

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

June 22, 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

MICHAEL W. DUCEY

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**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<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**
COUNTY PLANNING COMMISSION (<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

June 22, 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

ZONE CHANGE – SPRINGFIELD TOWNSHIP

1. Z19-C640:

Zone change from M-1 and M-3 to RA-3 at 1403
Kieswetter Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

BLANK PAGE

GENERAL INFORMATION

Subject

- Request - Zone Change from M-1 Limited Industrial & M-3 Heavy Industrial to RA-3 Large Lot Rural Residential
- Location - 1403 Kieswetter Road
- Applicant - Robert & Antoinette Trumbull
1403 Kieswetter Road
Holland, OH 43528

Site Description

- Zoning - M-1 Limited Industrial & M-3 Heavy Industrial
- Area - ± 5.30 Acres
- Frontage - ± 260 Feet along Kieswetter Road
- Existing Use - Single Family Residential

Area Description

- North - Single Family Residential / RA-3 Rural Residential
- South - Contractor's Yard / M-1 Limited Industrial & M-3 Heavy Industrial
- East - Industrial Uses / M-3 Heavy Industrial
- West - Single Family Residential & Industrial Uses / M-1 Limited Industrial

Parcel History

No Parcel History on File.

Applicable Plans and Regulations

Springfield Township Zoning Resolution
Springfield Township Community Master Plan 2004
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 1403 Kieswetter Road from M-1 Limited Industrial & M-3 Heavy Industrial to RA-3 Large Lot Rural Residential. The parcel is 5.30 acres and currently is used for a single family residential use. The applicant is requesting the Zone Change to bring the residential use into compliance with the current zoning resolution and to secure future financing. Adjacent land uses include single family residences to the north, a contractor’s yard to the south, patch forest and industrial uses to the east and an industrial manufacturing facility and single family residential uses to the west.

The 2004 Springfield Township Community Master Plan recommends this area for Rural Residential uses. In addition, the rear portion of this site is denoted within the Critical Oak Openings Overlay. The Critical Oak Openings Overlay was designed to aid in the growing initiative to preserve natural resources such as large forest patches, green spaces and other ecologically unique or significant areas. By down zoning this property to a Rural Residential zoning, the property will be brought into compliance with the zoning resolution while accomplishing multiple goals outlined in the community master plan. Furthermore, the single family residential properties located on the contiguous property to the north are currently zoned RA-3 Large Lot Rural Residential.

Based on the property’s location in conjunction to contiguous RA-3 Large Lot Rural Residential Zoning, the existence of compatible uses in the area and the Community Master Plan recommending rural residential uses and this area as a Critical Oak Openings Overlay, staff recommends approval of this Zone Change from M-1 Limited Industrial & M-3 Heavy Industrial to RA-3 Large Lot Rural Residential.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend approval of Z19-C635, a Zone Change request from M-1 Limited Industrial & M-3 Heavy Industrial to RA-3 Large Lot Rural Residential for property located at 1403 Kieswetter Road, to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

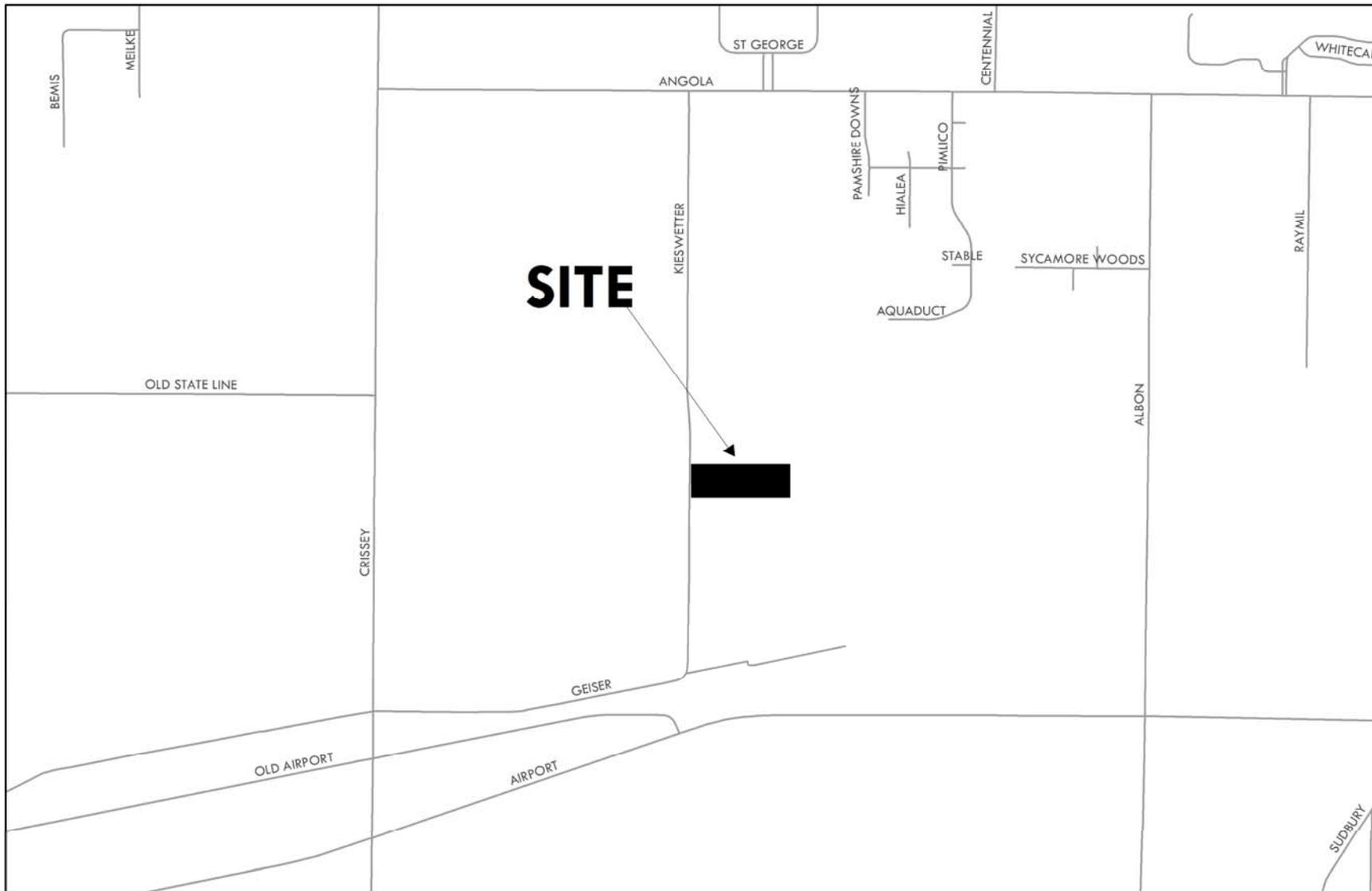
1. The request is compatible with surrounding residential zoning and uses; and
2. The request is consistent with the 2004 Springfield Township Community Master Plan;

ZONE CHANGE
 SPRINGFIELD TOWNSHIP
 LUCAS COUNTY PLANNING COMMISSION
 REF: Z19-C640
 DATE: June 22, 2016
 TIME: 9:00 a.m.

BH
 Two (2) sketches follow

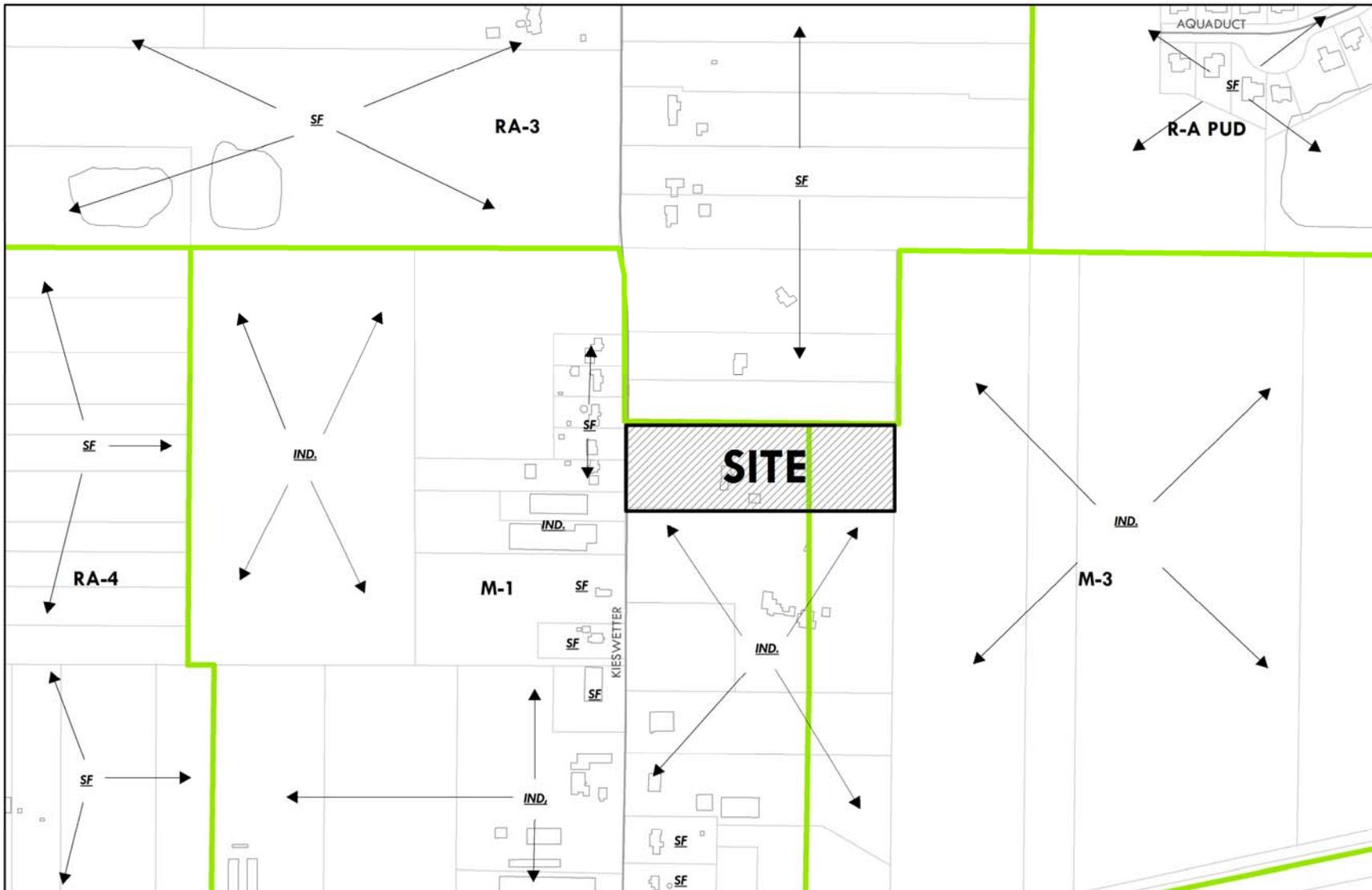
GENERAL LOCATION

Z19-C640
ID 126



ZONING & LAND USE

Z19-C640
ID 126



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

