

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*January 28, 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)

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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**

**January 28, 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**

**ZONING – SPRINGFIELD TOWNSHIP**

1. Z19-C628: Zone Change from RA-4 and C-2 to C-2 at 9231 Geiser Road (jl)
2. Z19-C629: Zone Change from RA-4 and C-2 to C-2 at 1723 Chrissy Road (jl)
3. Z19-C630: Zone Change from RA-3 to RA-4 at 7802 Angola Road (jl)
4. Z19-C631: Text amendment regarding Group Living, amending Sections 501, 502, 601, 602, 701, 801 and 901 (jl)

**ZONING – SPENCER TOWNSHIP**

5. Z30-C115: Zone Change from R-A to C at 228 S. Chrissy Road (jl)

**ZONING – MONCLOVA TOWNSHIP**

6. Z17-C347: Zone Change from A/R to C-2 at 10225 Airport Highway (jl)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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REF: Z19-C628  
DATE: January 28, 2015

## GENERAL INFORMATION

### Subject

- Request - Zone change request from RA-4 *Rural Residential* and C-2 *General Commercial* to C-2 *General Commercial*
- Location - 9231 Geiser Rd., Springfield Township
- Owner - Richard J. Roe  
9315 Old State Line Road  
Holland, OH 43528
- Agent - Thomas A. Yoder  
P.O. Box 818  
Holland, OH 43528

### Site Description

- Zoning - RA-4 *Rural Residential* & C-2 *General Commercial*
- Area - ± 2.4 Acres
- Frontage - ± 475 Feet along Geiser Road  
± 228 Feet along Crissey Road
- Existing Use - Automobile Sales and Auction

### Area Description

- North - School / P/O *Public* / *Open Space*
- South - Single Family Residential / RA-4 *Rural Residential*
- East - Automobile Sales & Single Family Residential / C-2 *General Commercial*
- West - Single Family Residential / RA-4 *Rural Residential*

### Parcel History

- T-8-69 - Lot split for .9 acre parcel with frontage along Crissey Road. Plan Commission approved January 31, 1969. Deed never recorded.

**GENERAL INFORMATION** (cont'd)

Parcel History (cont'd)

- |          |   |   |
|----------|---|---|
| T-8-69   | - | Lot split for 1 acre parcel of land with frontage along Geiser Road. Plan Commission approved August 5, 1969.                       |
| T-8-69   | - | Lot split for .9 acre parcel with frontage along Crissey Road. Plan Commission approved January 31, 1969. Deed never recorded.      |
| T-8-69   | - | Lot split for 1 acre parcel of land with frontage along Geiser Road. Plan Commission approved August 5, 1969.                       |
| Z19-C361 | - | Zone Change request from A-4 to C-2. Plan Commission recommends disapproval. Springfield Township Trustees disapproved May 4, 1992. |
| Z19-C629 | - | Zone Change from RA-4 and C-2 to C-2 at 1723 Crissey Road (Companion Case).   |

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* and C-2 *General Commercial* to C-2 *General Commercial* for property located at 9231 Geiser Road. The site has been used as an Automobile Sales and Auction facility even though the property is split zoned between RA-4 and C-2. Automobile Sales are a permitted use in C-2 zoning, but not in RA-4. Z19-C629, a Zone Change from RA-4 and C-2 to C-2 at 1723 Crissey Road, is a companion case.

The 2004 Springfield Township Community Master Plan recommends this property for Rural Residential and Neighborhood Commercial uses. The request is not consistent with the 2004 Master Plan, but would bring a non-conforming site closer to compliance. The request would also allow the site to be improved. Issues related to parking for customers or screening from adjacent residential uses may still need to be addressed.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C628, a Zone Change request from RA-4 *Rural Residential* and C-2 *General Commercial* to C-2 *General Commercial*, located at 9321 Geiser Road, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

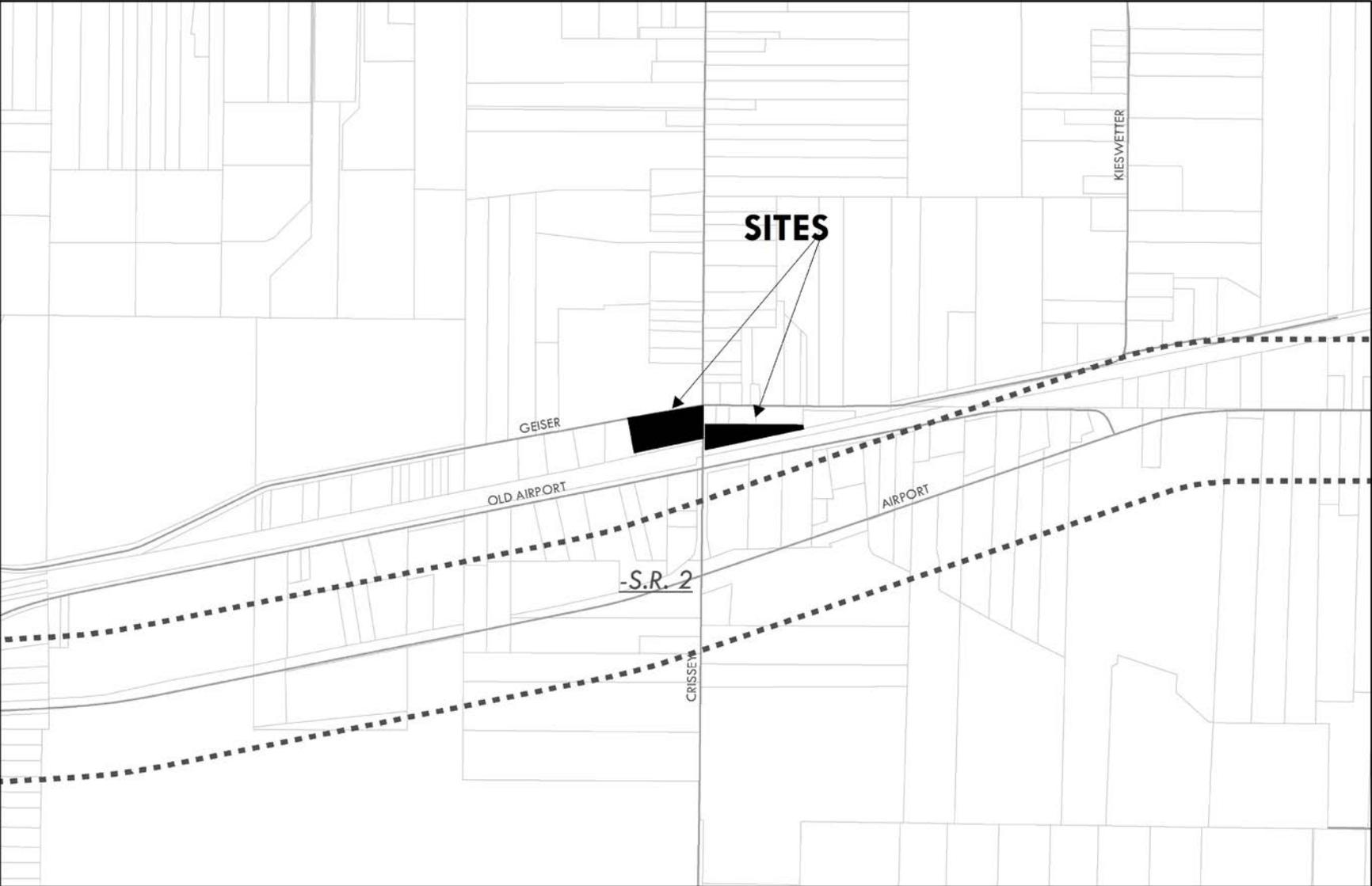
1. The request would bring a non-conforming site closer to compliance; and
2. The request would allow the site to be improved to address other zoning issues.

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C628  
DATE: January 28, 2015  
TIME: 9:00 A.M.

JL  
Two (2) sketches follow

# GENERAL LOCATION

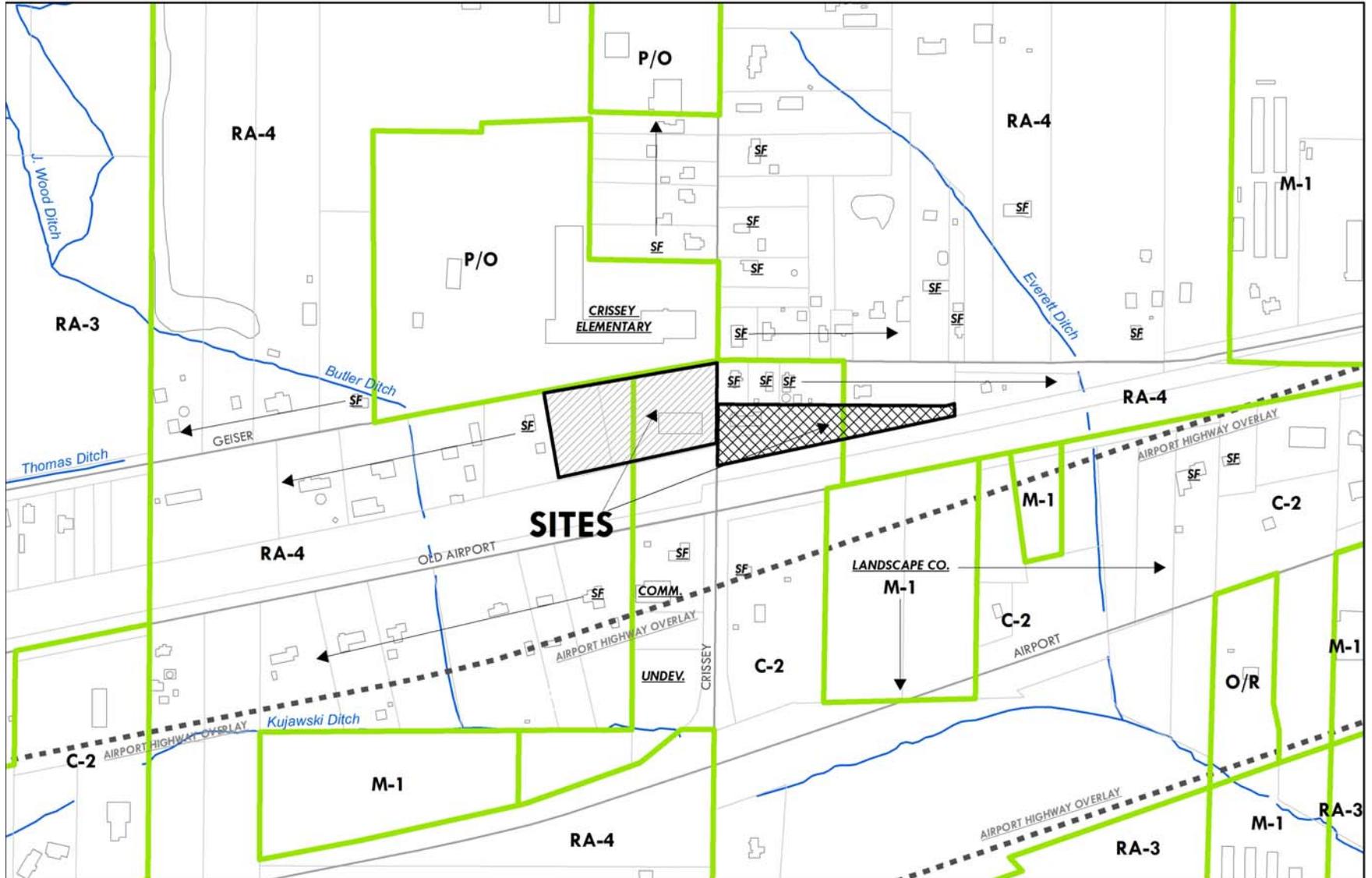
Z19-C628 &  
Z19-C629  
ID 127, 126



# ZONING & LAND USE

Z19-C628  
&  
Z19-C629

ID 127, 126



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REF: Z19-C629  
DATE: January 28, 2015

## GENERAL INFORMATION

### Subject

Request - Zone Change request from RA-4 *Rural Residential* and C-2 *General Commercial* to C-2 *General Commercial*

Location - 1723 Crissey Rd., Springfield Township

Owner - Richard J. Roe  
9315 Old State Line Road  
Holland, OH 43528

Agent - Thomas A. Yoder  
P.O. Box 818  
Holland, OH 43528

### Site Description

Zoning - RA-4 *Rural Residential* & C-2 *General Commercial*

Area - ± 1.06 Acres

Frontage - ± 64 Feet along Crissey Road

Existing Use - Automobile Sales and Auction

### Area Description

North - School / P/O *Public* / *Open Space*

South - Single Family Residential / RA-4 *Rural Residential*

East - Auto Sales & Single Family Residential / C-2  
*General Commercial*

West - Single Family Residential / RA-4 *Rural Residential*

### Parcel History

Z19-C628 - Zone Change from RA-4 and C-2 to C-2 at 9231 Geiser Road (Companion Case).

### 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* and C-2 *General Commercial* to C-2 *General Commercial* for property located at 1723 Crissey Road. The site has been used as an Automobile Sales and Auction Facility even though the property is split zoned between RA-4 and C-2. Automobile Sales are a permitted use in C-2 zoning, but not in RA-4. Z19-C628, a Zone Change from RA-4 and C-2 to C-2 at 9231 Geiser Road, is a companion case.

The 2004 Springfield Township Community Master Plan recommends this property for Rural Residential and Neighborhood Commercial uses. The request is not consistent with the 2004 Master Plan, but would bring a non-conforming site closer to compliance. The request would also allow the site to be improved. Issues related to parking for customers or screening from adjacent residential uses may still need to be addressed.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C629, a Zone Change request from RA-4 *Rural Residential* to C-2 *General Commercial*, located at 1723 Crissey Road, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

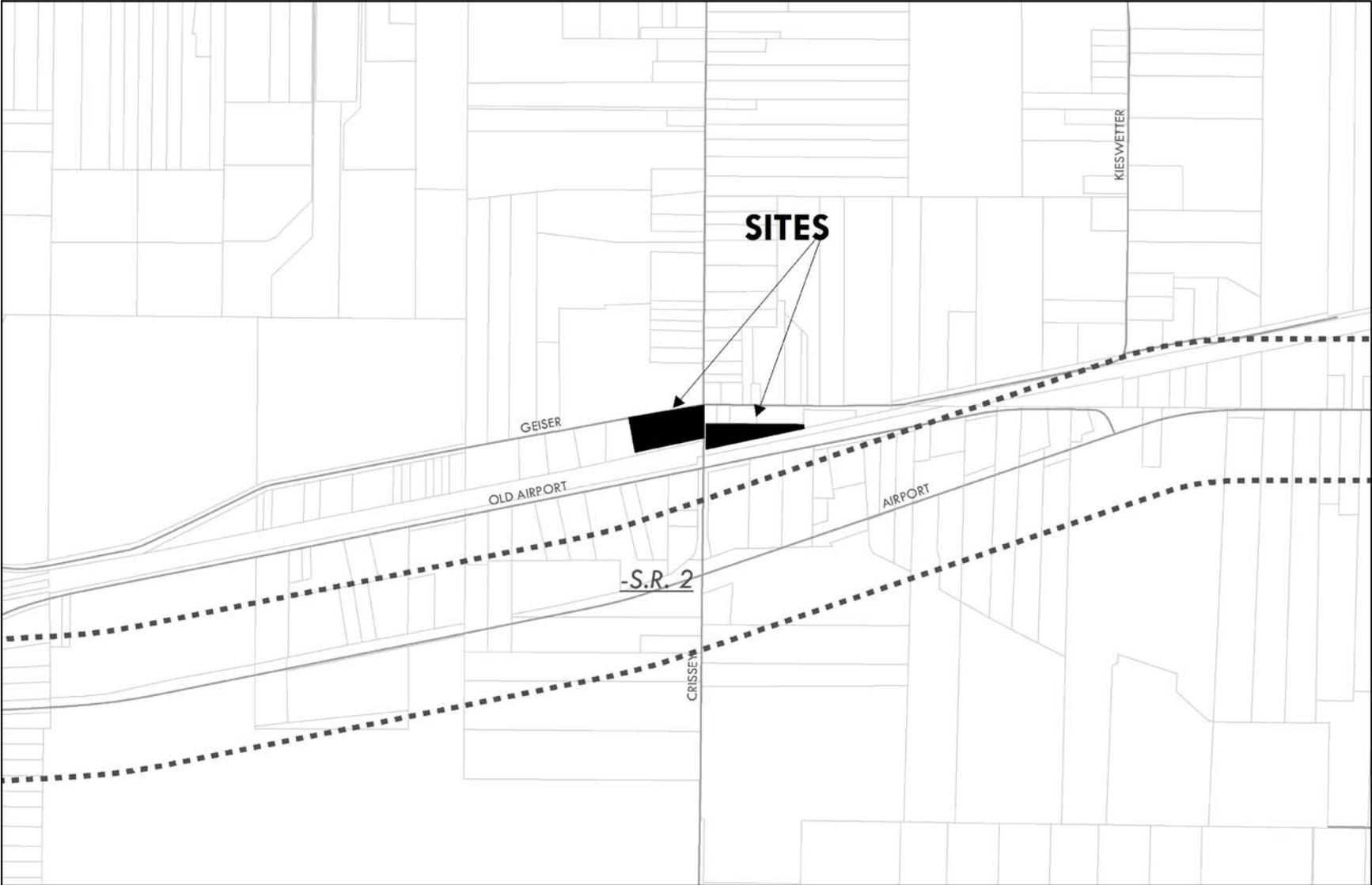
1. The request would bring a non-conforming site closer to compliance; and
2. The request would allow the site to be improved to address other zoning issues.

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C629  
DATE: January 28, 2015  
TIME: 9:00 A.M.

JL  
Two (2) sketches follow

# GENERAL LOCATION

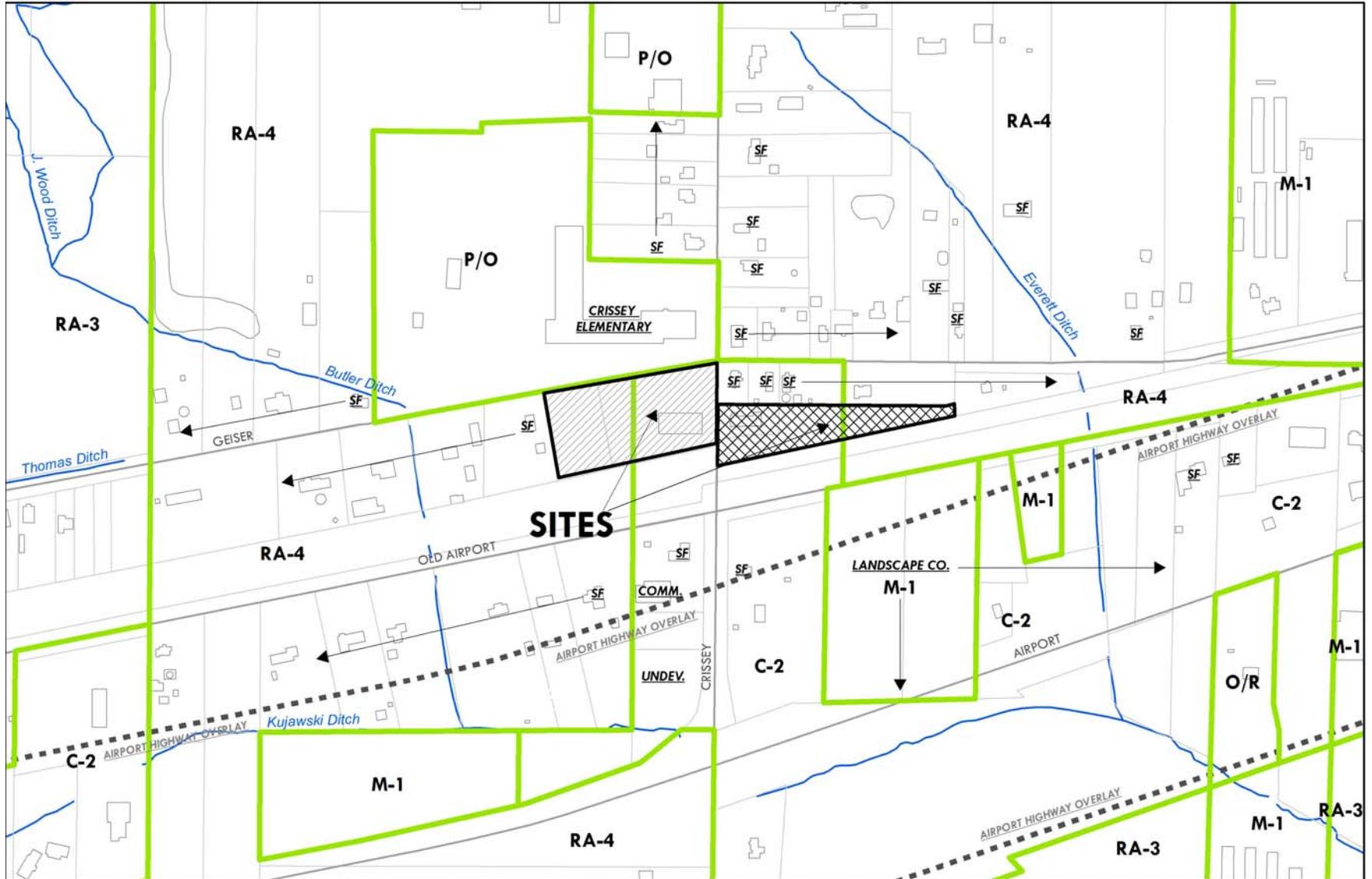
Z19-C628 &  
Z19-C629  
ID 127, 126



# ZONING & LAND USE

Z19-C628  
&  
Z19-C629

ID 127, 126



## GENERAL INFORMATION

### Subject

- Request - Zone Change request from RA-3 *Large Lot Rural Residential* to RA-4 *Rural Residential*
- Location - 7802 Angola Road, Springfield Township
- Owner - Robert Dennis  
6340 Dorr Street  
Toledo, OH 43615
- Agent - George V. Oravec  
2807 West Course Road  
Maumee, OH 43537

### Site Description

- Zoning - RA-3 *Large Lot Rural Residential*
- Area - ± 8.1 Acres
- Frontage - ± 220 Feet along Angola Road
- Existing Use - Single Family Residential
- Proposed Use - Single Family Residential

### Area Description

- North - Single Family Residential & Pond / R-A *Suburban Residential*
- South - Public Park / P/O *Public / Open Space*
- East - Single Family Residential & Pond / RA-3 *Large Lot Rural Residential* & R-A *Suburban Residential*
- West - Single Family Residential / RA-3 *Large Lot Rural Residential*

### Parcel History

- T-309-64 - Lot split for a 3 acre parcel with a house and a barn. Plan Commission approved September 2, 1964.

### Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2003

**STAFF ANALYSIS**

The request is a zone change at 7802 Angola Road from RA-3 *Large Lot Rural Residential* to RA-4 *Rural Residential*. The request includes two parcels, one with a house and a barn, and 8.1 acres of land. The rear portion of the 8.1 acres is covered by a large pond. The applicant did not specify a use for the land, but the zone change would allow the parcels to be reconfigured so another house could be built on the property.

The 2003 Springfield Township Community Master Plan recommends this property for Single Family Residential land uses. The RA-4 request is consistent with the 2003 Master Plan. Additionally, the request is compatible with the residential character of the area and would not negatively impact surrounding property owners.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of Z19-C630, a zone change from RA-3 *Large Lot Rural Residential* to RA-4 *Rural Residential*, located at 7802 Angola Road, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

1. The request is consistent with the 2003 Springfield Township Community Master Plan; and
2. The request is compatible with the residential character of the area.

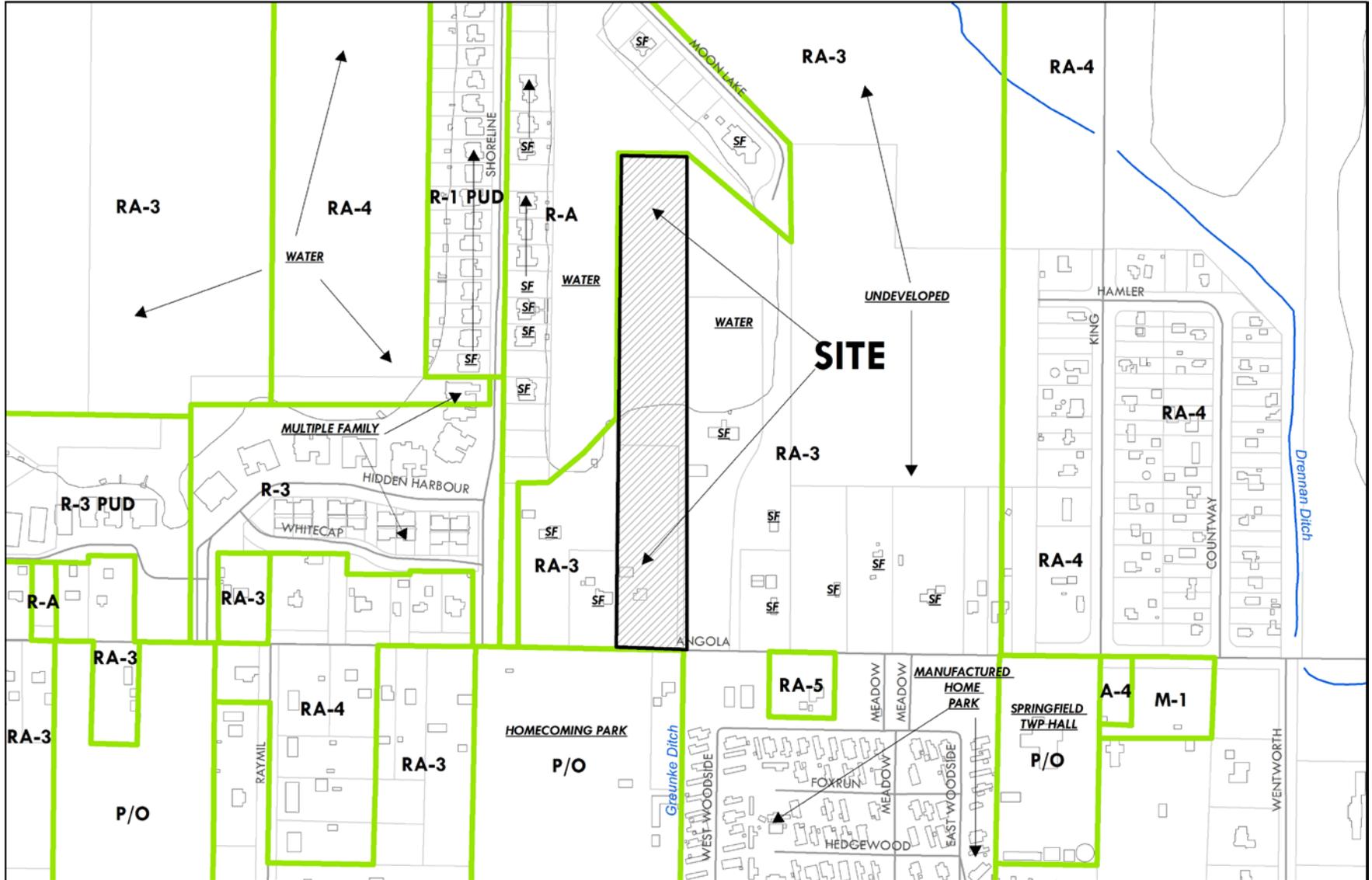
ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C630  
DATE: January 28, 2015  
TIME: 9:00 A.M.

JL/bp  
Two (2) sketches follow



# ZONING & LAND USE

Z19-C630  
ID 121



**GENERAL INFORMATION**

Subject

- Request - Text Amendment Regarding Group Living, Amending Sections 501, 502, 601, 602, 701, 801, and 901
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

**STAFF ANALYSIS**

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning resolution regarding regulations for certain types of Group Living uses: Adult Family Home, Residential Facility – Small, and Residential Facility - Large. These uses are defined by the State of Ohio and provide “room and board, personal care, habilitation services and services, and supervision in a family setting” for special population groups such as those with mental disabilities or for victims of domestic violence.

Depending on the number of persons housed, these uses are allowed by the Ohio Revised Code wherever Single Family or Multiple Family Residential is permitted. The amendment will bring the local zoning regulations into compliance with state law.

The township proposal is attached as Exhibit “A” with staff modifications. Staff recommends specifying the individual Group Living uses allowed in each residential zoning category because state law only applies to three types of Group Living uses. Additionally, the Residential Facility – Large use is only required to be permitted in zoning categories where Multiple Family Residential is permitted. This type of facility accommodates between 9 and 16 persons.

**STAFF RECOMMENDATION**

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

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C631  
DATE: January 28, 2015  
TIME: 9:00 A.M.

JL/bp  
Two (2) sketches follow

**Exhibit “A”**

(Additions in bold, italics. Deletions in strikethrough.)

ALLOW: “Adult Family Home” & “Residential Facility, Small” as Permitted Uses in Section 501, 601, 701, 801 and 901

MODIFY: “Group Living” in Conditional Use to read “Group Living, Excluding Adult Family Home & Residential Facility” in Section 502 & 602.

SECTION 31 DEFINITIONS

Group Living: The residential occupancy of a structure by other than a family, where units or quarters do not each have its own kitchen facilities. Includes the following:

- A.** Adult Family Home  
A state-licensed home or facility that provides accommodations to three to five unrelated adults and supervision and personal care services to at least three of those adults. ~~ORC 3722.01(A)(7).~~
- B.** Residential Facility, Small  
A state-licensed or state-regulated home or facility that provides room and board, personal care, habilitation services, and supervision in a family setting for as many as six (6) (or, if allowed by state law, eight (8)) persons who require such care because of any of the following: mental retardation or a developmental disability; physical disability; age; long-term illness, including HIV; domestic violence; or being a runaway minor. Includes the following types of facilities identified under state law: residential facility, ORC 5123.19(L); ~~community alternative home, ORC 3724.01(B); shelter for victims of domestic violence, ORC 3113.33(C); shelter for runaways, ORC 5119.64(B);~~ and other similar uses of the same size licensed by the state but not requiring skilled nursing care.
- C.** Residential Facility, Large  
A state-licensed or state-regulated home or facility that provides room and board, personal care, habilitation services, and supervision in a family setting for more than 9 but not more than 16 persons who require such care because of any of the following: mental retardation or a developmental disability; physical disability; age; long-term illness, including HIV; domestic violence; or being a runaway minor. Includes the following types of facilities identified under state law: residential facility, ORC 5123.19(L); shelter for victims of domestic violence, ORC 3113.33(C); ~~shelter for runaways, ORC 5119.64(B);~~ and other similar uses of the same size licensed by the state but not requiring skilled nursing care.

**GENERAL INFORMATION**

Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Zone Change from R-A <i>Residential</i> to C <i>Neighborhood Commercial</i>   |
| Location  | - | 228 S. Crissey Road, Spencer Township   |
| Owner     | - | Edward Rayford<br>2776 Yorkcliff Road<br>Columbus, OH 43219                   |
| Applicant | - | Randall Hueston<br>Toledo Tin Knockers<br>39 Vance Street<br>Toledo, OH 43604 |

Site Description

- |              |   |                               |
|--------------|---|-------------------------------|
| Zoning       | - | R-A <i>Residential</i>        |
| Area         | - | ± 4.85 Acres                  |
| Frontage     | - | ± 220 Feet along Crissey Road |
| Existing Use | - | Single Family Residential     |
| Proposed Use | - | Commercial Office             |

Area Description

- |       |   |                                      |
|-------|---|--------------------------------------|
| North | - | Single Family Residential / R-A      |
| South | - | Undeveloped & Salvage Yard / R-A     |
| East  | - | Single Family Residential / RA-4 PUD |
| West  | - | Undeveloped / RA-4                   |

Parcel History

No history on file.

Applicable Plans and Regulations

- Spencer Township Zoning Resolution
- Spencer Township Land Use Plan 1999

**STAFF ANALYSIS**

The request is a Zone Change from R-A *Residential* to C *Neighborhood Commercial* for property located at 228 S. Crissey Road. The property currently contains a single family residence. The applicant wishes to operate a commercial business from the property, but does not plan on living there. In order to use the property commercially, a Zone Change is required.

The area contains a mixture of uses even though the majority of the area is zoned Residentially. Adjacent land uses include single family residential to the north and east, undeveloped land and a salvage yard to the south, and undeveloped land to the west. Approval of the Zone Change would further the mixture of incompatible uses and encourage additional Commercial zoning along Crissey Road.

The 1999 Spencer Township Land Use Plan recommends Residential uses for this property. Commercial uses are only recommended in limited areas of the township. The plan cites a lack of demand for additional commercial activity within the township and sufficient retail services in adjacent communities as two reasons for recommending Commercial uses in limited areas. As a result, the request is not consistent with the plan.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend disapproval of Z30-C115, a Zone Change from R-A *Residential* to C *Neighborhood Commercial*, located at 228 S. Crissey Road, to the Spencer Township Zoning Commission and Township Trustees, for the following two (2) reasons:

1. Approval of the Zone Change would further the mixture of incompatible uses and encourage additional Commercial zoning along Crissey Road; and
2. The request is not consistent with the 1999 Spencer Township Land Use Plan, which cites a lack of additional commercial demand and sufficient retail services in adjacent communities.

ZONE CHANGE  
SPENCER TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z30-C115  
DATE: January 28, 2015  
TIME: 9:00 A.M.

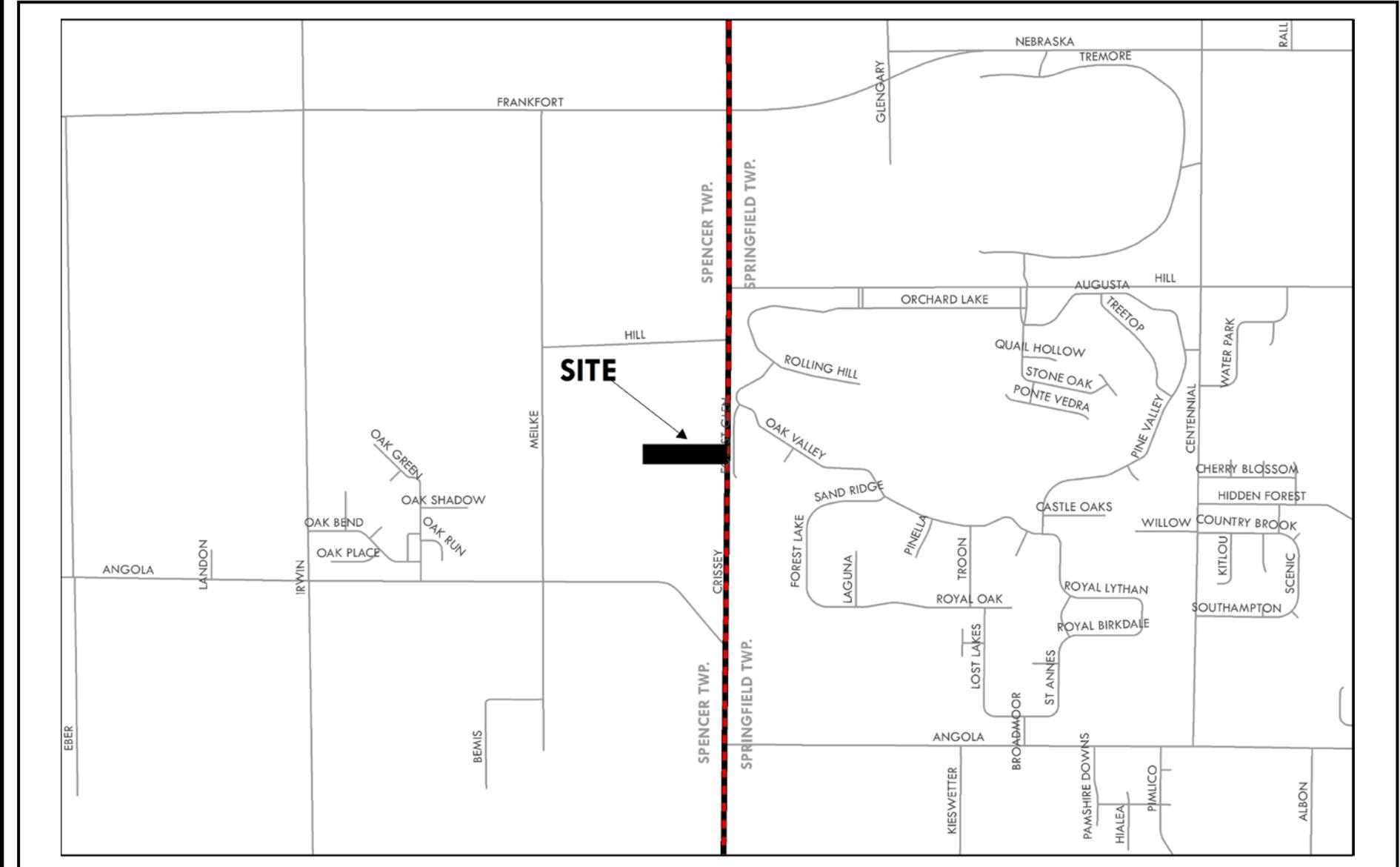
JL/an  
Two (2) sketches follow

# GENERAL LOCATION

Z30-C115  
ID 120



5 - 3

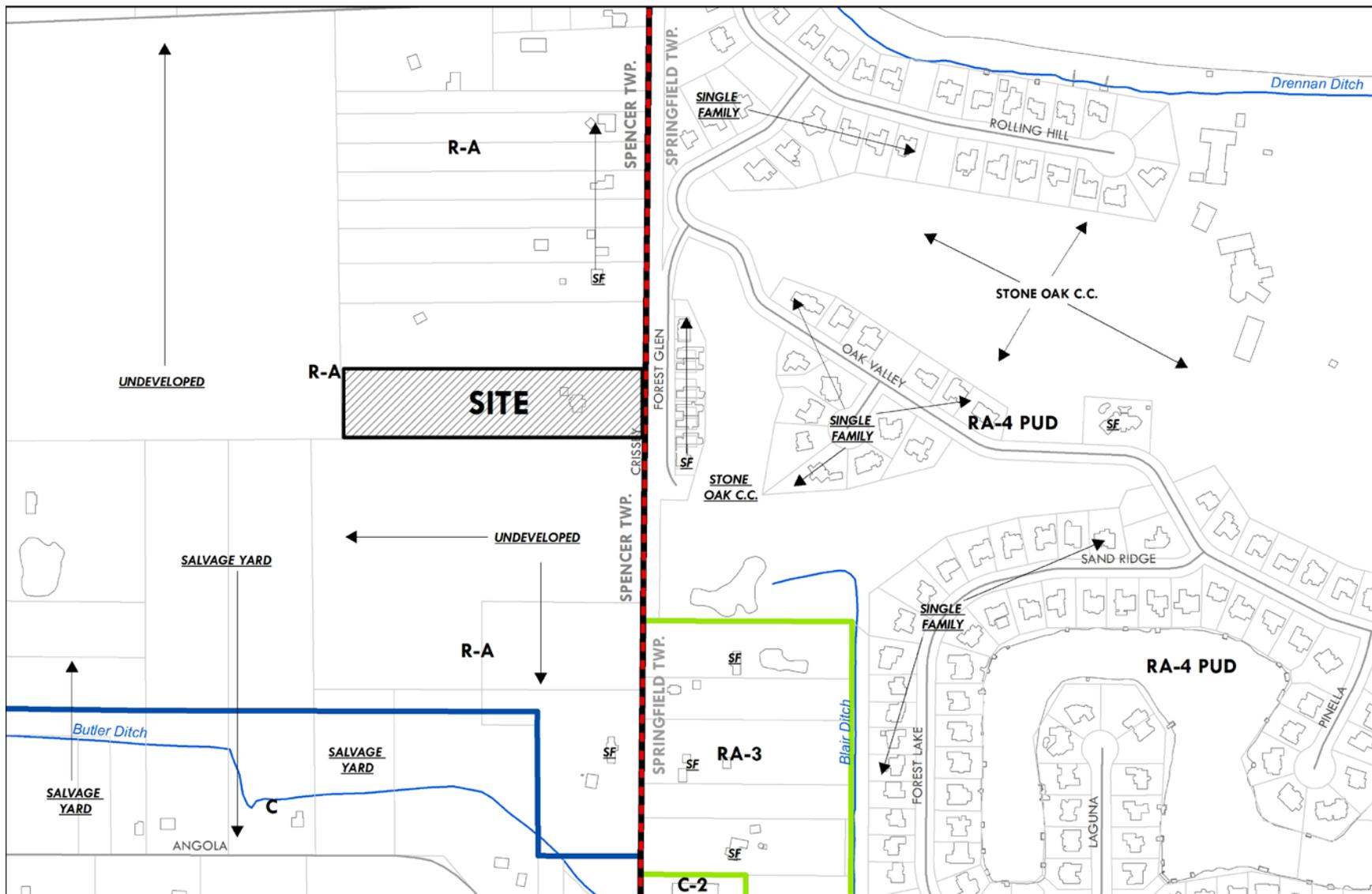


# ZONING & LAND USE

Z30-C115  
ID 120



S - 4



**GENERAL INFORMATION**

Subject

- Request - Zone Change from *A/R Agricultural / Residential* and *C-2 General Commercial* to *C-2 General Commercial*
- Location - 10225 Airport Highway
- Applicant - Richard J. Roe  
9315 Old State Line Road  
Holland, OH 43558
- Attorney - Thomas A. Yoder  
P.O. Box 818  
Holland, OH 43528

Site Description

- Zoning - *A/R Agricultural / Residential* and *C-2 General Commercial* to *C-2 General Commercial*
- Area - ± 3.44 Acres
- Frontage - ± 245 Feet
- Existing Use - Single Family Residential

Area Description

- North - Undeveloped / *C-2 General Commercial* & *A/R Agricultural / Residential* &
- South - Undeveloped / *M-1 Industrial / Office Research*
- East - Commercial & Single Family Residential / *C-2 General Commercial* & *RA-3 Large Lot Rural Residential*
- West - Single Family Residential / *C-2 General Commercial* & *A/R Agricultural / Residential*

Parcel History

- Z17-C10 - Widening of three commercial zoning districts and rezoning of all *M-1 Limited Industrial* zoning districts to *M-3 Heavy Industrial*. Planning Commission recommended approval with modifications April 21, 1960. Township Trustees approved June 17, 1960.

**GENERAL INFORMATION (cont'd)**

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The request is a Zone Change from *A/R Agricultural / Residential* and *C-2 General Commercial* to *C-2 General Commercial* for a 3.44 acre parcel located at 10225 Airport Highway. The property is split zoned evenly with the front half zoned C-2 and the rear half zoned A/R. The request would provide the parcel with a single zoning category and make it easier to develop. The request is also consistent with commercial activity and zoning in the area. Adjacent land uses include undeveloped land to the north and south, commercial and single family residential to the east, and single family residential to the west.

The 2009 Monclova Contemporary Land Use Plan does not include a land use map, but does provide guiding principles for development. The plan encourages commercial developments but desires to see the rural character of the township maintained as much as possible. It recommends a reasonable portion of the land be set aside and not developed along the front of the property.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z17-C347, a Zone Change from *A/R Agricultural / Residential* and *C-2 General Commercial* to *C-2 General Commercial*, located at 10225 Airport Highway to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is would provide the parcel with a single zoning category and make it easier to develop; and
2. The request is consistent with commercial activity and zoning in the area.

ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C347  
DATE: January 28, 2015  
TIME: 9:00 a.m.

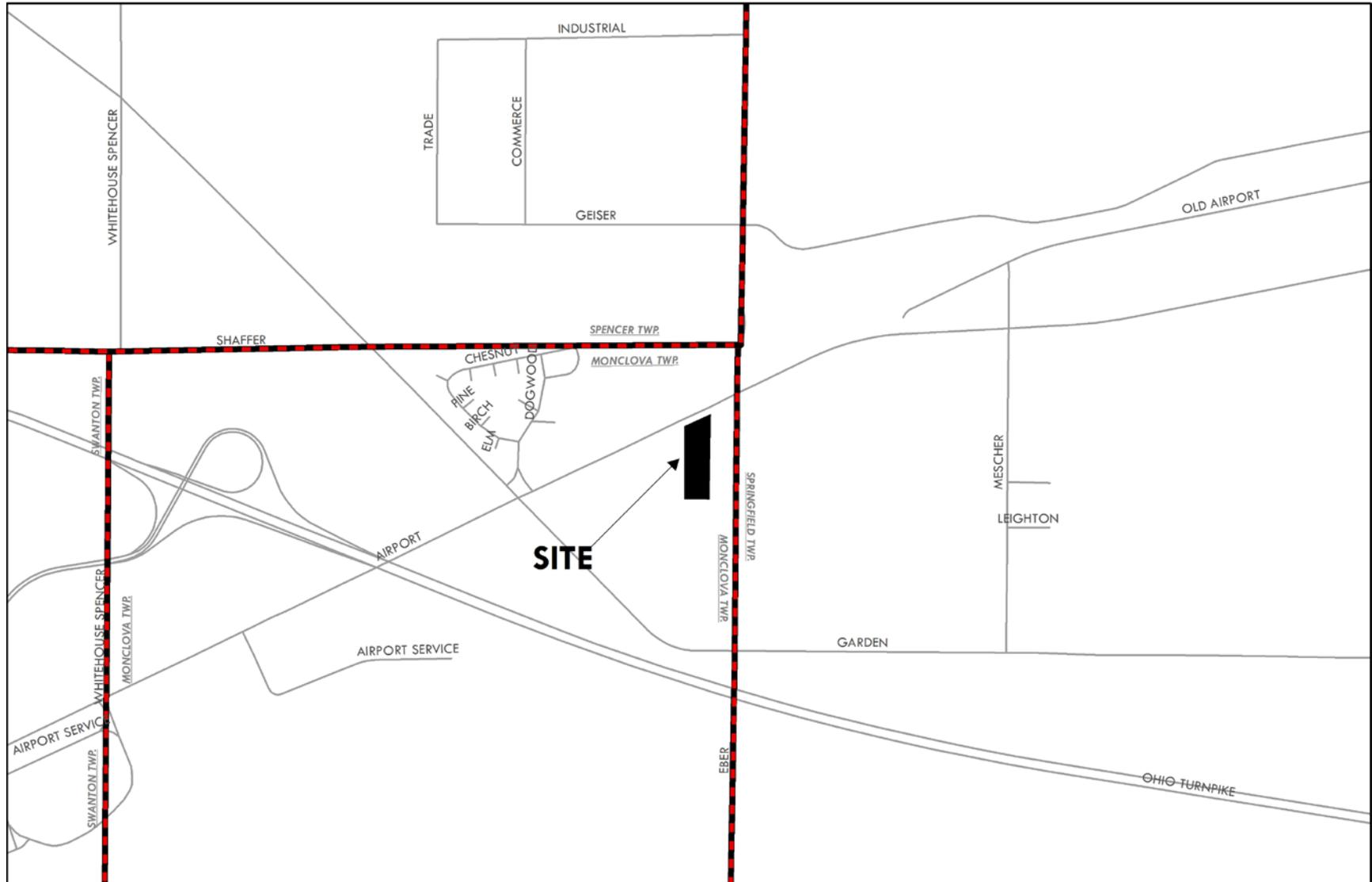
JL  
Two (2) sketches follow

# GENERAL LOCATION

Z17-C347  
ID 127

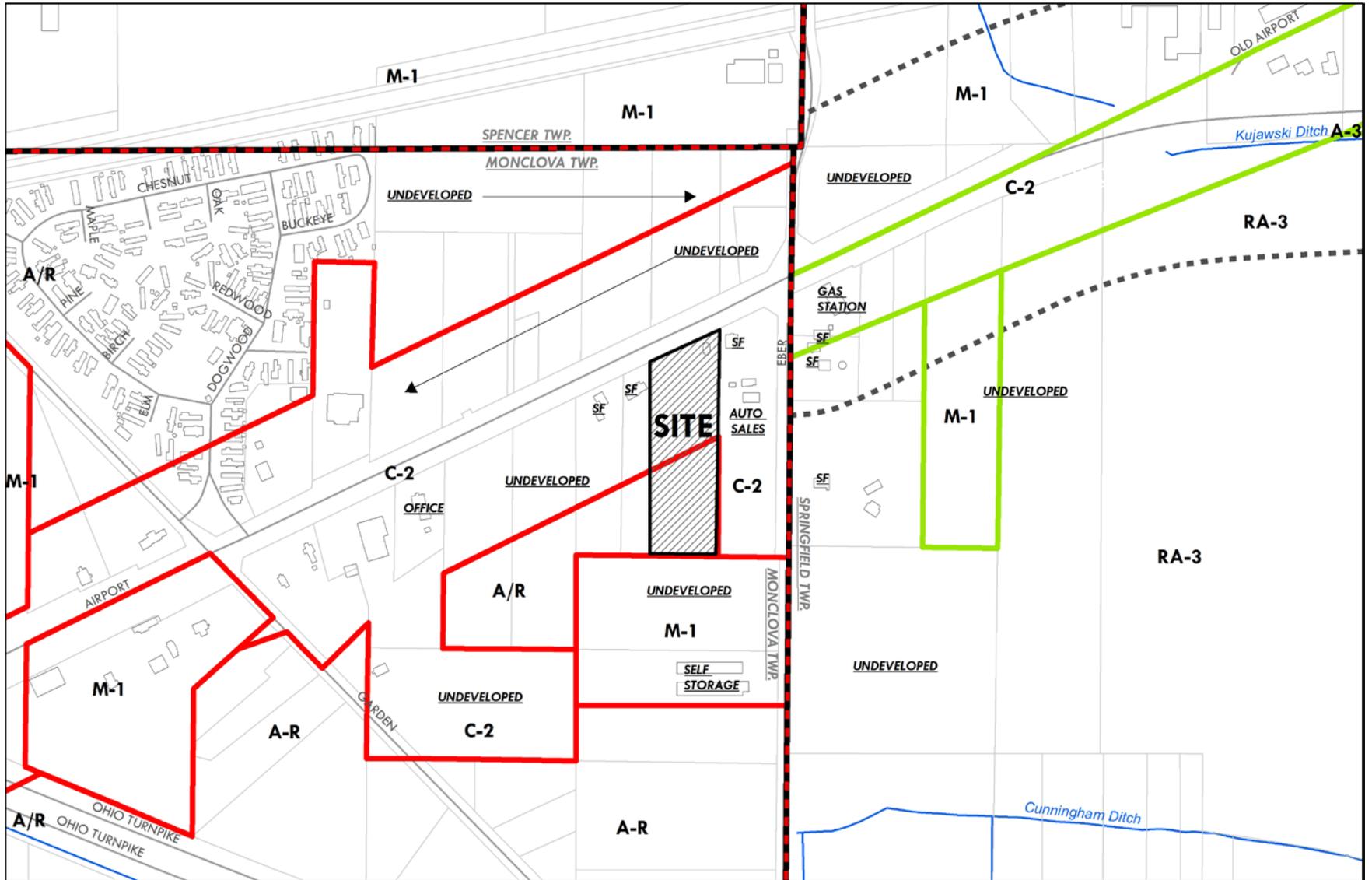


6 - 3



# ZONING & LAND USE

Z17-C347  
ID 127



## 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

