STAFF ANALYSIS (cont'd)

GM Ohio Real Estate Holdings LLC is the listed owner of the subject site as well as two (2) abutting lots that front onto Matzinger Road. The parcels with frontage on Matzinger Road are occupied by Moore Transport, a trucking company that provides services to automotive industries. The company is proposing to expand its business southward onto the subject site to provide additional space for truck maintenance and storage. The business intends on accessing the new development via Northeast Drive.

Staff recommends approval of the final plat because the plat will facilitate the expansion of an existing business and allow a landlocked parcel to be utilized. Additionally, no objections have been raised from review agencies. Finally, the plat conforms to all City of Toledo Subdivision regulations. The proposed new lot conforms to lot size and depth to width requirements and has adequate frontage.

STAFF RECOMMENDATION

The staff recommends that the City of Toledo Plan Commission approve S-11-15, a request for a final plat for MOORE TRANSPORT PLAT ONE, a replat of a portion of DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT ONE and an adjacent non-platted lot, for a site located at 1006 Matzinger Road, for the following two (2) reasons:

1. The final plat will facilitate the expansion of an existing business and allow a landlocked parcel to be utilized; and
2. The final plat conforms to the City of Toledo Subdivision Regulations

The staff further recommends that the Toledo City Plan Commission approve S-11-15, a request for a final plat for MOORE TRANSPORT PLAT ONE, a replat of a portion of DUNBAR'S NORTHEAST INDUSTRIAL PARK PLAT ONE and an adjacent non-platted lot, for a site located at 1006 Matzinger Road, subject to the following six (6) conditions:

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

Division of Engineering Services

Comments not received at time of printing.

Sewer & Drainage Services

Comments not received at time of printing.

STAFF RECOMMENDATION (cont'd)

Fire Prevention

No comments or objections to the approval of the final plat.

Toledo-Lucas County Health Department

1. Any wells and/or septic issues should be handled through this office.

Building Inspection

2. The construction of any new structure, addition, or alterations to any existing building and/or parking lot will require construction documents stamped by a design professional to be submitted to the Division of Building Inspection for plan review and approval. Construction documents must show that the new structure, addition or alterations will be in compliance with the building, mechanical and fire codes of the City of Toledo, and, by referenced authority, those of the State of Ohio. Construction must also comply with federal ADA regulations.
3. The property is affected by a designated "AE" special flood hazard area (SFHA) and the floodway of the Ottawa River is shown on FEMA's FIRM #39095C0084E map adopted by the City of Toledo on August 16, 2011. Development of the property affected by an SFHA will require construction standards in compliance with water-proof construction of the Ohio Building Code and flood control regulations found in Toledo Municipal Code §1110. A Hydrologic and Hydraulic (H & H) study may be required. At the least a SFHA floodplain development permit will be required prior to plan approval.
4. Any signs on the building or the site, will require plan review and permits(s) in accordance with the City of Toledo's sign codes (Toledo Municipal Code §1377 – §1395).
5. Any fence will require screening will require a Certificate of Zoning Compliance, issued by the Division of Building Inspection.

Division of Transportation

No comments or objections to the approval of the final plat.

STAFF RECOMMENDATION (cont'd)

Plan Commission

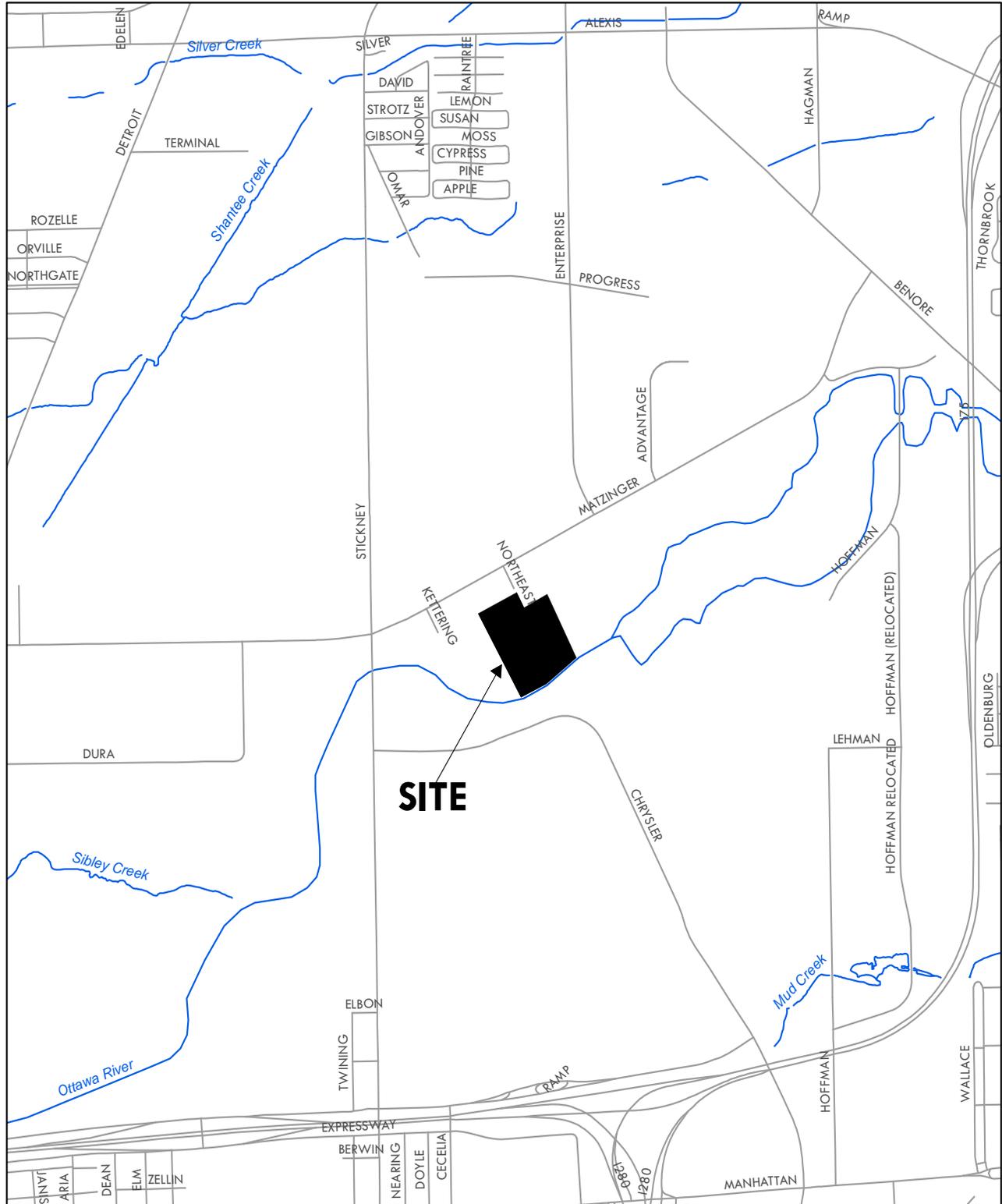
5. 952 Matzinger Road (parcel #23-22541), 962 Matzinger Road (parcel #23-22534), and 1002 Matzinger Road (parcel #22-80567) shall be combined into one taxable identification number.
6. The final plat shall be recorded within six (6) months of Plan Commission approval.

FINAL PLAT REVIEW
TOLEDO CITY PLAN COMMISSION
REF: S-11-15
DATE: October 8, 2011
TIME: 2:00 P.M.

GP/
Three (3) sketches follow

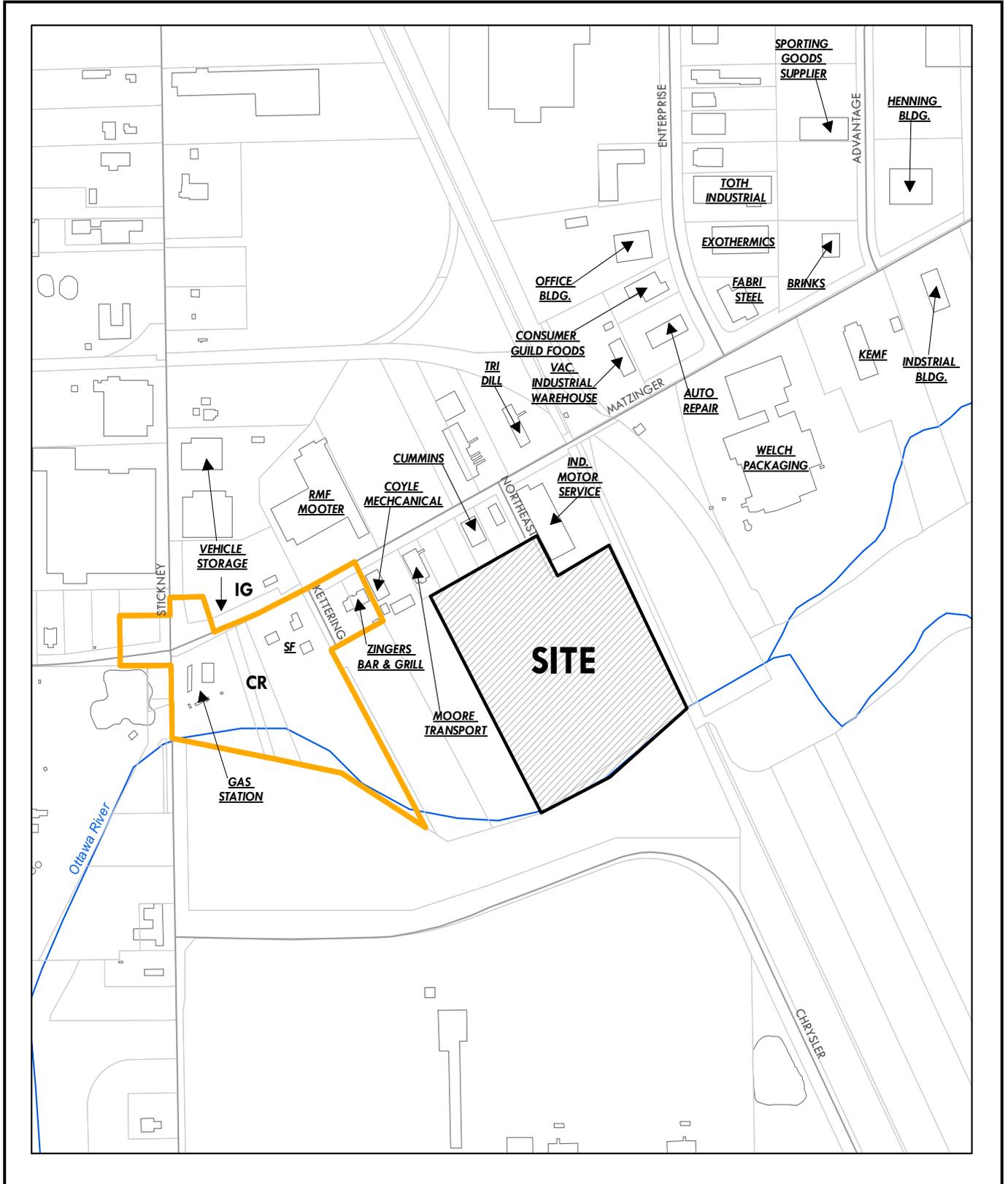
GENERAL LOCATION

S-11-15
ID 61



ZONING & LAND USE

S-11-15
ID 61



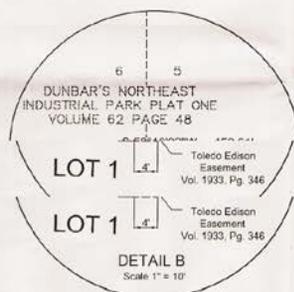
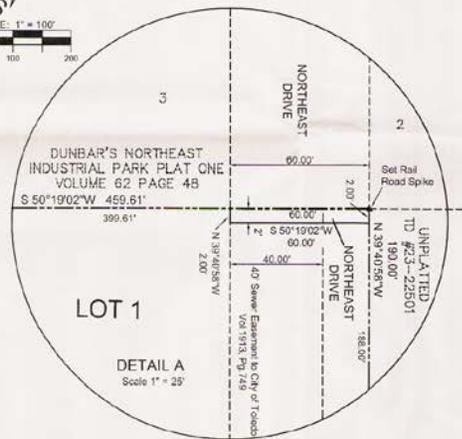
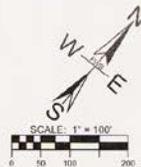
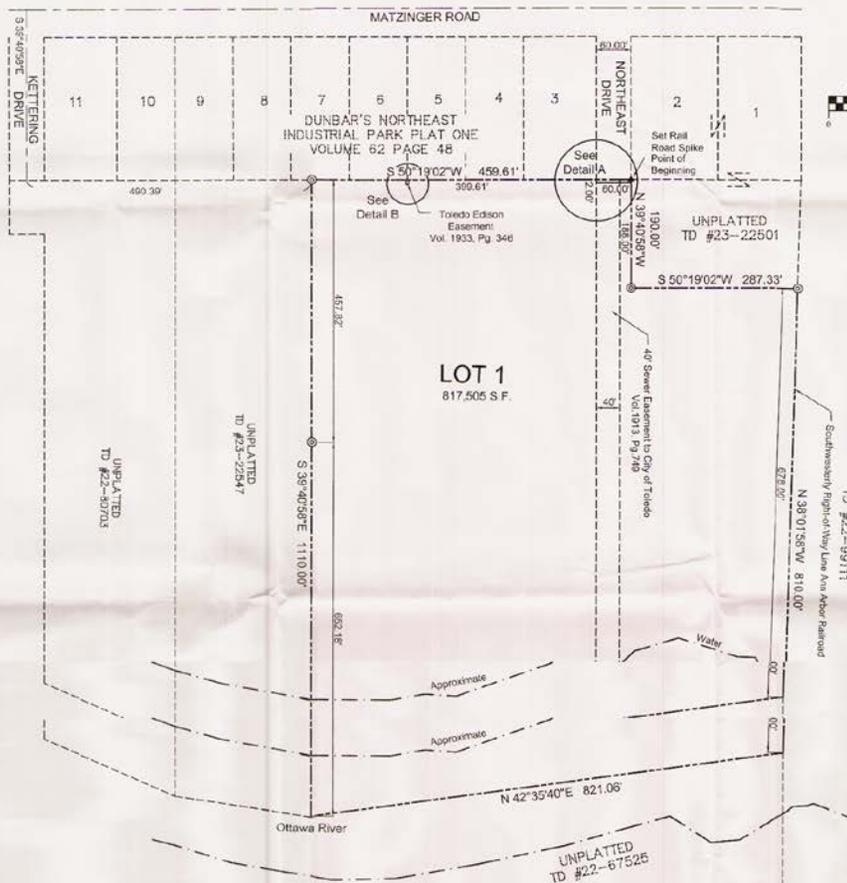
SITE PLAN

S-11-15
ID 61



Moore Transport Plat One
Part of the Northwest 1/4 of Section 18,
Town 9 South, Range 6 East, City of Toledo, Lucas County, Ohio

SHEET 2 OF 2



5-8

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a used auto sales facility
Location	-	2800 – 2808 Tremainsville Road
Applicant	-	Trilby Corners, LLC 2808 Tremainsville Road Toledo, OH 43613
Engineer	-	John A. Weithman, P.E. P.O. Box 184 Waterville, OH 43566

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±2.54 acres
Frontage	-	±341' along Tremainsville Road
Existing Use	-	Auto Repair Shop
Proposed Use	-	Used Auto Sales Facility

Area Description

North	-	Single Family Dwellings / RS6
South	-	Commercial Building / CR
East	-	Single Family Dwellings / RS6
West	-	Commercial Building / CR

Parcel History

Z-11005-05	-	Request for a Zone Change from RS6 Single Family Residential to CR Regional Commercial, approved by Plan Commission on 1/12/06, approved by City Council 2/3/09, Ord. 63-09.
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Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan.

STAFF ANALYSIS

The applicant is requesting a Special Use Permit (SUP) to facilitate the development of a used auto sales facility at 2800 – 2808 Tremainsville Road. The ±2.54 acre site consists of three (3) parcels. The northwestern parcel is occupied by a small structure that contains a dwelling unit, an office space, and a shop. A shed, an accessory building, and an auto repair service shop are located on the remainder of the site. This case was deferred on August 13, 2015 at the request of the applicant in order to rectify Division of Transportation concerns. A neighborhood meeting was held on September 12, 2015.

The applicant intends to use the existing 7,500 square foot building on 2808 Tremainsville Road to operate the used auto sales and auto repair facility. The accessory structure and storage shed located on the site and are intended to be used as part of the Special Use Permit.

Used Auto Regulations

TMC§1104.0300 – *Auto and RV Sales, Used Only* outlines site design criteria for used auto sales facilities. Included are criteria governing minimum lot size and frontage. Used auto sale facilities shall be located on a lot with no less than one-half (1/2) acre and have a minimum average width of 150 feet along the main road frontage. The site meets these criteria. Additionally, the applicant is proposing to operate an auto repair shop in conjunction with the used auto sales facility. Repairs and service of any inoperable automobile must be conducted wholly within and enclosed structure permanently located on the lot. The site plan submitted is in compliance with this regulation.

Site plans for used automobile and recreational vehicle sales shall be delineated, with dimensions, parking areas and drive aisles for the outdoor display area and customer/employee parking area. Used vehicle inventory shall only be displayed, parked or located within areas approved and defined. Required customer/employee parking may not be used for used vehicle inventory (TMC§1104.0308). Additionally, the large “lawn area” depicted on the site plan cannot be used for vehicle display. If approved, a revised site plan showing compliance must be submitted for the approval of the Planning Director.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*: Schedule A, a used auto and recreational vehicle sales/rental facility is required to have one (1) parking space per every 5,000 square feet of open sales area, plus one (1) parking space per every 500 square feet of enclosed sales area, plus one and one half (1.5) per every service bay. Elevations show a total of two (2) service bays requiring three (3) customer parking spacing on the site. Calculations using the auto repair shop’s square footage as enclosed sales area conclude that a total of eighteen (18) customer spaces are required for parcel #23-03414. The site plan depicts a total of thirty-nine (39) parking spaces. The site plan is in compliance with the number of required parking spaces, and twenty-one (21) spaces are available for auto sales display.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

The applicant does not intend on accessing the property via the southernmost curb cut located on 2790 Tremainsville Road (parcel #23-03419). The site will be accessed via the two (2) existing curb cuts onto Tremainsville Road. If approved, staff will require that the cross access between 2808 Tremainsville Road and 2790 Tremainsville Road be closed with a barrier that prohibits vehicular thru-traffic. Cross access is proposed on the development site between 2800 Tremainsville Road and 2808 Tremainsville Road. Trilby Corners LLC maintains ownership of the parcels to be developed. The proposed development will not require an Alternative Access and Parking Plan to be submitted to the Planning Director.

Landscaping

The site is existing and therefore only required to be brought closer into compliance with the landscape requirements of the 2004 zoning code. If approved, staff will require a fifteen (15') foot frontage greenbelt along Tremainsville Road. At least one tree must be provided for every 30 feet of lot frontage or fraction thereof. Calculations require a total of twelve (12) trees to be planted in the frontage greenbelt along Tremainsville Road. Trees are not required to be evenly spaced and may be clustered. The site plan submitted is in compliance with TMC§1108.0202.

If approved, a Type A landscape screen and buffer will be required along the north and east property lines of the site that abut the adjacent residentially zoned properties. Said screen and buffer shall consist of a solid six (6') foot to eight (8') foot tall fence or wall and a ten (10') foot wide landscape buffer abutting the screening. Fencing is to be installed so that the smooth/flush side faces away from the development site. Additionally, staff will require a solid evergreen hedge be planted along the Tremainsville Road frontage to screen the parking lot so that no headlights of any vehicles can be seen from the public street.

Building Design

Elevations depict the use of split-faced concrete block and standard concrete block. The buildings are existing and therefore, if approved, no changes to the exteriors will be required.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan this site for Neighborhood Commercial land uses. The CN Neighborhood Commercial district is intended to accommodate predominately small and medium scale commercial uses that serve neighborhoods. Small and medium scale offices and mixed uses may be included. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. Development for this zoning district is not intended to be intense with excessive building coverage, large buildings, and buildings placed close together.

The Special Use Permit is not suitable for this location because it does not conform to the 20/20 Comprehensive Plan. Additionally, the presence of multiple structures on the site creates the potential for an overdeveloped site that could be detrimental to nearby neighborhoods. Additionally, the Department of Transportation has objected to the Special Use Permit. Finally the site does not offer adequate consumer parking and vehicular display parking.

Although staff is recommending disapproval, conditions of approval are attached as Exhibit "B".

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend disapproval of SUP-2005-15, a request for a Special Use Permit for a used auto sales facility, for a site located at 2800 – 2808 Tremainsville Road, to the Toledo City Council, for the following four (4) reasons:

1. The Department of Transportation objects to the approval of the Special Use Permit;
2. The request does not does not meet the stated purpose of the Toledo Municipal Zoning Code;
3. The presence of multiple structures on the site creates the potential for an overdeveloped site and;
4. The request does not conform to the 20/20 Comprehensive Plan.

SPECIAL USE PERMIT
 TOLEDO CITY PLAN COMMISSION
 REF: SUP-2005-15
 DATE: October 8, 2015
 TIME: 2:00 P.M.

CITY COUNCIL COMMITTEE OF
 PLANNING AND ZONING
 DATE: November 18, 2015
 TIME: 4:00 P.M.

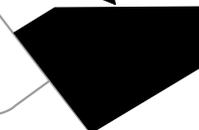
GP
 Four (4) sketches follow
 Exhibit "A" follows
 Exhibit "B" follows

GENERAL LOCATION

SUP-2005-15
ID 55



SITE



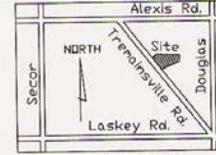
SITE PLAN

SUP-2005-15
ID 55

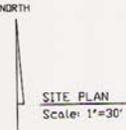
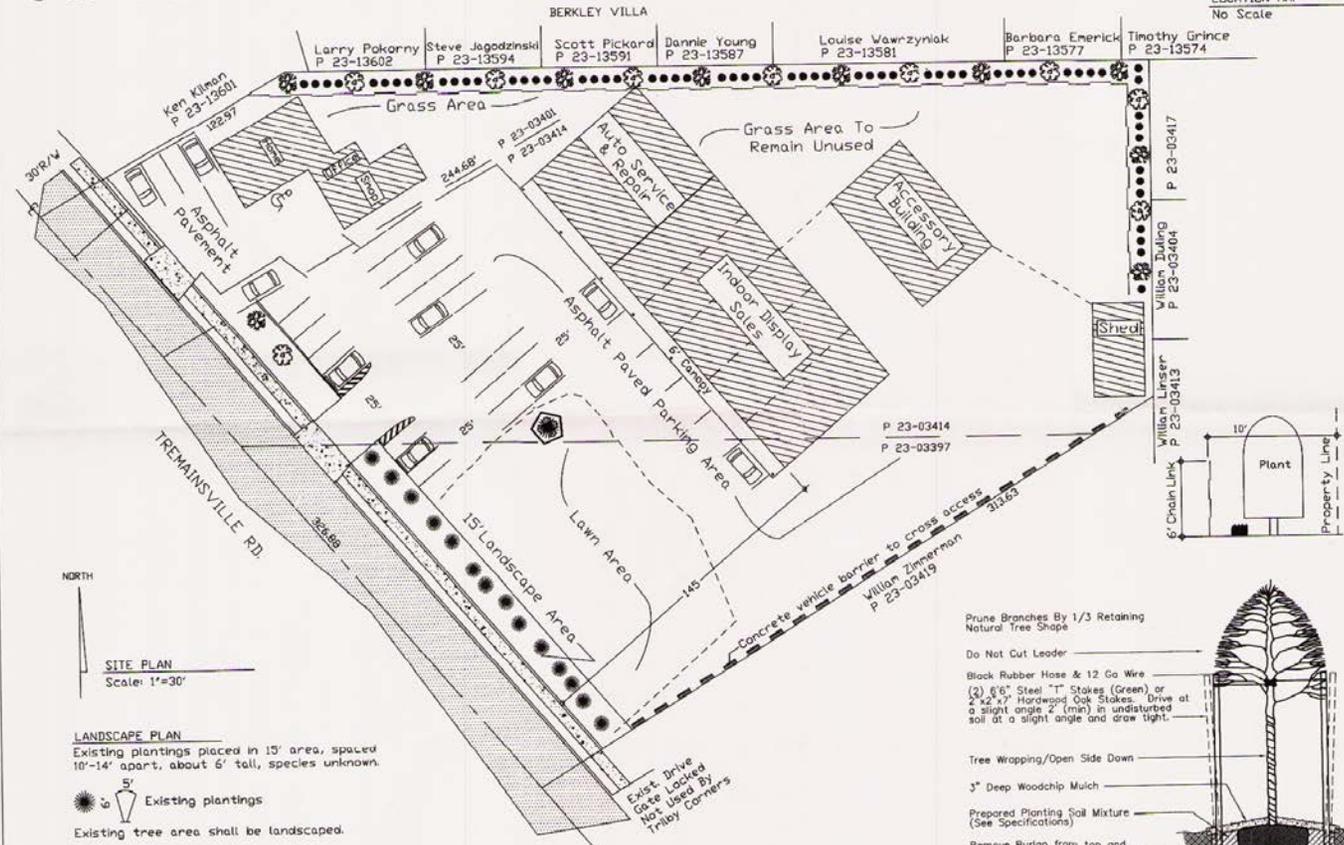


BUILDING DESIGNATION

- Item Area Name & Use
- ① 1320sf Residence - Family Living Residence (Foot Print Area)
 - ② 240sf Office - Customer Sales, Files & Documents
 - ③ 880sf Shop - Auto Intake, Minor Cleaning & Service
 - ④ 3780sf Auto Service & Repair - General Service & Conditioning
 - ⑤ 6120sf Indoor Display & Sales - Special/Newer Autos
 - ⑥ 2400sf Accessory Building - Spare Auto Parts
 - ⑦ 880sf Shed - Older Auto Spare Parts



LOCATION MAP
No Scale



LANDSCAPE PLAN
Existing plantings placed in 15' area, spaced 10'-14' apart, about 6' tall, species unknown.

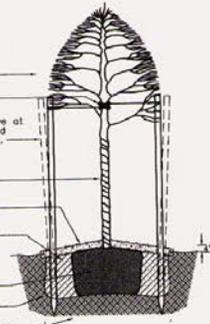
Existing plantings

Existing tree area shall be landscaped.

NOTE:
Buildings and pavement shown are existing.
NOTE: Parking stripes about 2016

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
	9	Acer Legacy Sunsp Maple	Legacy Sunsp Maple	1 1/2" Cal.	B & B	20' o/c
	10	Acer Rubrum Red Maple	Red Maple	2-2 1/2" Cal.	B & B	35' o/c
	60	Viburnum Carpathicum	Viburnum	1 1/2" Cal.	B & B	5' o/c

- Prune Branches By 1/3 Retaining Natural Tree Shape
- Do Not Cut Leader
- Block Rubber Hose & 12 Ga Wire
- (2) 6" Steel "T" Stakes (Green) or 2"x2" Hardwood Oak Stakes - Drive at a slight angle 2' (min) in undisturbed soil at a slight angle and draw tight.
- Tree Wrapping/Open Side Down
- 3" Deep Woodchip Mulch
- Prepared Planting Soil Mixture (See Specifications)
- Remove Burlap from top and Sides of Root Ball after placement. Remove all plastic wrap and ties.
- Slope planting pit to edge
- Original subgrade or compacted backfill



PLANTING DETAIL
No Scale



JOHN A. WEITHMAN, P.E.
P.O. BOX 184
WATERVILLE, OHIO 43566
ENGINEERING SURVEYING
Ph 419-868-7778 Fax 419-868-7774

TRILBY CORNERS, LLC
2800-2808 TREMAINSVILLE
TOLEDO, OHIO

SITE PLAN

REVISED	03/16/15
DATE	04/14/15
DATE	05/14/15
DATE	06/18/15

DATE: 02/12/15
DRAWING: 1 of 2

6-9

ELEVATION

SUP-2005-15
ID 55

8-9

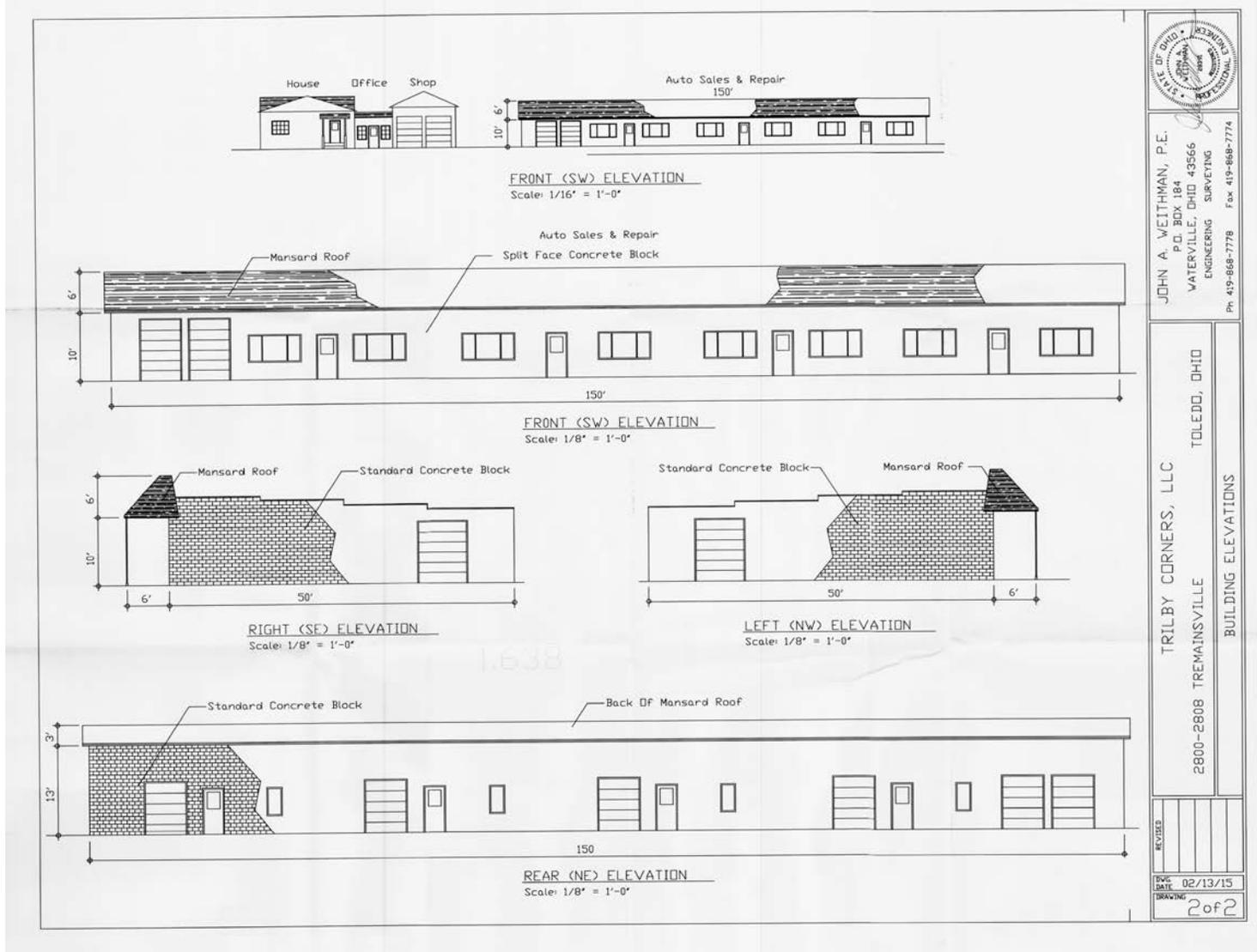


Exhibit "B"

The following thirty-seven (37) conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. All **existing substandard** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way abutting the site shall be replaced/upgraded to conform to current City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act Guidelines.
2. All proposed sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards and Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches (along with the sidewalk through the drive) shall be constructed with 8-inch thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop or opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained before work begins from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Plans for a new water service or modifications to the existing water service shall be submitted to the Division of Engineering Services for review and approval.
7. Contact the City of Toledo Fire Prevention Bureau to determine the fire protection requirements for this site.

Exhibit “B” (cont’d)

Engineering Services (cont’d)

8. Contact the Division of Water Distribution to determine the backflow prevention requirements for this site.
9. Plans submitted for review do not detail any revisions to the existing site that will require earth-disturbing activity of 2,500 or more square feet, nor are any changes shown to the existing storm sewer system. Therefore, it appears that there are no items requiring a storm water plan review. However, if revisions are made to the Site plan that will result in earth-disturbing activity of 2,500 or more square feet or cause changes to the existing storm sewer, a full Site plan review and approval will be required. Plans will be subject to the rules and regulations of the City of Toledo, Storm Water Utility, including stormwater detention and post-construction stormwater Best Management Practices (BMPs) as specified in the City of Toledo Infrastructure Design and Construction Requirements and the Ohio EPA NPDES General Storm Water Permit for Construction Activities.

Sewer & Drainage Services

10. S&DS recommends that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
11. S&DS recommends that the private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Economic Development

No objections or concerns to the Site plan.

Fire Prevention

12. Approved address numbers are required on the building and shall be plainly legible and visible from the street fronting the property.

Exhibit "B" (cont'd)

Transportation

13. The Site plan does not accurately show the site as it currently exists. Revised Site plans shall be submitted showing the current and proposed disposition of the site.
14. 25' wide access drives and drive aisles shall be maintained throughout the site to accommodate two-way traffic.
15. In the northernmost access drive is less than 25' in width and cannot accommodate two-way traffic.
16. Double parking shall not be permitted as shown in the northernmost portion of the parking lot.
17. The site plan does not indicate the proposed plans for the space labeled as "gravel area" on the previous site plan.
18. Parking meeting the requirements of the American with Disabilities Act must be provided in accordance with TMC 1107. The ADA parking shown does not meet these requirements.

Building Inspection

19. Any alterations of or additions to existing structures, or construction of a new structure will require submission of stamped construction documents to the Division of Building Inspection for plan review and approval in accordance with the Ohio Building Code (OBC) and the associated mechanical and electrical codes. This project may require a change of use of the building on the site leading to a new certificate of occupancy.
20. Any new fencing and new signs will require a separate plan review and permit(s).

Plan Commission

21. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks (**not depicted on Site plan**).
22. Dumpsters may not be located in the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

23. All lots of the development site shall be combined into a single taxable parcel identification number.
24. Elevated displays lifts or metal structures used in conjunction with the display of motor vehicles shall be permitted only within those areas specifically designated upon the Site plan and shall not be allowed in any required front yard. (TMC§1104.0302(A)) **(if applicable)**.
25. The “lawn area” as depicted on the Site plan shall not be used for vehicle storage or auto display. The “lawn area” cannot be paved without amending the Special Use Permit.
26. Accessory buildings shall only be used for subordinate uses. No sales or repairs are permitted from these structures.
27. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
28. All vehicles on display must be parked in striped parking spaces that shall be designated on an approved Site plan. Vehicle parking that deviates from the approved Site plan shall not be permitted.
29. Repairs and services of vehicles shall be conducted wholly within an enclosed building permanently located on the site.
30. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)).
31. Incorporate curbs or other substantial permanent barriers to prevent encroachment of the vehicles into the required setback and landscape areas **(if applicable)**.

Exhibit “B” (cont’d)

Plan Commission (cont’d)

32. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot.
33. A barrier to prohibit vehicular cross access shall be provided along the southeasterly property line (abutting 2790 Tremainsville Road). The barrier shall be a permanent concrete curb, fence, or other type of barrier approved by the Planning Director but may not consist of a guardrail.
34. A detailed site, lighting, sign, fencing and landscaping plan separate from the Building Plans shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. Greenbelts are required along all street frontages. Greenbelt frontage landscaping shall be a minimum width of fifteen (15’) feet;
 - b. A Type A landscape screen and buffer shall be provided along the north and east property lines of the site that abut the adjacent residentially zoned properties.
 - c. A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-way. A solid evergreen hedge planting with a minimum height of eighteen (18”) inches (when installed so as to achieve full screening at maturity) shall be provided.
 - d. Topsoil must be back filled to provide positive drainage of the landscape area;
 - e. Foundation plantings along all portions of the building that is visible from the public right-of-way and landscaping at all major building entrances;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage, **as pertaining to the foundation plantings;**

Exhibit "B" (cont'd)

Plan Commission (cont'd)

- g. The location, number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained, trees, shrubs, and landscape materials shall meet the standards included in TMC§1108.0400 Landscape Materials Standards;
 - h. The location, type and direction of any proposed lighting. The lighting is subject to the approval of the Director of the City of Toledo Plan Commission (lights are to be directed away from adjacent residential properties).
 - i. Lighting shall utilize a pedestrian style light fixture and pole to match the lights being used by the City of Toledo for public enhancements projects along Monroe Street.
 - j. The location, lighting and size of any signs, all signage is subject to TMC§1387.
35. A Bond of Performance or suitable assurance acceptable to the Division of Inspection valid for a period of two (2) years shall be posted with the Commissioner of Inspection providing for the installation of required landscaping within one (1) year. Landscaping shall be installed & maintained indefinitely.
36. Minor adjustments to the Site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
37. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

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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

Toledo - Lucas County General Street Map

