

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

April 22, 2015

*Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620, Toledo, OH 43604
Phone 419-245-1200, FAX 419-936-3730*

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN
(Chairman)

KEN FALLOWS
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

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)

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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**

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

April 22, 2015

9:00 A.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

S-5-15: Final Plat of WATERSIDE PLAT TWENTY-TWO, located east of Black Road, south of Monclova Road Monclova Township (10 lots) (jl)

ZONING – JERUSALEM TOWNSHIP

1. Z28-C139: Zone Change from C-2 Commercial to A/R Agricultural-Residential at 12253 Bono Road (jl)

DEED TRANSFER– SPRINGFIELD TOWNSHIP

2. T-17-15 – T-20-15: Appeal of Administrative Disapproval for Lot Splits located at 7802 Angola Road (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

Request	-	Zone Change from C-2 <i>General Commercial</i> to A/R <i>Agricultural/Residential</i>
Location	-	12253 Bono Road
Applicant	-	Charles Sheehan 12253 Bono Road Curtice, OH 43412

Site Description

Zoning	-	C-2 <i>General Commercial</i>
Area	-	± 1.6 Acres
Frontage	-	± 135 Feet along Bono Road
Existing Use	-	Undeveloped

Area Description

North	-	Marina & Metzger Marsh Wildlife Area / R/C <i>Recreational Commercial</i>
South	-	Agriculture / C-2 <i>General Commercial</i>
East	-	Metzger Marsh Wildlife Area / OS/P <i>Open Space/Park District</i>
West	-	Marina / R/C <i>Recreational Commercial</i>

Parcel History

T-196-92	-	Lot Split for 1.6 acre parcel. Administratively approved with conditions November 12, 1992.
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Applicable Plans and Regulations

- Jerusalem Township Zoning Resolution
- Jerusalem Township Comprehensive Plan 2001
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “Limited Development Zone”)

STAFF ANALYSIS

The request is a Zone Change from C-2 *General Commercial* to A/R *Agricultural/Residential* at 12253 Bono Road. The 1.6 acre property is currently undeveloped and was split from the larger acreage parcel to the south in 1992. Surrounding land uses include a marina to the north, a wildlife preserve to the east, agriculture to the south and west.

The 2001 Jerusalem Township Comprehensive Plan recommends that majority of the township maintain the rural and agriculture character of the township. Additionally, the plan encourages future commercial development in defined areas along Jerusalem Road. The request is consistent with the goals of the comprehensive plan and reduces the amount of commercial land located away from Jerusalem Road.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z28-C139, a Zone Change request from C-2 *General Commercial* to A/R *Agricultural/Residential* for property located at 12253 Bono Road, to the Jerusalem Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is consistent with the 2001 Jerusalem Township Comprehensive Plan; and
2. The request reduces the amount of commercial land located away from the defined areas in the township.

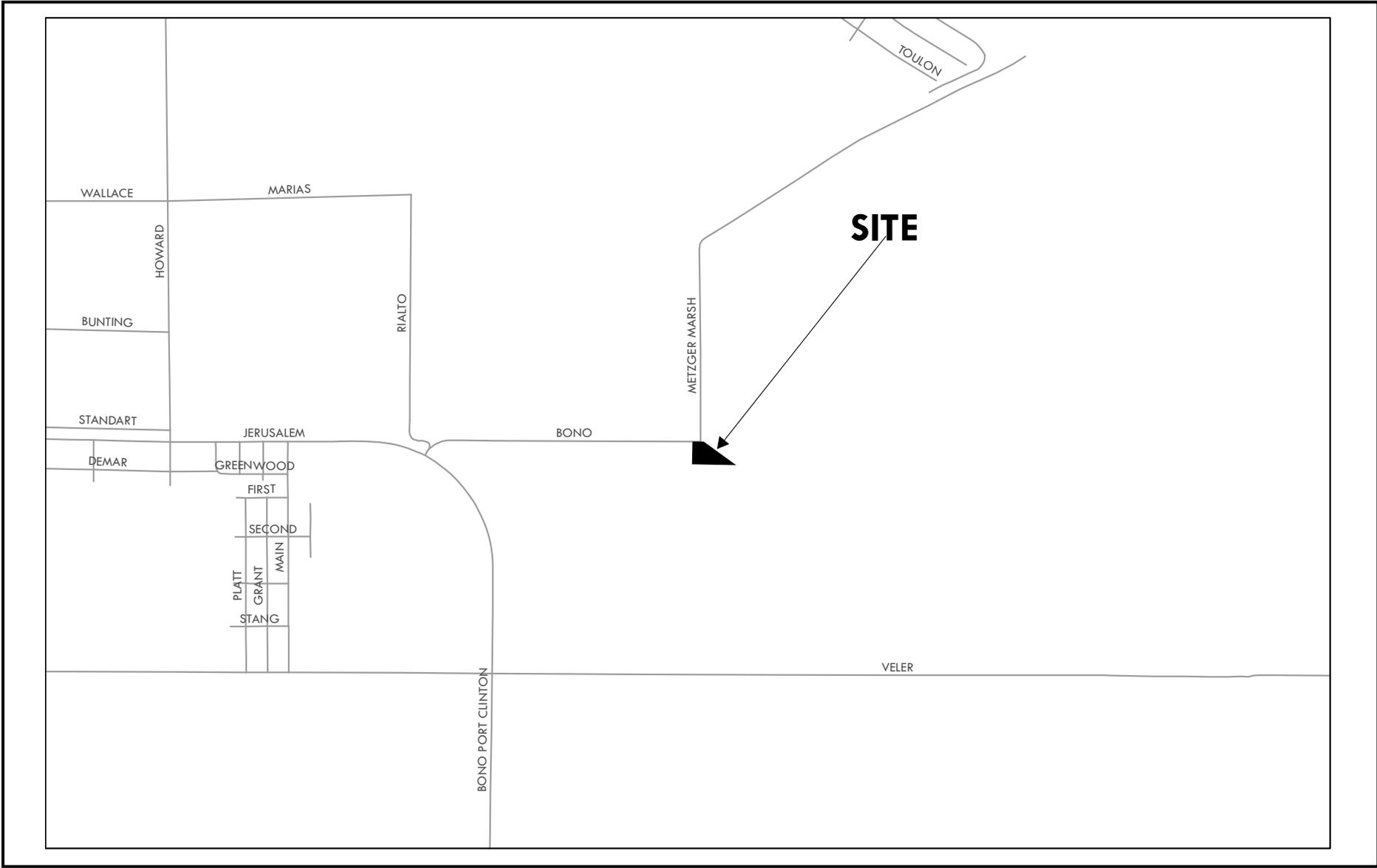
ZONE CHANGE
JERUSALEM TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z28-C129
DATE: April 22, 2015
TIME: 9:00 a.m.

JL

Two (2) sketches follow

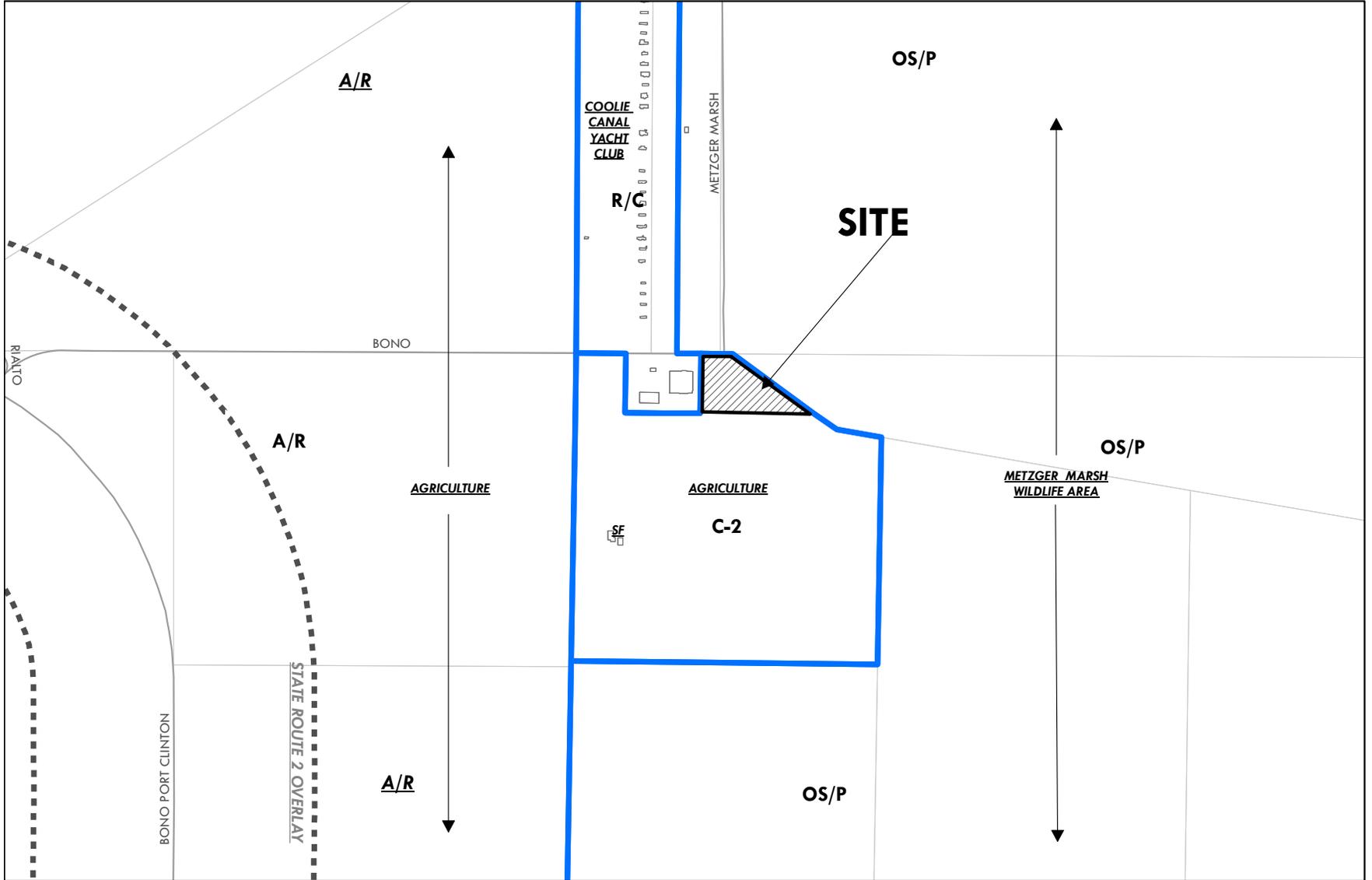
GENERAL LOCATION

Z28-C139
ID 174



ZONING & LAND USE

Z28-C139
ID 174



GENERAL INFORMATION

Subject

Request - Appeal of Administrative Disapproval of Lot Splits
Location - 7802 Angola Road
Applicant - Robert Dennis
6340 Dorr Street
Holland, OH 43528
Engineer - George Oravec, P.E.
Oravec & Associates, LLC
1683 Woodlands Drive
Maumee, OH 43537

Site Description

Zoning - RA-4 *Rural Residential*
Total Area - ± 7.9 Acres
Reason for Disapproval - Parcels exceeds depth to width ratio and creates an irregular shaped lot

Split Parcel 1:

Area - 2.9 Acres
Width - 20 Feet
Depth - 1,587 Feet (784' to water)
Depth to Width Ratio - 79.4 (39.2 to water)

Split Parcel 2:

Area - 2.9 Acres
Width - 20 Feet
Depth - 1,587 Feet (765' to water)
Depth to Width Ratio - 79.4 (38.3 to water)

Split Parcel 3:

Area - 1 Acre
Width - 20 Feet
Depth - 510 Feet
Depth to Width Ratio - 25.5

GENERAL INFORMATION (cont'd)

Split Parcel 4:

Area	-	1.1 Acres
Width	-	160 Feet
Depth	-	302 Feet
Depth to Width Ratio	-	1.9

Parcel History

T-309-64	-	Lot split for a 3 acre parcel with a house and a barn. Plan Commission approved September 2, 1964.
Z19-C631	-	Zone Change from RA-3 to RA-4. Plan Commission recommended approval January 28, 2015. Trustees approved March 2, 2015.

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Master Plan 2004
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is an appeal of the administrative disapproval of lot splits for T-17-15, T-18-15, T-19-15, and T-20-15. The owner currently has two lots with 220 feet of frontage along Angola Road. One lot has 200 feet of frontage and the other has 20 feet. The 20 foot parcel was split in 1997, but not reviewed by the Plan Commission because it was over 5 acres. The owner wants to divide the property to create four lots. The land includes a single family home and the rear half of the property is part of a pond. A sketch is included at the end of the report which outlines the current and proposed lot configurations.

RA-4 zoning requires 100’ of lot width and 20,000 sq. ft. of area. The owner did not have enough frontage to accomplish these splits and requested a variance on the lot width from the township on March 23, 2015 for one (1) 160 foot lot and three (3) 20 foot lots. A hardship was not indicated in the township documents submitted to our office, but the request was granted subject to approval by the County Engineer for access and the Plan Commission for the lot split.

GENERAL INFORMATION (cont'd)

Even though the township approved the 20 foot lot width variance, the lot splits were disapproved by Plan Commission staff because the parcels exceed the depth to width (D/W) requirements significantly. Subdivision rules require that the depth of a parcel not exceed 3.5 times the width of the parcel. The director may waive the D/W ratio, but typically defers to the Plan Commission when it exceeds two times, or a D/W of 7. The proposed configuration includes one lot with a D/W that exceeds 20 (Parcel 3) and two that exceed 38 (Parcels 1 and 2 – excluding the portion in the pond).

The engineer has indicated that the owner wishes to construct four houses for family members. Staff does not believe that the desire to create additional lots is a hardship for this extreme of a waiver, especially because family ownership cannot always be guaranteed. The D/W ratios are also well outside of the standard and suggests that the development is too intense for the property. Furthermore, there is concern that approval of the depth to width waiver at these extremes will create precedents for future requests.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission disapprove the appeal of administrative disapproval for proposed lot splits located at 7802 Angola Road for the following three (3) reasons:

1. The D/W ratio is well outside of the standard and suggests that the development is too intense for the property.
2. The desire to create additional lots does not constitute a hardship for this extreme of a waiver.
3. Approval of the depth to width waiver at these extremes would create a precedent for future requests.

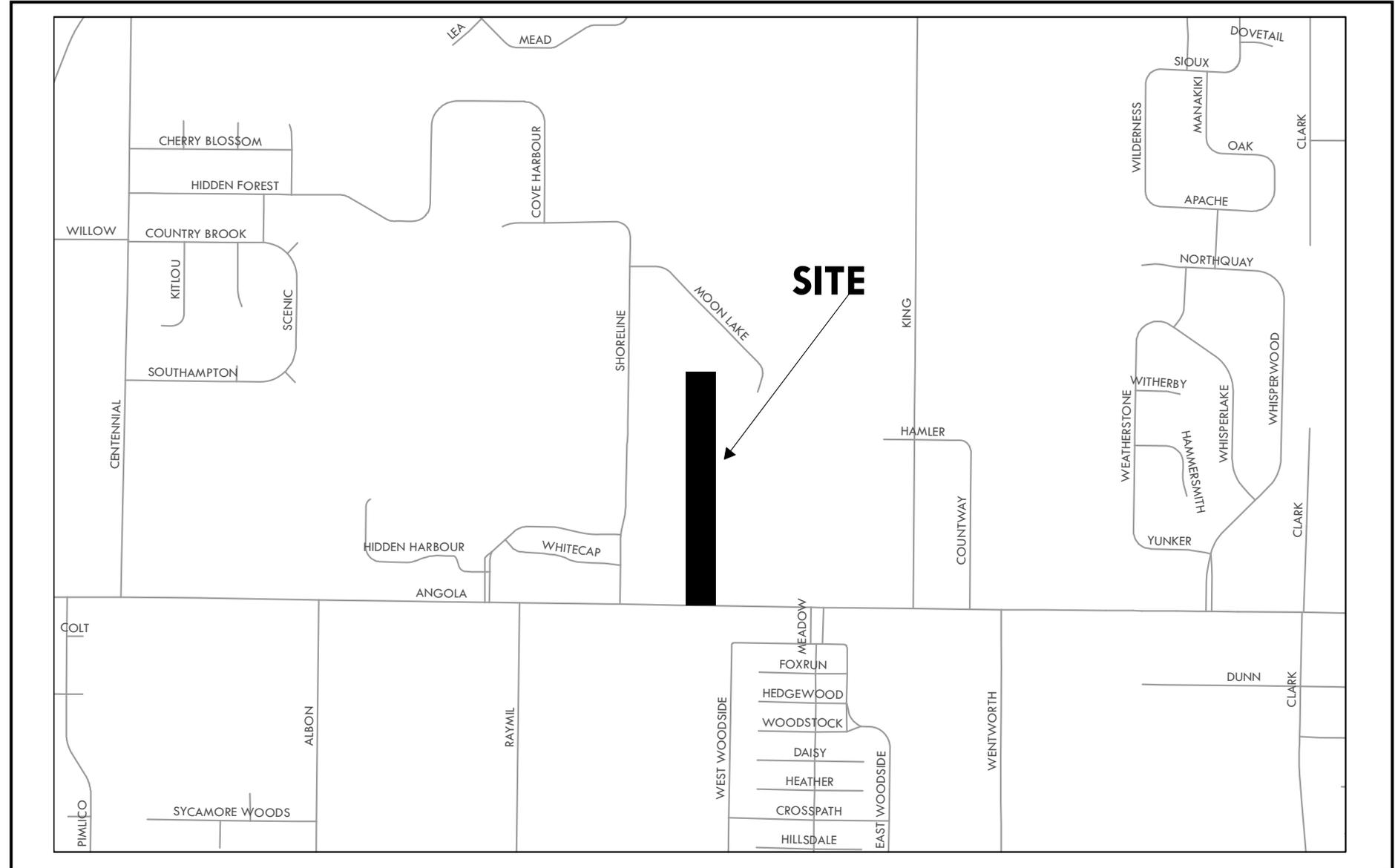
DEED TRANSFER APPEAL
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: T-17-15 – T-20-15
DATE: April 22, 2015
TIME: 9:00 A.M.

JL/ks

Three (3) sketches follow

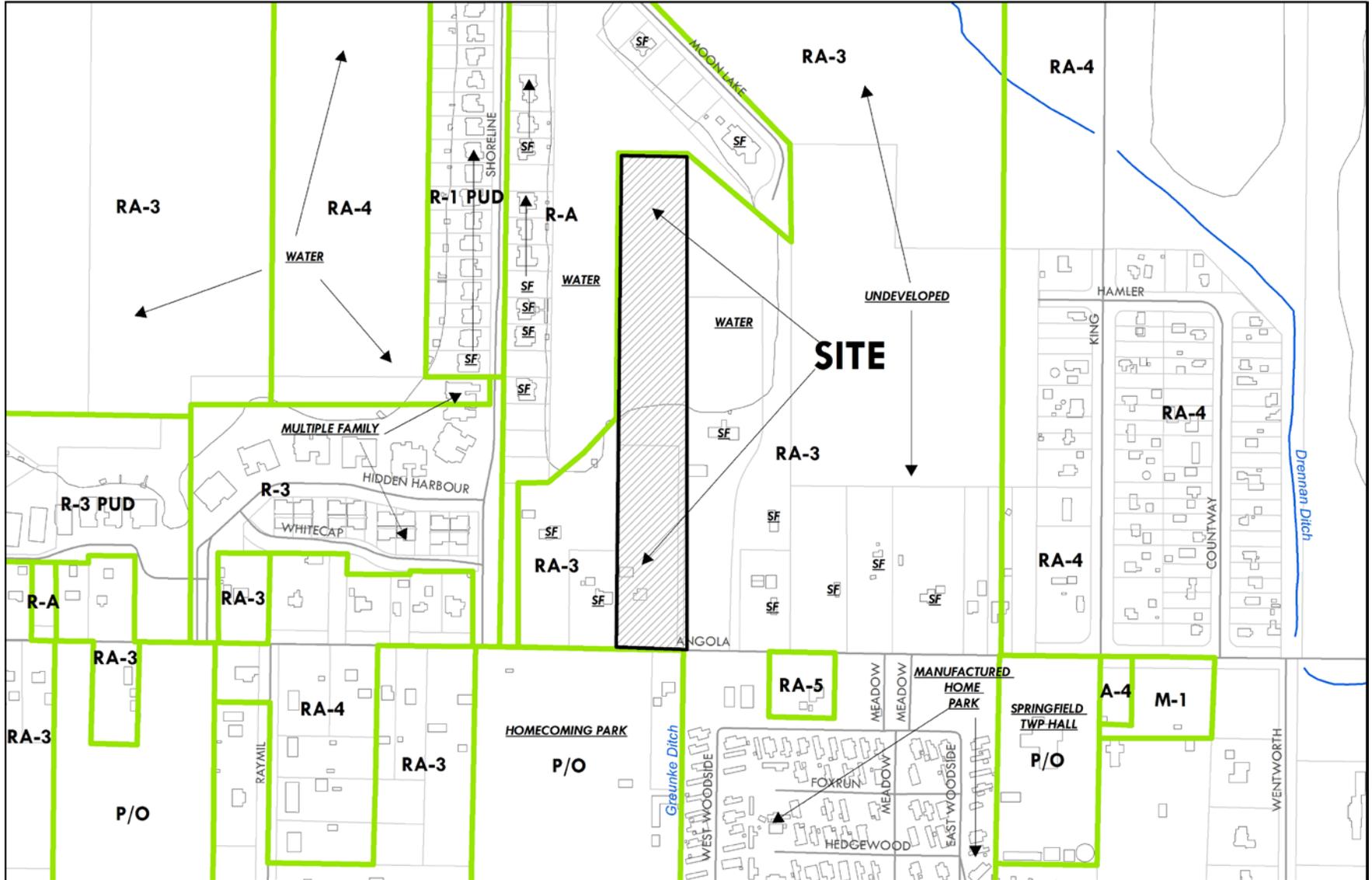
GENERAL LOCATION

T-17-15 – T-20-15
ID 121



ZONING & LAND USE

T-17-15 – T-20-15
ID 121



PROPOSED LOT CONFIGURATION

T-17-15 – T-20-15
ID 121



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

