

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*February 25, 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 SHELDON 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**

**February 25, 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-1-15: Final Plat of BLYSTONE VALLEY PLAT 9, located east of Black Road, south of Monclova Road, Monclova Township (18 lots) (jl)
- S-2-15: Final Plat of the Replat of Lots 1 and 4 of SYLVANIA RESOURCE PARK PLAT, located east of Herr Road, south of Centennial Road, Sylvania Township (1 lot) (jl)
- S-3-15: Final Plat of the Legends at Fallen Timbers Fairways Plat One, located south of Stitt Road, east of Waterville-Monclova Road (6 lots) (jl)

**ZONING – SYLVANIA TOWNSHIP**

1. Z20-C971: Zone Change from A-4 to C-2 at 4443 N. Holland-Sylvania Road (jl)

**ZONING – SPRINGFIELD TOWNSHIP**

2. Z19-C632: Zone Change from RA-3, R-A and C-2 to M-1 at 7860, 7904, 7946 and 7990 Airport Highway (jl)

**ZONING – SYLVANIA TOWNSHIP**

3. Z20-C972:

Zone Change from C-1 to C-2 at 3250 and 3306 Meijer Drive (jl)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

**GENERAL INFORMATION**

Subject

- Request - Zone change from A-4 *Rural Residential* to C-2 *General Commercial*
- Location - 4443 Holland Sylvania Road, Sylvania Township
- Applicant - Judy A. Boutros  
MJB Realty, LLC.  
7303 Copperwood Land  
Sylvania, OH 43560

Site Description

- Zoning - A-4 *Rural Residential*
- Area - ± .6 Acres
- Frontage - ± 110 Feet along Holland Sylvania Road
- Existing Use - Undeveloped

Area Description

- North - Single Family Residential / A-4 *Rural Residential*
- South - Undeveloped & Offices / C-4 *Professional/Business Office*
- East - Multiple Family Residential / R-5 *Residential*
- West - Single Family Residential / A-4 *Rural Residential*

Parcel History

- Z20-C586 - Zone change from A-4 to C-2. Planning Commission recommended disapproval of C-2 and approval of C-1 subject to site plan review on March 1, 1990. Township Trustees approved subject to site plan review on May 17, 1990.

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-4 *Rural Residential* to C-2 *General Commercial* for property located at 4443 Holland Sylvania Road. The property is currently undeveloped. The applicant is requesting the Zone Change in order to better market the property for sale. Surrounding land uses include commercial offices to the south, single family residential to the west, retail commercial and residential to the north, and multiple family residential to the east.

The 2007 Sylvania Township Land Use Plan recommends this area for Professional Business/Office uses. The request for C-2 zoning is not consistent with the land use plan. However, C-2 zoning has been supported in the area by the township as recently as 2008. The request is also compatible with the development along this portion of Holland Sylvania Road, which includes a mixture of retail commercial, office commercial, and multiple family residential uses.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C971, a Zone Change request from A-4 *Rural Residential* to C-2 *General Commercial* for property located at 4443 Holland Sylvania Road, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

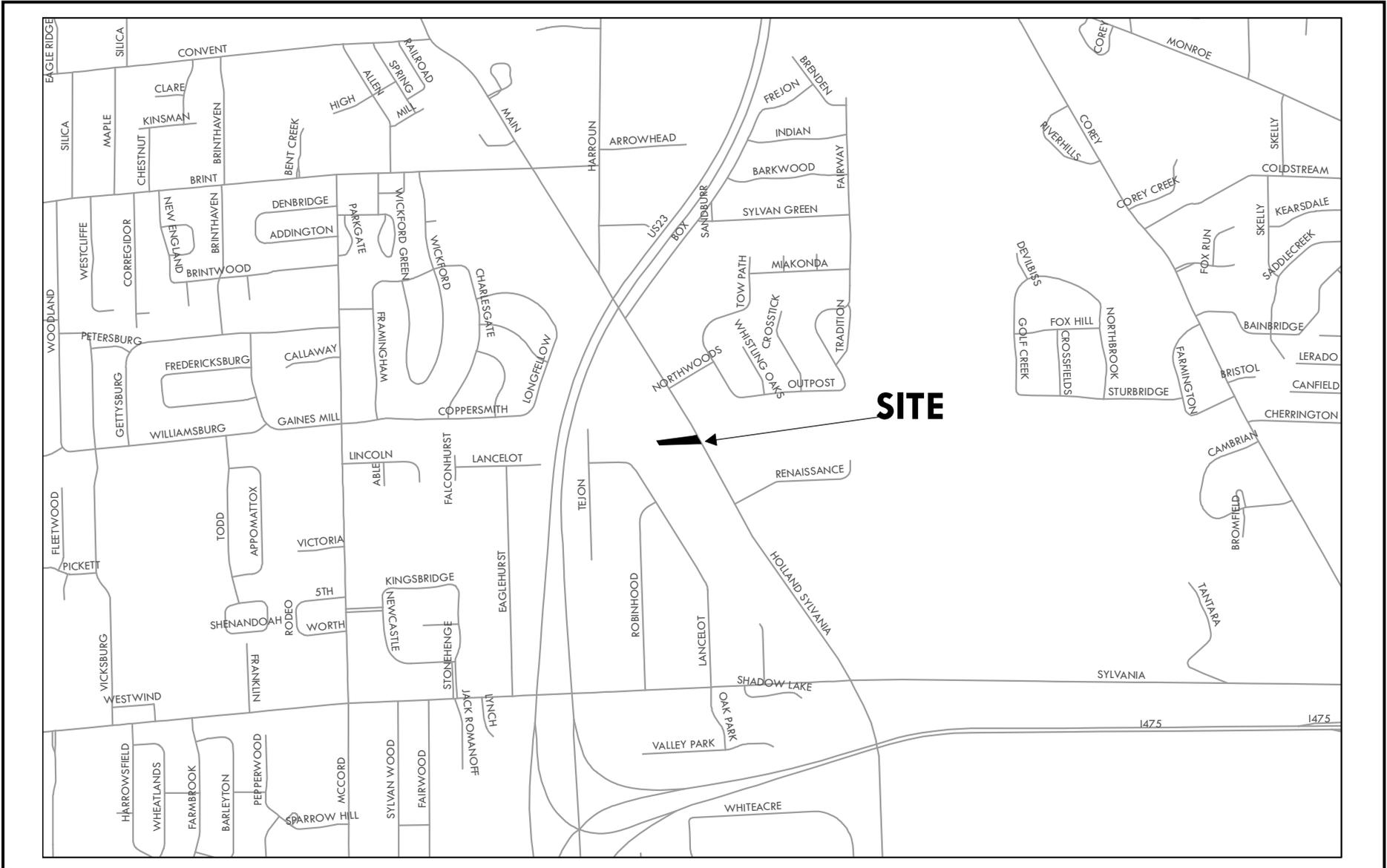
1. C-2 zoning has been supported in the area by the township as recently as 2008; and
2. The request is compatible with the mixture of land uses in the area.

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C971  
DATE: February 25, 2015  
TIME: 9:00 a.m.

JL  
Two (2) sketches follow

# GENERAL LOCATION

Z20-C971  
ID 110





## GENERAL INFORMATION

### Subject

- Request - Zone Change request from R-A *Suburban Residential* to M-1 *Limited Industrial*
- Location - 7860, 7904, 7946, & 7990 Airport Highway, Springfield Township
- Owner - Thomas A. & Emily C. Kistner  
7615 Manuel Road  
Holland, OH 43528
- Applicant - Feller, Finch & Assoc.  
1683 Woodlands Drive  
Maumee, OH 43537

### Site Description

- Zoning - RA-4 *Rural Residential*
- Area - ± 18.9 Acres
- Frontage - ± 875 Feet along Airport Highway
- Existing Use - Landscape Contractor, Single Family Residential

### Area Description

- North - Undeveloped Land / RA-4 *Rural Residential*
- South - Commercial & Single Family Residential / C-2 *General Commercial*
- East - Undeveloped Land & Industrial / M-1 *Limited Industrial* & C-2 *General Commercial*
- West - Undeveloped Land / M-1 *Limited Industrial*

### Parcel History

No case history on file.

### Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2004

## STAFF ANALYSIS

The request is a Zone Change from RA-4 *Rural Residential* to M-1 *Limited Industrial* for property located at 7860, 7904, 7946, & 7990 Airport Highway. The property is divided by the Conrail Railroad and the request is only for the rear portion of the land south of the railroad. The applicant wishes to keep the C-2 portion along Airport Highway and the RA-4 portion north of the railroad unchanged. A lot split would be required in order to reconfigure the property.

This part of the site was previously used for a landscape and tree trimming business. The application indicates that light manufacturing and distribution are proposed for the site. Surrounding land uses include undeveloped land to the north, commercial and single family residential to the south, undeveloped land and industrial to the east, and undeveloped land to the west.

The 2004 Springfield Township Community Master Plan recommends the property south of the railroad tracks for Regional Commercial uses. The request is not consistent with the 2003 Master Plan, but is consistent with nearby development and zoning, including an M-1 industrial park to the east. The request is also buffered by transitional uses and zoning to the south and to the north.

## STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C632, a Zone Change request from R-A *Suburban Residential* to M-1 *Limited Industrial*, located at 7860, 7904, 7946, & 7990 Airport Highway, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

1. The request is consistent with nearby development and zoning; and
2. The request is buffered by transitional uses and zoning to the north and to the south.

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C632  
DATE: February 25, 2015  
TIME: 9:00 A.M.

JL  
Two (2) sketches follow

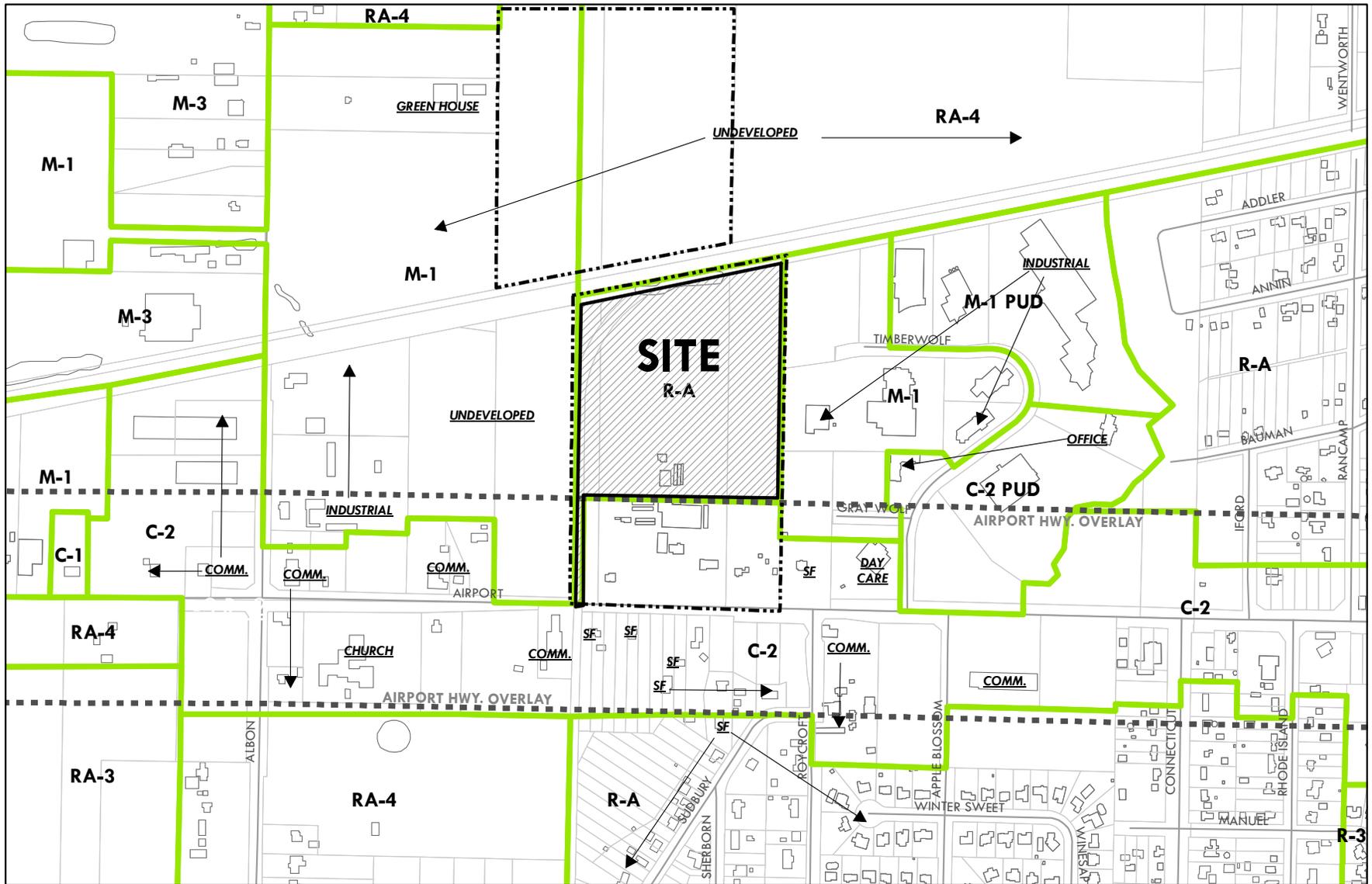


# ZONING & LAND USE

■■■■■ PROPERTY BOUNDARIES

Z19-C632

ID 126



**GENERAL INFORMATION**

Subject

- Request - Zone change from C-1 *Neighborhood Commercial* to C-2 *General Commercial*
- Location - 3250 & 3306 Meijer Drive
- Applicant - Louisville Title Agency  
18852 Rangeline Road  
Bowling Green, OH 43402

Site Description

- Zoning - C-1 *Neighborhood Commercial*
- Area - ± 1.97 Acres
- Frontage - ± 310 Feet along Meijer Drive
- Existing Use - Undeveloped

Area Description

- North - Offices & Undeveloped Land / C-2 *General Commercial* & C-4 *Professional/Business Office*
- South - Assisted Living Facility & Offices / C-1 *Neighborhood Commercial* & C-2 *General Commercial*
- East - Undeveloped Land & Retail / C-1 *Neighborhood Commercial* & C-2 *General Commercial*
- West - Retail / C-2 *General Commercial*

Parcel History

- Z20-C698 - Zone Change from C-2 to C-1. Planning Commission recommended approval on February 27, 1997. Request withdrawn by applicant on April 4, 1997.
- Z20-C699 - Conditional Use Permit for an Assisted Living Facility. Request withdrawn by applicant on April 4, 1997.

**GENERAL INFORMATION** (cont'd)

- Z20-C738 - Zone Change from C-2 to C-1. Planning Commission recommended approval on December 17, 1998. Trustees approve C-1 subject to Conditional Use Permit on February 18, 1999.
  
- Z20-C739 - Conditional Use Permit for Assisted Living Facility. Plan Commission recommended approval on January 28, 1999. Sylvania Township Board of Zoning Appeals approves with conditions on February 22, 1999.

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 C-1 *Neighborhood Commercial* to C-2 *General Commercial* for property located at 3250 and 3306 Meijer Drive. The property is currently undeveloped. Surrounding land uses include offices and undeveloped land to the north, an assisted living facility and offices to the south, undeveloped land and retail to the east, single family residential to the east, retail commercial and residential to the north, and retail to the west.

The 2007 Sylvania Township Land Use Plan recommends this area for Professional Business/Office uses. The ideal zoning category would be C-4 *Professional Business/Office* because the range of commercial uses are restricted, but C-2 zoning also allows office uses. Additionally, the C-2 category is consistent with zoning in the area, as a number of offices along Meijer Drive are already zoned C-2.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z20-C972, a Zone Change request from C-1 *Neighborhood Commercial* to C-2 *General Commercial* for property located at 3250 & 3306 Meijer Drive, to the Sylvania Township Zoning Commission and Trustees for the following two (2) reasons:

1. C-2 zoning allows *Professional Business/Office* uses; and
2. The C-2 request is consistent with the zoning for similar office uses in the area.

REF: Z20-C972. . . February 25, 2015

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C972  
DATE: February 25, 2015  
TIME: 9:00 a.m.

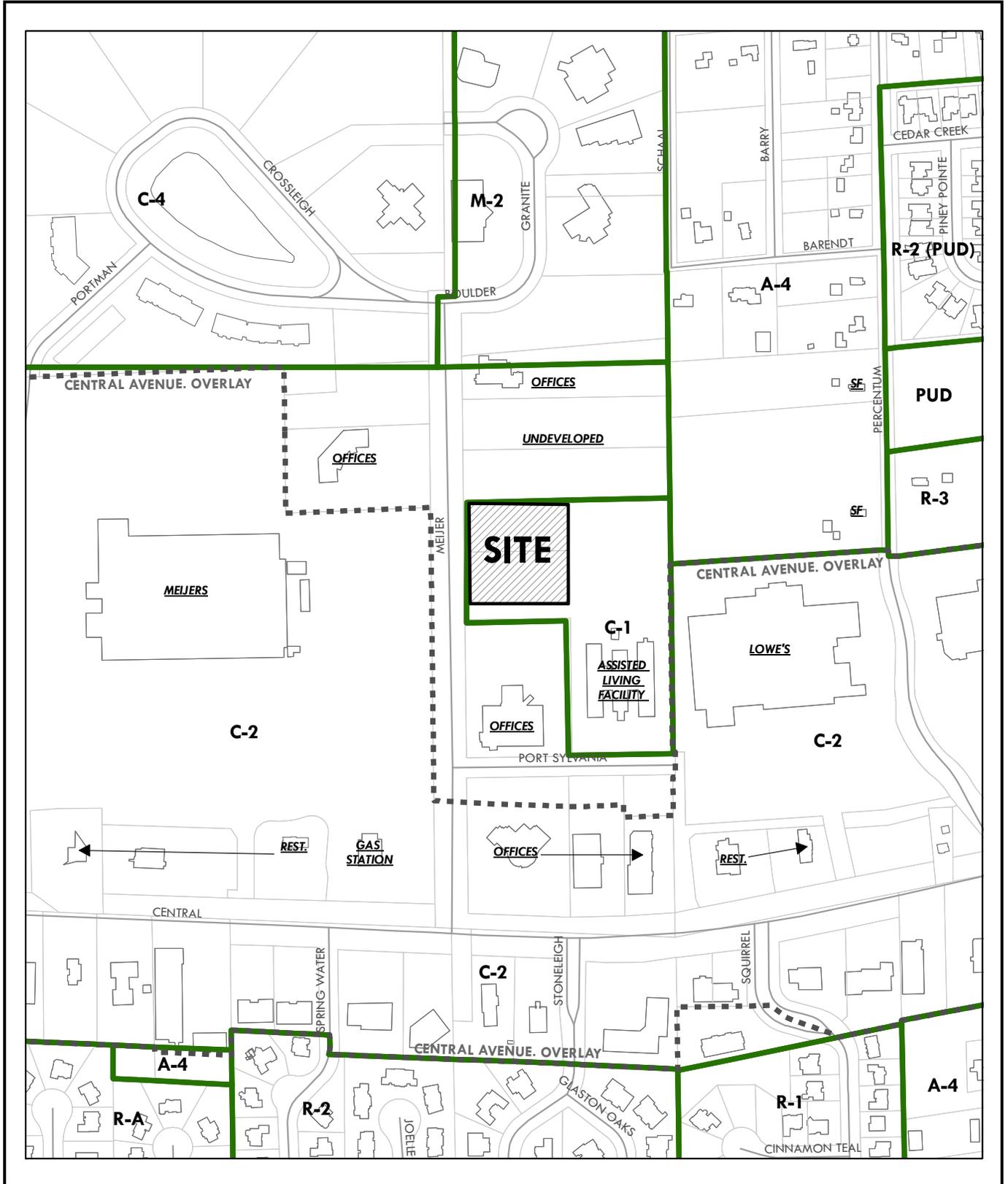
JL

Two (2) sketches follow



# ZONING & LAND USE

Z20-C972  
ID 110



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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

