

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*January 27, 2016*

*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

OLIVIA HOLDEN

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2016**

<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 30	December 28	December 31**	January 14
December 28	January 25	January 29	February 11
January 25	February 22	February 26	March 10
February 29	March 28	April 1	April 14
March 28	April 25	April 29	May 12
April 25	May 23	May 27	June 9
May 30	June 27	July 1	July 14
June 27	July 25	July 29	August 11
July 25	August 22	August 26	September 8
August 29	September 26	September 29	October 13
September 19	October 17	October 31	November 3**
October 17	November 14	November 18	December 1**
<b>COUNTY PLANNING COMMISSION</b> ( <i>HEARINGS BEGIN AT 9AM</i> )			
December 14	January 11	January 15	January 27
January 11	February 8	February 12	February 24
February 8	March 7	March 11	March 23
March 14	April 11	April 15	April 27
April 11	May 9	May 13	May 25
May 9	June 6	June 10	June 22
June 13	July 11	July 15	July 27
July 11	August 8	August 12	August 24
August 15	September 12	September 16	September 28
September 12	October 11**	October 14	October 26
October 3	October 31	November 4	November 16**
October 31	November 28	December 2	December 14**

\* 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 27, 2016**

**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 – SYLVANIA TOWNSHIP**

1. Z20-C976: Zone Change from R-A to R-3 at 5803 Whiteford Road (bh)

**ZONING – SWANTON TOWNSHIP**

2. Z33-C143: Zoning Resolution Amendments – multiple sections (bh)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

BLANK PAGE

## GENERAL INFORMATION

### Subject

- Request - Zone Change from R-A Suburban Residential to R-3 Residential
- Location - 5803 Whiteford Road
- Applicant - Harborside Sylvania, LLC  
101 E State Street  
Kennett Square, PA 19348
- Agent - Mark Shambarger, AIA  
Coger/Shambarger Architect, Inc  
3550 Secor Road, Suite 100  
Toledo, OH 43606

### Site Description

- Zoning - R-A Suburban Residential
- Area - ± 0.163 Acres
- Frontage - ± 60 Feet along Whiteford Road
- Existing Use - Single Family Residential

### Area Description

- North - Single Family Residential / R-A Suburban Residential
- South - Residential Care Facility and a Single Dwelling Residential / R-A Suburban Residential
- East - Single Family Residential / R-A Suburban Residential
- West - Single Family Residential / R-A Suburban Residential

### Parcel History

No parcel history on file.

### 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 for a Zone Change at 5803 Whiteford Road from R-A Suburban Residential to R-3 Residential. The parcel is 0.163 acres and currently contains a single family residence. The applicant operates the residential care facility located to the south and is requesting the Zone Change in order to add a dialysis wing and additional parking to the existing residential care facility. Adjacent land uses include the residential care facility and a single family residence (owned by the applicant) to the south and single family residential to the north, east and west.

In November 1986, the Plan Commission recommended approval of a Zone Change from R-A and C-2 to R-3 to the Sylvania Township Trustees, which was approved in February 1987. This Zone Change allowed the applicant to bring the existing residential care facility into compliance with the Sylvania Township Zoning Resolution. The Plan Commission found that the Zone Change would not have an adverse impact on the neighboring uses. In addition to the Zone Change, the Sylvania Board of Zoning Appeals approved a Conditional Use for the residential care facility.

Furthermore, the proposed Zone Change will continue to have minimal adverse impacts on the neighboring uses provided screening and landscaping is installed where bordering residential properties and access is limited to Whiteford Road.

The 2007 Sylvania Township Land Use Plan recommends this area for Suburban Residential uses. Although the request is not consistent with the land use plan, R-3 Residential has been supported by the township in the past for the existing residential care facility use to the south, which is also denoted in the land use plan for Suburban Residential uses. Based on the previous approvals granted for the nursing home and limited adverse impacts on the neighboring uses, staff recommends approval of this Zone Change from R-A Suburban Residential to R-3 Residential.

## **STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission recommend approval of Z20-C976, a Zone Change request from R-A Suburban Residential to R-3 Residential for property located at 5803 Whiteford Road, to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

1. A Zone Change to R-3 Residential Zoning is consistent with the surrounding zoning and uses; and
2. Precedent exists in the immediate area to change the R-A Suburban Residential zoning to R-3 Residential zoning.
3. The proposed use will have minimal adverse impacts on surrounding properties.

REF: Z20-C976. . . January 27, 2016

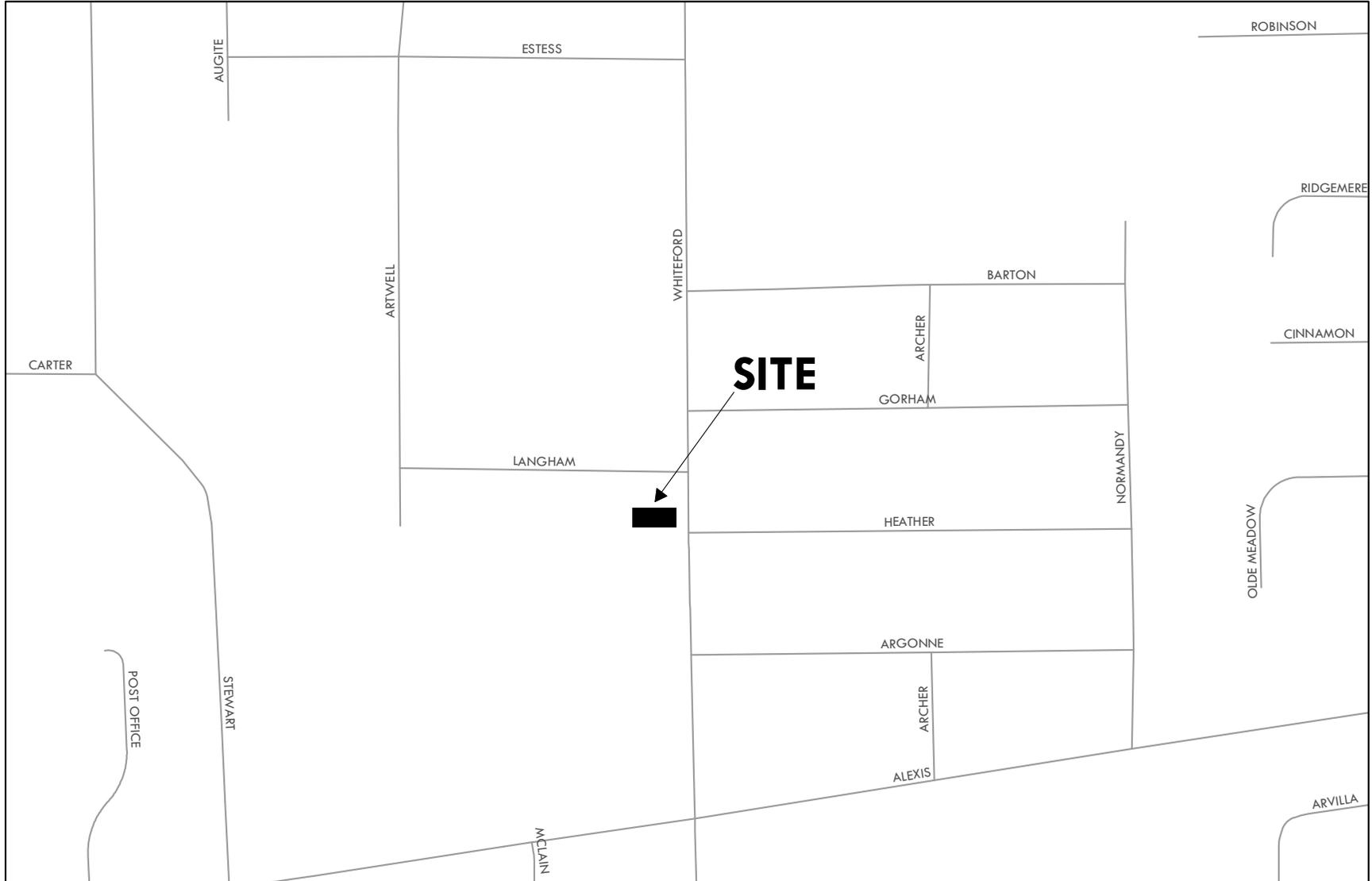
ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C976  
DATE: January 27, 2016  
TIME: 9:00 a.m.

BH

Three (3) sketches follow

# GENERAL LOCATION

Z20-C976  
ID 100

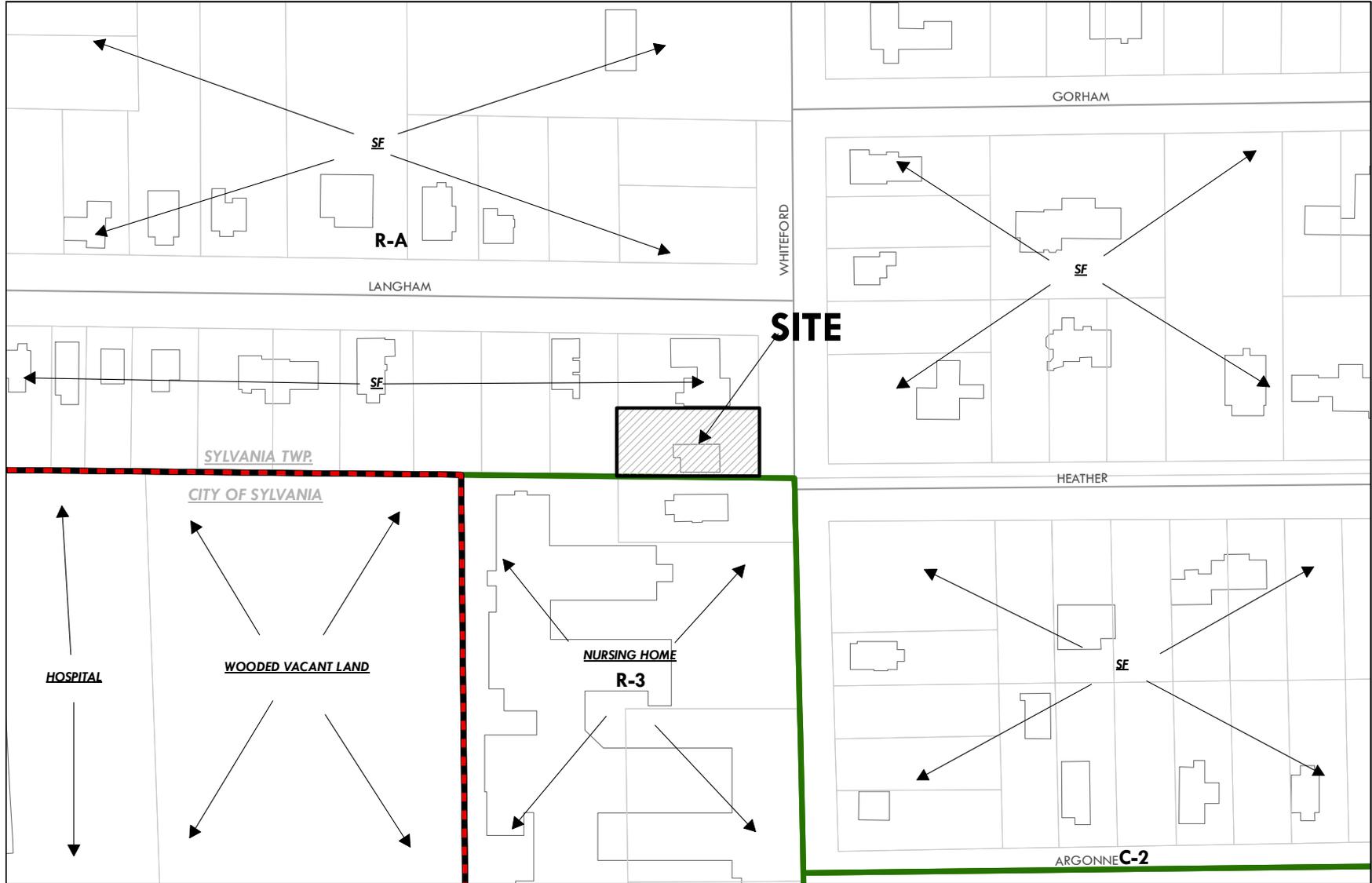


# ZONING & LAND USE

Z20-C976  
ID 100



1 - 5





**GENERAL INFORMATION**

Subject

- Request - Amendments to the Swanton Township Zoning Resolution
- Location - Swanton Township
- Applicant - Swanton Township Zoning Commission

**STAFF ANALYSIS**

The Swanton Township Zoning Commission has requested a review of Sections 9.4 and 9.16 to assess if the current boarding of livestock and domesticated animals and sign regulations are appropriate, practical and business friendly.

**Section 9.4 Boarding of Livestock and Domesticated Animals**

The Swanton Township Zoning Resolution defines the boarding of livestock and domesticated animals as the use of horses, dogs, cats, etc for exhibit or other commercial/recreational purpose. This category includes uses such as kennels, riding stables or animal exhibits. Swanton Township has inquired if the 50 foot setback regulation for any building, pen or enclosure used for housing or containing animals from any property line or dwelling is practical.

As illustrated in the table below, the 50 foot setback from any building, pen or enclosure used for the housing or containing animals from any property line or dwelling is practical and consistent with other townships and is important to buffer neighboring residential properties from nuisance conditions and therefore no changes are recommended.

*Regulations for the Boarding of Livestock and Domesticated Animals*

<b>Requirements</b>	<b>Swanton</b>	<b>Monclova</b>	<b>Harding</b>	<b>Springfield</b>	<b>Sylvania</b>
Minimum Lot Size	2 Acres	2 Acres	3 Acres	1 Acre	1 Acre
Setback from all property lines or dwellings	50 feet	50 feet	50 feet	50 feet	50 feet

However, when boarding livestock or providing services such as an equine riding stable the need to pasture livestock and the need to provide an open area for equine riding is often warranted. Pastures and equine riding areas requires larger areas of land that are often placed up to bordering property lines. Other townships have addressed pastures by requiring them to be setback a minimum of five (5) feet. Staff determined that pastures and equine riding areas be setback a minimum of five (5) feet to prevent potential adverse conditions from migrating onto neighboring properties such as dust, mud or animal waste. An amendment to Section 9.4 is included in Exhibit "A".

**STAFF ANALYSIS (cont'd)**

**Section 9.16 Signs**

The Swanton Township Zoning Commission requested that the Plan Commission review the existing sign regulations outlined in Section 9.16 of the Swanton Township Zoning Resolution to determine if the current regulations are appropriate, practical and/or business friendly. There are four (4) main types of signs that will be addressed in this report: Wall, Low Profile, Pole and Projecting Signs. Staff reviewed the Monclova, Harding, Springfield and Sylvania Townships sign regulations (See Exhibit B) and compared them with the current Swanton Township sign standards. The Wall, Low Profile and Projecting Signs standards are either consistent with or allow for more square footage than that allowed by other townships. As a result, no changes were suggested for these areas. However, staff has suggested changes to the Pole Sign section.

Pole Signs are permitted in all C-1 districts except Harding and Swanton Townships. Harding Township currently has only two (2) commercially zoned properties, therefore there was no need or desire for pole mounted signs. Of the remaining townships, Sylvania and Springfield Townships permit 60 square feet per face and Monclova Township permits 45 square foot per face. Although the trend has been moving away from allowing pole signs in all areas for aesthetic reasons, staff recommends an amendment to allow pole signs in the C-1 Zoning District to be permitted at 60 square feet per face in an effort for the township to be more business friendly.

**STAFF RECOMMENDATION**

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

TEXT AMENDMENT  
SWANTON TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z33-C143  
DATE: January 27, 2016  
TIME: 9:00 a.m.

BH  
Exhibit "A" follows  
Exhibit "B" follows

Exhibit "A"

**Township Text Amendment Proposal with Staff Changes**

(Deletions in strikeout, additions in underline.  
Staff changes in highlight.)

**9.4 Boarding of Livestock and Domesticated Animals**

The boarding of livestock and domesticated animals such as horses, dogs, cats, etc. or their use for exhibit or other commercial/recreational purposes shall meet the following requirements. The uses or activities include but are not limited to kennels, riding stables, or animal exhibits which are used for commercial purposes.

9.4.1 General Requirements

- a) Minimum lot area shall be two (2) acres.
- b) Buildings, pens or enclosures used for housing or containing animals shall be a minimum of 50 feet from all property lines and/or any dwelling unit.
- c) **Open areas such as pastures and equine riding areas shall be setback a minimum of five (5) feet on any lot line.**
- d) Suitable fencing or landscaping shall be installed around pens and/or enclosures used for housing or containing animals.
- e) Hour of operation shall be between 8:00 A.M. and 7:00 P.M. for all days of the week.
- f) Advertising signs shall be in accordance with Section 9.17.
- g) On-site parking shall be provided in accordance with Section 8.

Exhibit “A” (cont’d)

**Township Text Amendment Proposal with Staff Changes**

(Deletions in ~~strikeout~~, additions in underline.  
Staff changes in **highlight**.)

9.16.6 Signs in Commercial and Industrial Districts

A. The following signs as listed below may be permitted on a lot in the Commercial, Office/Research, and Industrial Zoning Districts as follows:

ZONING DISTRICT	TYPE OF SIGN PERMITTED	MAXIMUM ALLOWED SQ. FOOTAGE Pole Sign <b>(1) (5)</b>	MAXIMUM ALLOWED SQ. FOOTAGE Wall Sign <b>(2) (4)</b>	MAXIMUM ALLOWED SQ. FOOTAGE Low-Profile/ <b>Monument Sign</b> <b>(1) (3) (5)</b>	MAXIMUM ALLOWED SQ. FOOTAGE Projecting Sign <b>(1) (3)</b>
C-1	Wall, Low Profile, Projecting, <b>Pole</b>	<b>60 per face</b>	1.5 feet per Linear Foot of Building Frontage Maximum 120 total	60 per face	30 per face
C-2/C-3/ C-4	Wall, Low Profile, Projecting, Pole	60 per face	1.5 feet per Linear Foot of Building Frontage Maximum 180 total	80 per face	30 per face
M-1	Wall, Low Profile	Not Permitted	1.5 feet per Linear Foot of Building Frontage Maximum 180 total	60 per face	Not Permitted
M-2	Wall, Low Profile	Not Permitted	1.5 feet per Linear Foot of Building Frontage Maximum 180 total	60 per face	Not Permitted

- 1) There shall be a maximum of two (2) faces for low-profile/monument, pole, and projecting signs.
- 2) Awning and canopy signs are wall signs for the purposes of this table.
- 3) No low profile/monument sign or projecting sign is permitted when a pole sign is located on the lot.
- 4) For multi-tenant buildings, the total square footage permitted shall be based on each occupant’s linear building frontage.
- 5) One pole, or one low profile/monument sign, or one projecting sign may be used in combination with a wall sign.

# Township Sign Regulations Exhibit B

Z33-C143

Requirements	Swanton	Monclova	Harding	Springfield	Sylvania
<b>C-1 (C District for Harding)</b>					
Wall	1.5 ft per Building Frontage Max 120Sq ft	1.5 ft per Building Frontage Max 100 Sq ft	1.5 ft per Building Frontage Max 120 Sq ft	1.5 ft per Building Frontage Max 120 Sq ft	1.5 ft per Building Frontage
Low Profile	60 sq ft per face	Max 100 total sq ft	60 sq ft per face	32 sq ft per face	60 sq ft per face
Pole Sign	N/A	45 sq ft per face	N/A	60 sq ft per face	60 sq ft per face
Projecting Sign	30 sq ft per face	1.5 ft per Building Frontage Max 100 Sq ft	30 sq ft per face	30 sq ft per face	40 sq ft per face
<b>C-2</b>					
Wall	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage Max 100 Sq ft	N/A	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage
Low Profile	80 sq ft per face	Max 100 total sq ft	N/A	48 sq ft per face	100 sq ft per face
Pole Sign	60 sq ft per face	45 sq ft per face	N/A	60 sq ft per face	100 sq ft per face
Projecting Sign	30 sq ft per face	1.5 ft per Building Frontage Max 100 Sq ft	N/A	30 sq ft per face	40 sq ft per face
<b>C-3</b>					
Wall	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage Max 100 Sq ft	N/A	N/A	N/A
Low Profile	80 sq ft per face	Max 100 total sq ft	N/A	N/A	N/A
Pole Sign	60 sq ft per face	45 sq ft per face	N/A	N/A	N/A
Projecting Sign	30 sq ft per face	1.5 ft per Building Frontage Max 100 Sq ft	N/A	N/A	N/A
<b>C-4</b>					
Wall	1.5 ft per Building Frontage Max 180 Sq ft	N/A	N/A	N/A	1.5 ft per Building Frontage
Low Profile	80 sq ft per face	N/A	N/A	N/A	50 sq ft per face
Pole Sign	60 sq ft per face	N/A	N/A	N/A	N/A
Projecting Sign	30 sq ft per face	N/A	N/A	N/A	N/A
<b>M-1, M-2 &amp; M-3</b>					
Wall	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage Max 100 Sq ft	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage Max 180 Sq ft	1.5 ft per Building Frontage
Low Profile	60 sq ft per face	Max 100 total sq ft	60 sq ft per face	32 sq ft per face	50 sq ft per face
Pole Sign	N/A	45 sq ft per face	N/A	N/A	N/A
Projecting Sign	N/A	1.5 ft per Building Frontage Max 100 Sq ft	N/A	N/A	N/A

BLANK PAGE

## 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

