

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*MAY 27, 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**

**May 27, 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-27-13:

Final Plat of TWELVE LAKES PLAT NINE, located south of Sylvania Metamora Road and west of Mitchaw Road, Sylvania Township (8 lots) (jl)

**ZONING – SYLVANIA TOWNSHIP**

1. Z20-C973:

Zone Change from A-3 to C-4 at 6505 W. Sylvania Ave (jl)

2. Z20-C974:

Text Amendment adding expiration criteria to Board of Zoning Appeals granted variances and conditional uses (jl)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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## GENERAL INFORMATION

### Subject

Request	-	Zone Change from A-3 <i>Agriculture</i> to C-4 <i>Professional/Business Office</i>
Location	-	6805 Sylvania Avenue
Owner	-	Rebecca Kadri 6805 Sylvania Avenue Sylvania, OH 43560
Agent	-	John Healey Danberry Commercial Realtors 8330 Ledgestone Avenue Sylvania, OH 43560

### Site Description

Zoning	-	A-3 <i>Agriculture</i>
Area	-	± .86 Acres
Frontage	-	± 125 Feet along Sylvania Avenue
Existing Use	-	Single Family Residential

### Area Description

North	-	Retail Commercial / City of Sylvania
South	-	Undeveloped / A-3 <i>Agriculture</i> & R-4 PUD <i>Residential</i>
East	-	Church / C-1 <i>Neighborhood Commercial</i> & A-3 <i>Agriculture</i>
West	-	Single Family Residential / R-1 <i>Residential</i>

### Parcel History

T-239-64	-	Lot split for .86 acre parcel. Plan Commission approved August 5, 1964.
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### Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The request is a Zone Change from A-3 *Agriculture* to C-4 *Professional/Business Office* for property located at 6850 Sylvania Avenue. The property contains a single family residence. The owner plans to sell the property and believes that a non-residential use is more appropriate for the location. Surrounding land uses include retail commercial to the north, apartments to the south, a church to the east, and single family residential to the west.

The 2007 Sylvania Township Land Use Plan recommends this area for transitional uses. Transitional uses provide an area with an intermediate use between intense commercial or industrial development and single-family residential. C-4 zoning offers an appropriate range of transitional uses and is consistent with the Land Use Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C973, a Zone Change request from A-3 *Agriculture* to C-4 *Professional/Business Office* for property located at 6805 Sylvania Avenue, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

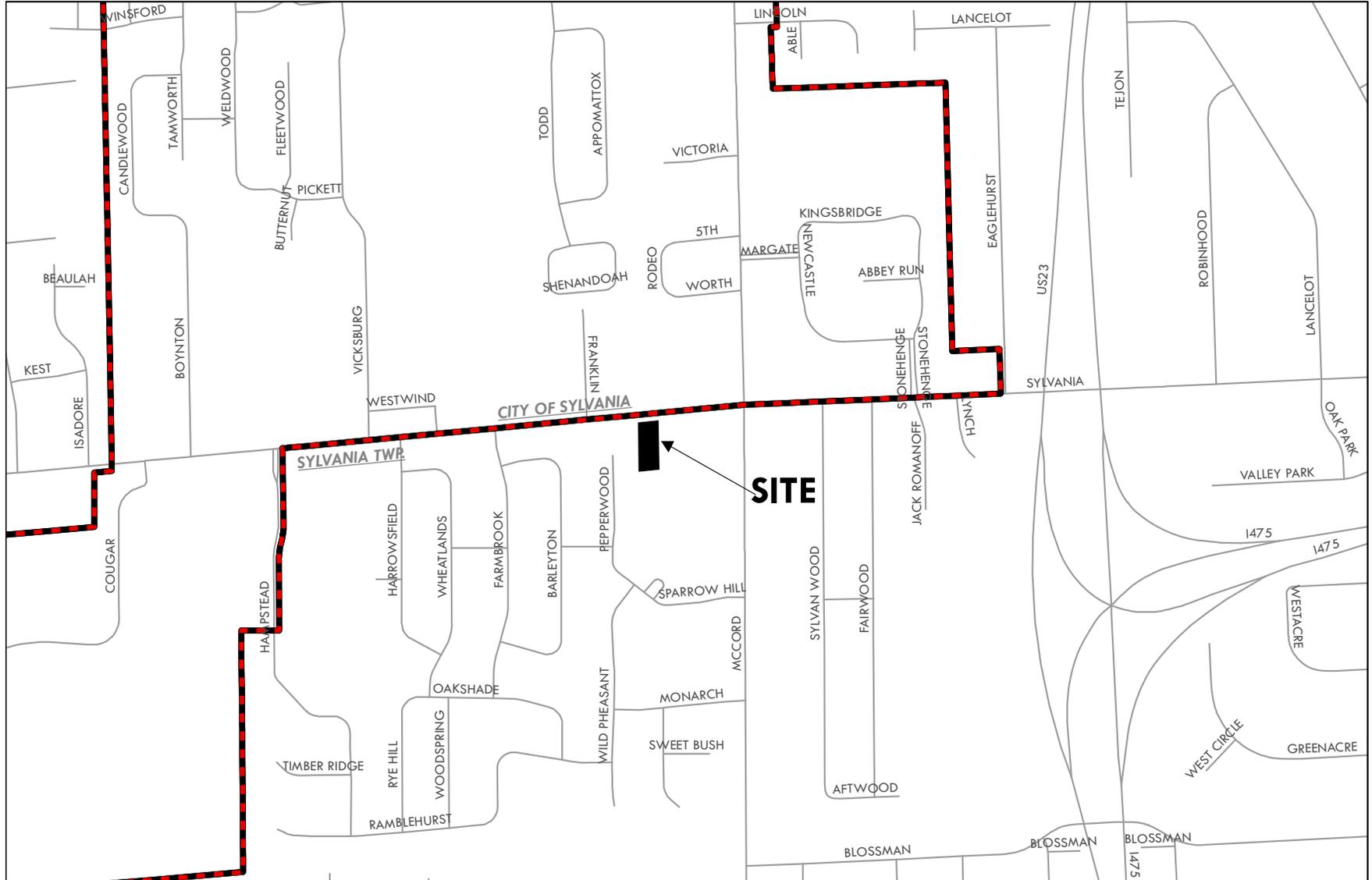
1. The request is consistent with the 2007 Sylvania Township Land Use Plan; and
2. The request will provide a transitional range of uses between more intense commercial development to the northeast and single family residential to the southwest.

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C973  
DATE: May 27, 2015  
TIME: 9:00 a.m.

JL/jj  
Two(2) sketches follow

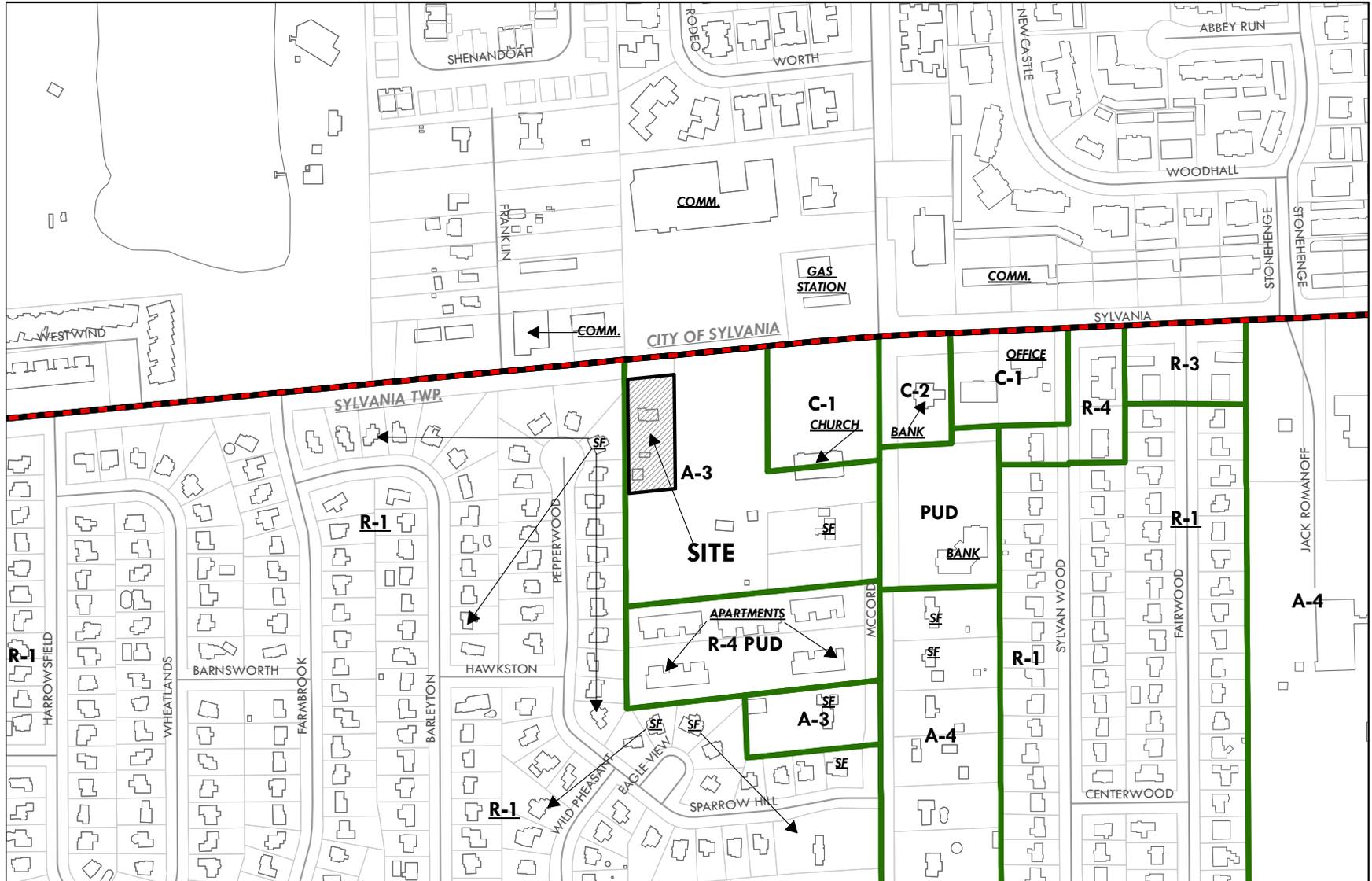
# GENERAL LOCATION

Z20-C973  
ID 110



# ZONING & LAND USE

Z29-C973  
ID 110



REF: Z20-C974  
DATE: May 27, 2015

**GENERAL INFORMATION**

Subject

- Request - Text Amendment regarding expirations for variances and conditional uses
- Location - Sylvania Township
- Applicant - Sylvania Township Zoning Commission  
4927 N. Holland-Sylvania Rd.  
Sylvania, OH 43560

**STAFF ANALYSIS**

The Sylvania Township Zoning Commission requests an amendment to the Sylvania Township Zoning Resolution adding expirations to variances and conditional uses. There are no time limits currently associated with these approvals. This can create a problem if a developer or property owner waits to act on the approval years later and conditions in the area have changed. By adding a time frame, the township will have a mechanism to review the variance or conditional use to make sure the approval is still appropriate for the area.

The township proposes adding expiration language to the Zoning Resolution that addresses both of these issues. Staff also recommends that extension language be included for Project Plan Reviews. That section currently has a two (2) year expiration on reviews, but no mechanism to extend an approval. Exhibit "A" includes the township proposal with staff changes for Project Plan Review.

**STAFF RECOMMENDATION**

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

TEXT AMENDMENT  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C974  
DATE: May 27, 2015  
TIME: 9:00 A.M.

JL/jj  
Exhibit "A" follows

**Exhibit "A"**

(Deletions in strikeout, additions in bold italics)

New Section:

**2408 Validity**

*No order of the Board of Zoning Appeals granting a variance shall be valid for a period longer than two (2) years from the date of such order unless the building permit or zoning approval is obtained within such period, and the erection or alteration of a building is started or the use is commenced within such period. Applicants may submit to the Board of Zoning Appeals a request for an extension every two (2) years, commencing two (2) years after the date the initial variance was granted.*

New Section:

**2508 Expiration of Conditional Use**

*A conditional use permit shall be deemed to authorize only one particular conditional use, and said permit shall automatically expire if such conditionally permitted use has not be instituted or utilized within two (2) years of the date on which the permit was issued, or if for any reason such use shall cease for more than two years. Applicants may submit to the Board of Zoning Appeals a request for an extension every two (2) years, commencing (2) years after the date the initial permit was issued.*

Modify Section:

**2702 Expiration, Extension of Approval**

*If construction of any phase of the approved site plan begins within two (2) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within two (2) years after the approval has been granted, the site plan shall be void. **The applicant may request a two (2) year extension prior to the expiration of site plan approval, provided there are no objections from review agencies and no major changes proposed.***

## 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

