

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

April 27, 2016

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

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KEN FALLOWS
(Vice Chairman)

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**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

April 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

S-4-16: Final Plat of EAGLE CREEK PLAT 4, located east of Kilburn Road, south of Sylvania-Metamora Road, Sylvania Township (21 lots) (bh)

S-6-16: Final Plat of SHARPLES-NEEDLES, a replat of part of Lot 101 of OAK TERRACE PLAT 1, located at Oak Bend Avenue and Irwin Road, Spencer Township (1 lot) (bh)

SUBDIVISION – MONCLOVA TOWNSHIP

1. S-5-16: Preliminary Drawing review of CODER COVE, located east of Coder Road, south of Maumee-Western Road (bh)

ZONING – MONCLOVA TOWNSHIP

2. Z17-C350: Special Use Permit for nursery/landscaping business at 3630 Laplante Road (bh)

ZONING – SWANTON TOWNSHIP

3. Z33-C144: Zone change from A (C-4 and M-1 Subject to Site Plan Review) to A at 11250-11620 Airport Highway (13 lots) and 2190 Whitehouse-Spencer Road (bh)

ZONING – SYLVANIA TOWNSHIP

4. Z20-C980:

Text amendment to Sections 3106, 3107 and 3112 regarding monument signs (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Preliminary Drawing for Coder Cove |
| Location | - | East of Coder Road & south of Maumee-Western Road |
| Developer | - | Moline Builders, Inc
Jim Moline
5383 Coldstream Road
Toledo, OH 43623 |
| Engineer | - | Feller, Finch & Associates, Inc.
Don Feller
1683 Woodland Drive
Maumee, OH 43537 |

Site Description

- | | | |
|--------------|---|------------------------------|
| Zoning | - | A/R Agricultural/Residential |
| Area | - | ± 18.6 Acres |
| Frontage | - | ± 254 feet along Coder Road |
| Existing Use | - | Single Family Residential |

Area Description

- | | | |
|-------|---|---|
| North | - | Single Family Residential / A/R
Agricultural/Residential |
| South | - | Single Family Residential / A/R
Agricultural/Residential |
| East | - | Single Family Residential / A/R Suburban
Residential |
| West | - | Single Family Residential / A/R
Agricultural/Residential |

Parcel History

No parcel history on file.

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 Preliminary Drawing for CODER COVE located east of Coder Road & south of Maumee-Western Road. The subdivision contains ten (10) lots located on 18.6 acres of land. The property currently is zoned *A/R Agricultural / Residential*. Adjacent land uses include a single-family subdivision to the east and single family uses to the north, south and west.

The average lot is around 1.66 acres in size with a minimum of 100 feet of frontage along the proposed Coder Cove Court public roadway. Coder Cove will be developed with a 870' cul-de-sac road with sixty feet (60') of right-of-way and twenty-seven feet (27') of pavement. The cul-de-sac is compliant with the subdivision regulations which restrict the maximum length to 1000 feet without a connector road. Each of the proposed lots has a minimum of 1 acre and 100 feet of lot frontage, meeting the minimum lot requirements in the A/R Zoning District. The Coder Cove development provides around 2.5% of the property for open space. The 2.5% open space is comprised of .26 acres of detention area in the center of the cul-de-sac and the .20 acre common strip of land at the entrance of the development.

The applicant is proposing the use of septic systems on each individual lot. The Lucas County Subdivision Rules and Regulations states, pursuant to the regulations of the Toledo-Lucas County Health Department, the State of Ohio Health Department, and the Ohio EPA, all major subdivisions shall be improved with public sanitary sewers that are designed and constructed in accordance with the specifications of the Lucas County Sanitary Engineer or other appropriate agency. A meeting to discuss the use of septic systems took place with the Applicant, Toledo-Lucas County Health Department, Lucas County Sanitary Engineer, Lucas County Engineer and the Toledo-Lucas County Plan Commission. The Toledo-Lucas County Health Department does not object to the use of septic systems based on acreage sites and public sanitary sewers not being readily available in the area. Staff is supportive of the use of septic systems because the site presents unique circumstances that make the extension of a sanitary sewer unfeasible.

LAND USE PLAN

The 2009 Monclova Township Contemporary Land Use Plan provides a number of guiding principles for development. The plan encourages all development to be part of a PUD because it offers more flexibility to the developer and greater control over design and quality of life for the township. The plan also stresses the importance of protecting the rural nature of the township by promoting lower density development. Based on overall lower density of the development and the larger average size of parcels, the development was designed to protect the rural nature of the township and therefore not requiring a PUD.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve S-5-16, a Preliminary Drawing for CODER COVE, located east of Coder Road & south of Maumee-Western Road, for the following two (2) reasons:

STAFF RECOMMENDATION (cont'd)

1. The request is compatible existing land uses within the general vicinity of the subject property; and
2. The proposed use is consistent with the Monclova Township Zoning Resolution and Land Use Plan.

The staff further recommends that the Lucas County Planning Commission approve S-5-16, a Preliminary Drawing for CODER COVE, located east of Coder Road & south of Maumee-Western Road, subject to the following **thirty-eight (38)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

1. Water is available via the 12” water main on Coder Road. This water main shall be labeled W-1380-12”
2. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor’s expense.
3. Currently, there isn’t a county sanitary sewer fronting this property. To obtain county sewer, an extension of the sanitary sewer main S-837-12” at the intersection of Coder Rd. & Secluded Ravine Ct. or an extension of the sanitary sewer main S-793A-24” at the intersection of Coder Rd. & Monclova Rd. will need to occur. Otherwise, these parcels will be on leach fields and septic tanks and the Toledo-Lucas County Health Department will need to be contacted for approval.
4. The Lucas County Sanitary Engineer’s office shall receive 2 sets of detailed plan and profile utility drawings including title sheets with all necessary signatures prior to construction.
5. The Lucas County Sanitary Engineer’s office will need a copy of the electronic files for as-built purposes.
6. All water and/or sewer main construction shall be inspected by a LCSE representative. LCSE shall be notified 48 hours in advance of construction taking place.
7. This site is subject to Lucas County water supply and sanitary sewer connection charges and shall be paid in full prior to issuance of permits. These fees will be determined once a set of plans have been submitted to the county for review and approval.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

8. This site may also need to be reviewed by the local fire department and the City of Toledo – Engineering Service.
9. LCSE will need a copy of the approved OEPA plans when they become available.
10. A preconstruction meeting will need to be scheduled prior to any construction taking place.
11. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and/or sewer usage fees, shall be paid in full prior to any construction taking place.

Toledo-Lucas County Health Department

12. Our approval of the drawing does not give our final approval to the eventual lot creations for this development. In accordance with Ohio Administrative Code 3701-29 each lot will be required to have a soil survey by a registered soil scientist showing that each lot has suitable soils and space for an on lot sewage treatment system and replacement area. This may limit the size of homes that can be constructed on these lots.
13. Future construction of out buildings, swimming pools, ponds, patios, driveways, ect. may not impinge upon the septic system or the replacement areas.
14. Should sanitary sewers become available, these homes will be required to connect to sanitary sewer and the septic systems be abandoned.
15. No discharging sewage treatment systems will be permitted.

Monclova Township Zoning Inspector

16. In the future as plats are received for township review if any proposed subdivision appears to not meet all the requirements of the Lucas County Subdivision Regulations the township reserves the right to comment on the proposed plats on a case by case basis.
17. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
18. Rear yard catch basins, drainage swales and easements will be required in accordance with Lucas County Drainage Standards.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer

19. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for street monuments and all other monuments that are not a part of the construction plans.
20. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
21. Right-of-way areas along Coder Road shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
22. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases.
23. Provide 35 foot minimum uncurbed radii at the intersection of Coder Road and Coder Cove Court. Pavement grading on Coder Cove Court must direct storm runoff away from Coder Road.
24. In the event that earth mounds and landscaping are proposed along Coder Road, the locations for these items shall be outside the right-of-way.
25. A two (2) foot wide anti-vehicular access easement shall be platted to prohibit access for Lot 1 to Coder Road.
26. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of the street in the subdivision.
27. The storm sewer mains shall be located within the proposed right of way. Rear yard swales and catch basins shall be provided on the lots in accordance with Lucas County Standards.
28. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage outlet flows to the outlet ditch (Joseph Hains Ditch) shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet ditch.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- b. Joseph Hains Ditch shall be cleaned and the banks stabilized through the site. The developer shall provide for maintenance of Joseph Hains Ditch by the County under the ditch petition procedure. A ditch easement for future maintenance shall be provided for Joseph Hains Ditch from the top of bank to top of bank plus 20 feet on one side.
 - c. The storm water detention areas shall be constructed on separate, non-buildable lots. Plat recitations and deed covenants will be required to address ownership and maintenance responsibility for the detention areas, and to prohibit filling, alteration and obstruction of the detention areas.
 - d. The developer shall provide for detention area maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention area and the detention area itself.
29. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, N.P.D.E.S. permit and the Lucas County Engineer's requirements for Stormwater Pollution Prevention Plans (SWP3) and inspection.
30. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
31. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
32. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
33. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

STAFF RECOMMENDATION (cont'd)

Plan Commission

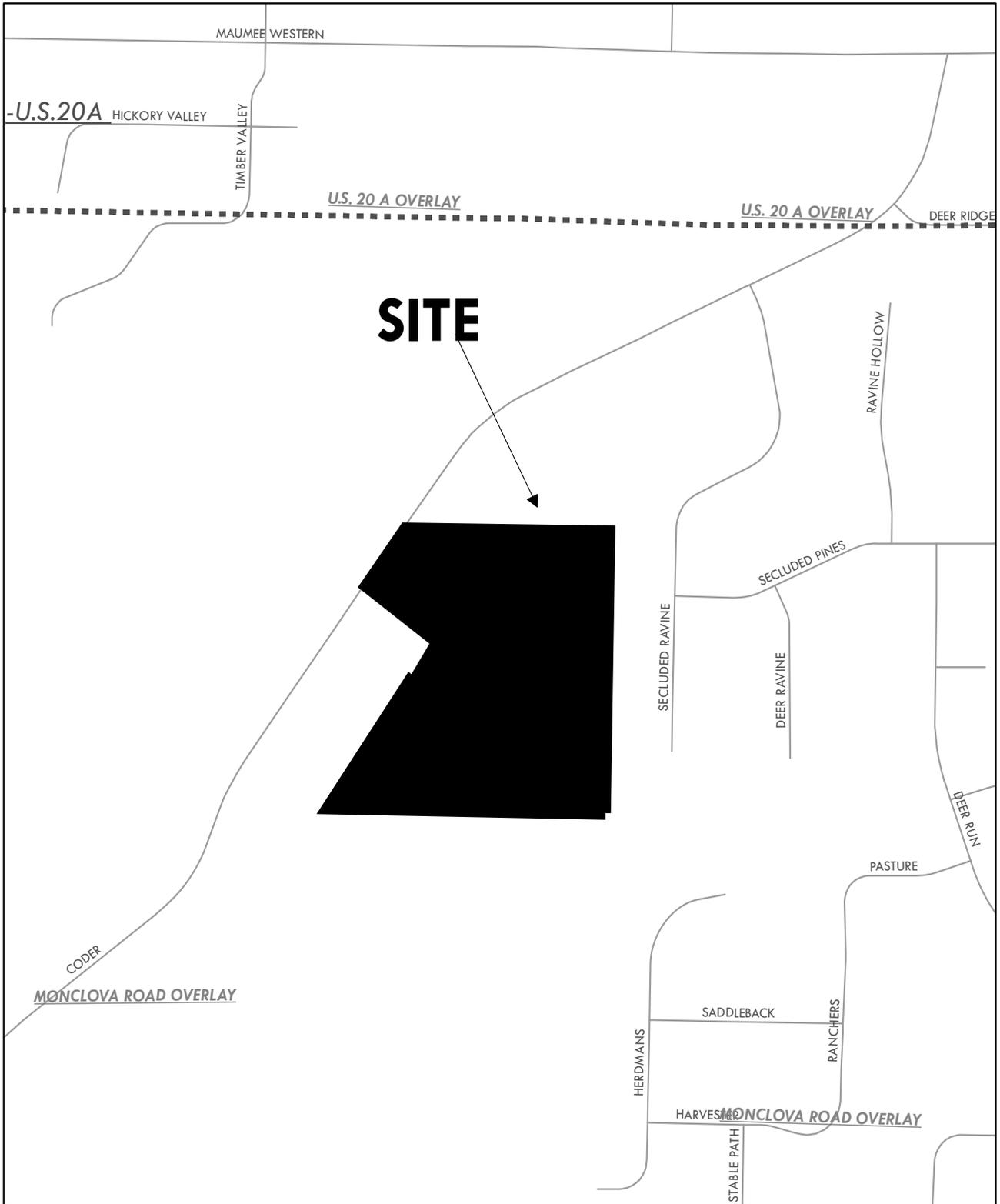
34. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
35. Per section 518 of the Lucas County Subdivision Regulation, Sidewalks shall be required in all subdivisions. Based on the design of the subdivision with a cul-de-sac and half of the lots have a frontage less than 125 feet, sidewalks are required along both sides of the street.
36. Per section 519 of the Lucas County Subdivision Regulation, the Lucas County Planning Commission shall require the subdivider to install street lights.
37. Per section 704 of the Lucas County Subdivision Regulations, street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of aid section.
38. The Preliminary Drawing shall be valid for a three (3) year period from the date of approval by the Planning Commission.

PRELIMINARY PLAT
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-5-16
DATE: April 27, 2016
TIME: 9:00 a.m.

BH
Three (3) sketches follow

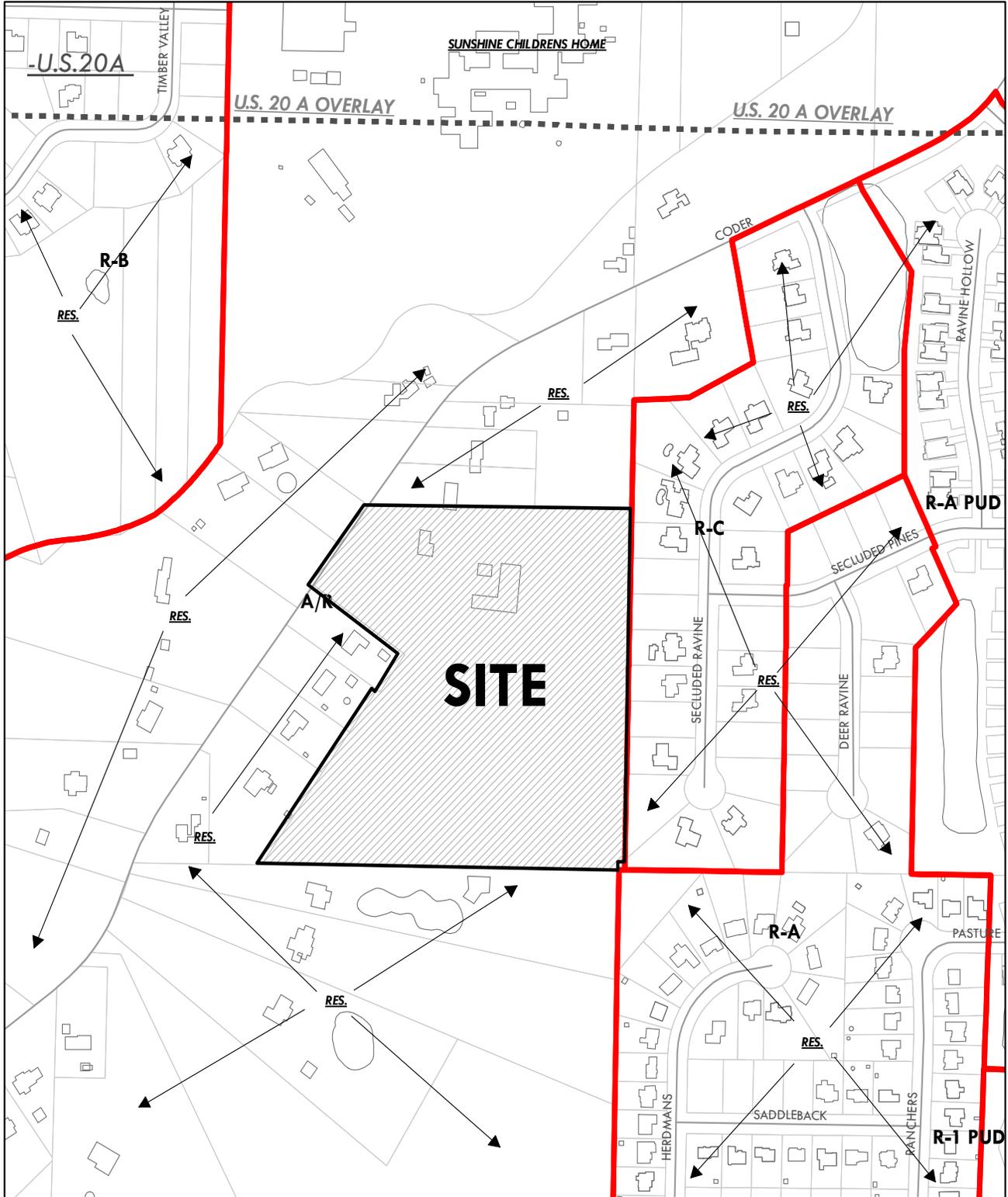
GENERAL LOCATION

S-5-16
ID 134



ZONING & LAND USE

S-5-16
ID 134



PRELIMINARY SITE PLAN

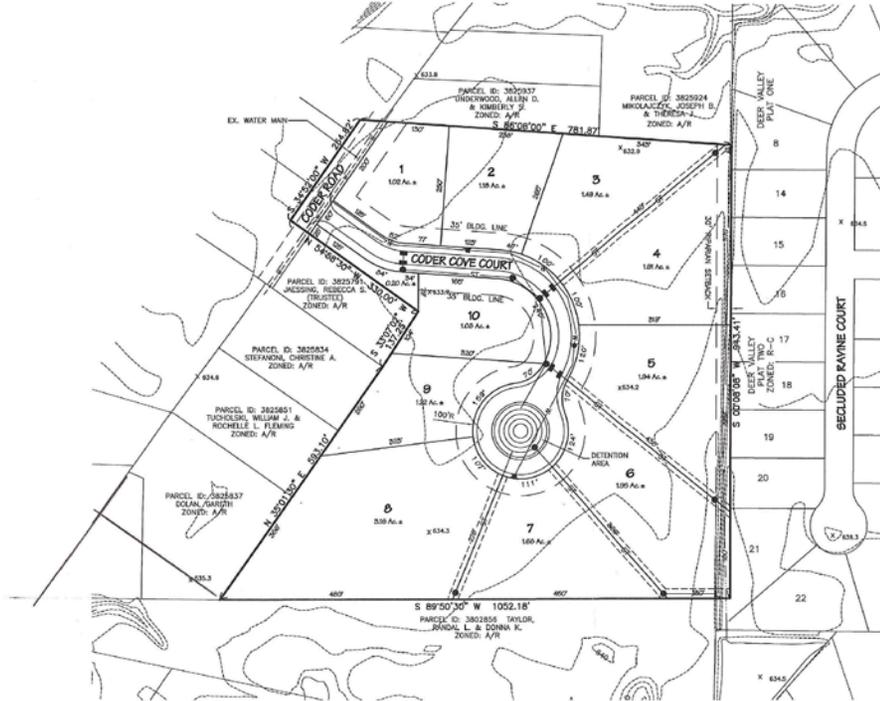
S-5-16
ID 134



PRELIMINARY DRAWING
OF
Coder Cove
MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



VICINITY MAP
LEGAL DESCRIPTION
PART OF THE SW 1/4 OF SECTION 20, TOWN 2, UNITED STATES RESERVE,
MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO



- SITE ANALYSIS**
- NUMBER OF LOTS = 10
 - 60' RIGHT OF WAY W/ 27' PUBLIC ROADS
 - STORM SEWERS
 - SANITARY SEPTIC BEDS
 - WATERLINES
 - NATURAL GAS
 - 12' UTILITY EASEMENTS
 - UNDERGROUND ELECTRIC, PHONE AND CABLE

TAX PARCEL ID. 38-25781
EXISTING ZONING: A/R
SITE ACREAGE: 18.6±

DEVELOPED BY:
JIM MOLINE
5383 COLDSTREAM ROAD
TOLEDO, OHIO 43623
(419) 843-4411

- LOT DATA:**
- MIN. LOT WIDTH: 100 FEET
 - MIN. FRONT YARD: 35 FEET
 - MIN. REAR YARD: 25 FEET
 - MIN. SIDE YARD: 20 FEET MIN.
 - MIN. LOT AREA: 1 ACRE

PREPARED BY:
FellerFinch & ASSOCIATES, INC.
1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3680
Engineers • Architects • Surveyors Fax: (419) 893-2982
www.fellerfinch.com



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1 - 10

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a nursery/landscape facility
- Location - 3630 LaPlante Road
- Applicant - Craig Bauer
PO Box 8732
Maumee, OH 43537
- Engineer - Don Feller
Feller, Finch & Associates, Inc.
1683 Woodland Drive
Maumee, OH 43537

Site Description

- Zoning - A/R Agricultural/Residential
- Area - ± 12.121 Acres
- Frontage - ± 182 feet along LaPlante Road
- Existing Use - Single Family Residential

Area Description

- North - Single Family Residential / A/R
Agricultural/Residential
- South - Single Family Residential & Agricultural / A/R
Agricultural/Residential
- East - Undeveloped / A/R Suburban Residential
- West - Commercial Composting Facility / A/R
Agricultural/Residential

Parcel History

No parcel history on file.

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 applicant has requested a Special Use Permit for a landscaping nursery/landscape facility. Surrounding land uses include single-family residences on acreage parcels to the north, single family residences and agricultural uses to the south, undeveloped land to the east and a composting facility to the west.

The applicant was approved in 2008 for a landscaping-lawn care service/yard waste recycling facility with composting (commonly known as Ohio Compost) on the contiguous property to the west. In addition to the Ohio Compost site, the applicant operates a commercial lawn care and landscaping business that is currently located on Monclova Road and will be relocated to the subject parcel.

The applicant is proposing to use the rear portion of the 3630 LaPlante Road site for growing purposes only. This area will include hoop houses, open growing areas and a 1.3 acre watering pond. The applicant has indicated that the LaPlante Road nursery/landscape facility is not designed to be open to the public. However if in the future, the applicant wishes to commercially sell nursery stock from the site, Monclova Township Zoning Resolution Section 7.16.2 states: “The only retail activity permitted is the sale of nursery stock. 50% or more of any nursery stock for retail sale shall be grown on-site”.

The site currently has a single family residence located on the front of the property that will remain and be used by the applicant’s daughter. Furthermore, two (2) accessory storage buildings are located on the site and the applicant has indicated that the larger building is proposed to be used for equipment storage for the business, while the smaller accessory building will remain for use by the residential use. According to the submitted site plan, the “development area” for the nursery/landscape business begins at the rear of the maintenance building, approximately 650 feet from the LaPlante Road frontage. The proposed development line as shown on the site plan is where the parking area and the landscape buffers terminate. Based on the development plans for the large maintenance building, the parking/driveway areas and the landscape buffers should be extended throughout these areas.

ACCESS

The commercial access to the property is proposed through the Ohio Compost Site to the west. The applicant has indicated that the proposed access to the property will be from the rear to completely eliminate any nursery/landscape business traffic, employees or equipment from entering or exiting onto LaPlante Road and affecting the residential character of the area. Pursuant to Section 7.16.1 nursery and landscape-lawn care services are to be located on a major street within the A/R District and therefore access onto LaPlante Road would not be permitted.

STAFF ANALYSIS (cont'd)

According to the site plan, all driveways and parking areas will be constructed of dust-free compacted asphalt grindings on a six inch (6") compacted base. Pursuant to Section 6.2.2, all off-street parking, loading and driveway areas shall be surfaced with concrete, bituminous asphalt or other dust free material other than gravel or loose fill and be graded to drain all surface water towards the interior of the parking area. In addition, an internal storm drainage system shall be provided and connected to the nearest outlet subject to the regulations and approval of the Lucas County Engineer. Furthermore, the Monclova Township Zoning Inspector has indicated that all parking and driveway areas shall comply with Section 6.2.2 in terms of construction material and drainage. The use of asphalt grindings has not been fully reviewed or approved by the Monclova Township Zoning Inspector.

LANDSCAPING

Pursuant to Section 8.4, landscaping shall be required for all newly established uses. The zoning resolution requires where uses abut and "A" or "R" District a minimum six foot (6') landscape buffer shall be installed to effectively shield the view from adjacent parcels. The applicant has indicated that a twenty foot (20') landscape buffer will be installed along the non-commonly owned property lines where abutting residential zoning. However, the type of buffer to be installed was not indicated. The zoning resolution further requires that landscaping consist of natural materials such as plantings, mounding or fences.

RECOMMENDATION

The Monclova Township Zoning Resolution states the purpose of a Special Use Permit is to allow for uses entirely private in character, which because of their peculiar locational needs or the nature of the service they offer to the public, may have to be established in a district in which they cannot reasonably be allowed as a permitted use under the zoning resolution. The current request for a Special Use Permit will be within the guidelines as stated in the township resolution for the use of this site. Additionally, the proposed use is compatible with existing land use to the west and is not anticipated to impact residential uses due to no customers coming to the site and commercial traffic being restricted from entering and existing onto LaPlante Road.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve Z17-C350 a Special Use Permit for a landscaping nursery/landscape facility located at 3630 LaPlante Road, for the following two (2) reasons:

STAFF RECOMMENDATION (cont'd)

1. The request is compatible with existing land use to the west and is not anticipated to impact residential uses within the general vicinity of the subject property due to no customers coming to the site and the restriction of commercial traffic onto LaPlante Road; and
2. The proposed use is consistent with the Monclova Township Zoning Resolution;

The staff further recommends that the Lucas County Planning Commission approve Z17-C350 a Special Use Permit for a landscaping nursery/landscape facility located at 3630 LaPlante Road, subject to the following **twenty-seven (27)** conditions:

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Sanitary Engineer

No Concerns or Objections.

Toledo-Lucas County Health Department

1. This property may have a well and/or septic system onsite. If there are any changes to these systems including but not limited to the construction of new buildings, driveways or parking lots and the storage of large amounts of materials on the ground near the well or septic system, this department must be consulted.
2. This department must be consulted if any composting is done on the site.

Monclova Township Zoning Inspector

3. Show the zoning classifications of the subject property and neighboring properties. Also the approximate location of abutting property, buildings and/or structures.
4. The plan shall indicate the distance of existing and proposed structure(s) from the right of way line of all adjacent thoroughfares and show front, side, and rear yard distances to the structure(s).
5. The site plan shall show any proposed structures with dimensions. The site plan shall also indicate building removals and other alterations, if any, of existing property.
6. The site plan shall show any proposed fencing on the property.
7. The site plan shall indicate the location, dimensions and illuminating power of all existing and proposed lighting on the property.

STAFF RECOMMENDATION (cont'd)

Monclova Township Zoning Inspector (cont'd)

8. The site plan shall show details of any proposed signage on the property.
9. The site plan should show details of any proposed landscaping on the property.
10. The site plan shall show existing and proposed drainage with dimensions.
11. The site plan shall show existing and proposed sanitary and storm sewers, water mains, and location of hydrants and valves.
12. The parking areas and drives shall be shown with dimensions. The parking areas and drives must conform to Section 6.2.2 of the Monclova Township Zoning Resolution.

Monclova Township Fire/Rescue

No Concerns of Objections

Lucas County Engineer

13. Improvement plans for the parcel indicating proposed site grading, drainage, paving and utilities shall be submitted to the Lucas County Engineer for review and approval. The improvement plans must indicate:
 - a. Topography on the site and immediately adjacent to the parcel, existing and proposed drives, parking aisles and spaces.
 - b. A detailed site grading plan shall be submitted for approval. The plan will include proposed building foundation elevations, existing and proposed grades, and grades for the land abutting the proposed development from the development boundaries for a distance of approximately one hundred feet (100'). All storm drainage must be directed internal and not runoff on to adjacent properties unless approved by the County Drainage Engineer. The grading plan must be based on or referenced to an established survey datum. Site grades shall not be in excess of 3:1.
 - c. Existing and proposed drainage for site.
 - d. Proposed pavement composition for the driveway and parking areas. Clearly indicate the exact limits of the proposed parking area.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

14. Submit storm drainage calculations for review and approval. An internal drainage system with storm water detention to limit peak discharges to "undeveloped" conditions may be required.
15. Details for the proposed pond should be provided, including the water elevation, pond depth, side slopes, and the overflow pipe size and elevation. The overflow pipe is shown extending onto the adjacent site and a drainage easement shall be prepared and recorded if the parcel to the west is a different owner.
16. Based on the 2011 FEMA floodplain map, most of the west half of this parcel is located in the 100 year floodplain of Zaleski Ditch #532. A permit will be required from the Lucas County Engineer's Office for any work or placement of any fill or materials in the 100 year floodplain.
17. If more than one (1) acre of land will be disturbed, an Ohio EPA, NPDES permit is required and provisions for water quality, sediment and erosion control shall be provided in accordance this permit including the preparation of a Storm Water Pollution Prevention Plan (SWP3).
18. The existing driveway to LaPlante Rd. is not shown on the plans. The plan does show a driveway to the westerly adjacent parcel with the label "ENTRY FROM OHIO COMPOST SITE". The existing driveway to LaPlante Rd. shall be used for residential uses only. We concur with the proposed access being solely through the westerly adjacent parcel. If the parcel to the west is a different owner, a cross access easement shall be prepared and recorded to establish the access.
19. Include the following notes on the plans:
 - a. A permit is required from the Lucas County Engineer's Office for any work within the public right of way on LaPlante Rd.
20. Include the following additional information on the plan:
 - a. Developer's name, address and telephone number.
 - b. Plan approval signature and date by the Developer.
 - c. Zoning on abutting properties.
 - d. Bench mark information-County Bench Mark and Site Bench Marks.
 - e. Limits of 100 year floodplain for Zaleski Ditch #532.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- f. Site location map.
 - g. Dumpster Location (If applicable).
 - h. Zoning classification.
 - i. Erosion and sedimentation control measures.
21. A site plan review fee of \$155.00 shall be remitted to the Lucas County Engineer's Office prior to final plan approval.
22. One set of revised plans addressing the previous items shall be forwarded to the Lucas County Engineer's Office for final review. Upon approval, three (3) sets of plans should be provided to our office prior to issuance of zoning and building permits.

Plan Commission

23. Pursuant to section 7.16.2, machinery or equipment shall not be stored within the required yard areas and shall be suitably screened or fenced.
24. The applicant shall indicate the type of buffer to be installed along all non-commonly owned "A" or "R" zoned property lines. Pursuant to the Monclova Township Zoning Resolution, landscaping shall consist of natural materials such as plantings, mounding or fences.
25. All off-street parking and loading areas and driveways for non-residential uses shall be surfaced with concrete, bituminous asphalt or other dust free material other than gravel or loose fill and graded to drain all surface water towards the interior of the parking lot. An internal storm drainage system shall be provided and connected to the nearest outlet subject to regulations and approval of the Lucas County Engineer.
26. The use of the residential driveway exiting onto LaPlante Road for commercial purposes is prohibited. All commercial trucks and employees associated with the commercial nursery/landscape facility must use the rear entrance.
27. A Special Use Permit shall be granted for only one (1) particular use and said permit shall automatically expire if, for any reason, the special use is not the granting of the permit or if the special use ceases to exist for more than two (2) years.

REF: Z17-C350. . . April 27, 2016

SPECIAL USE PERMIT
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C350
DATE: April 27, 2016
TIME: 9:00 a.m.

BH

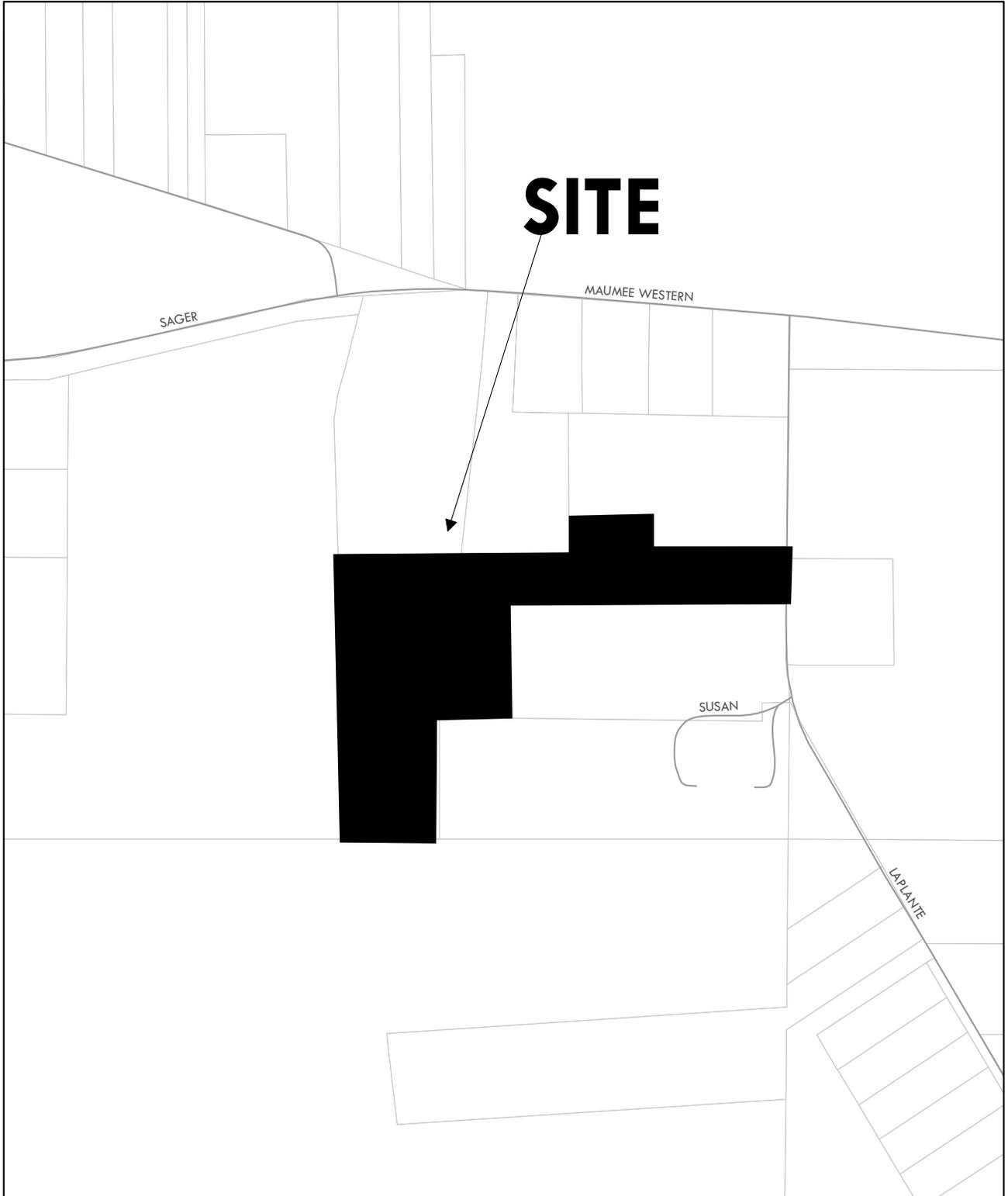
Three (3) sketches follow

GENERAL LOCATION

Z17-C350
ID 134

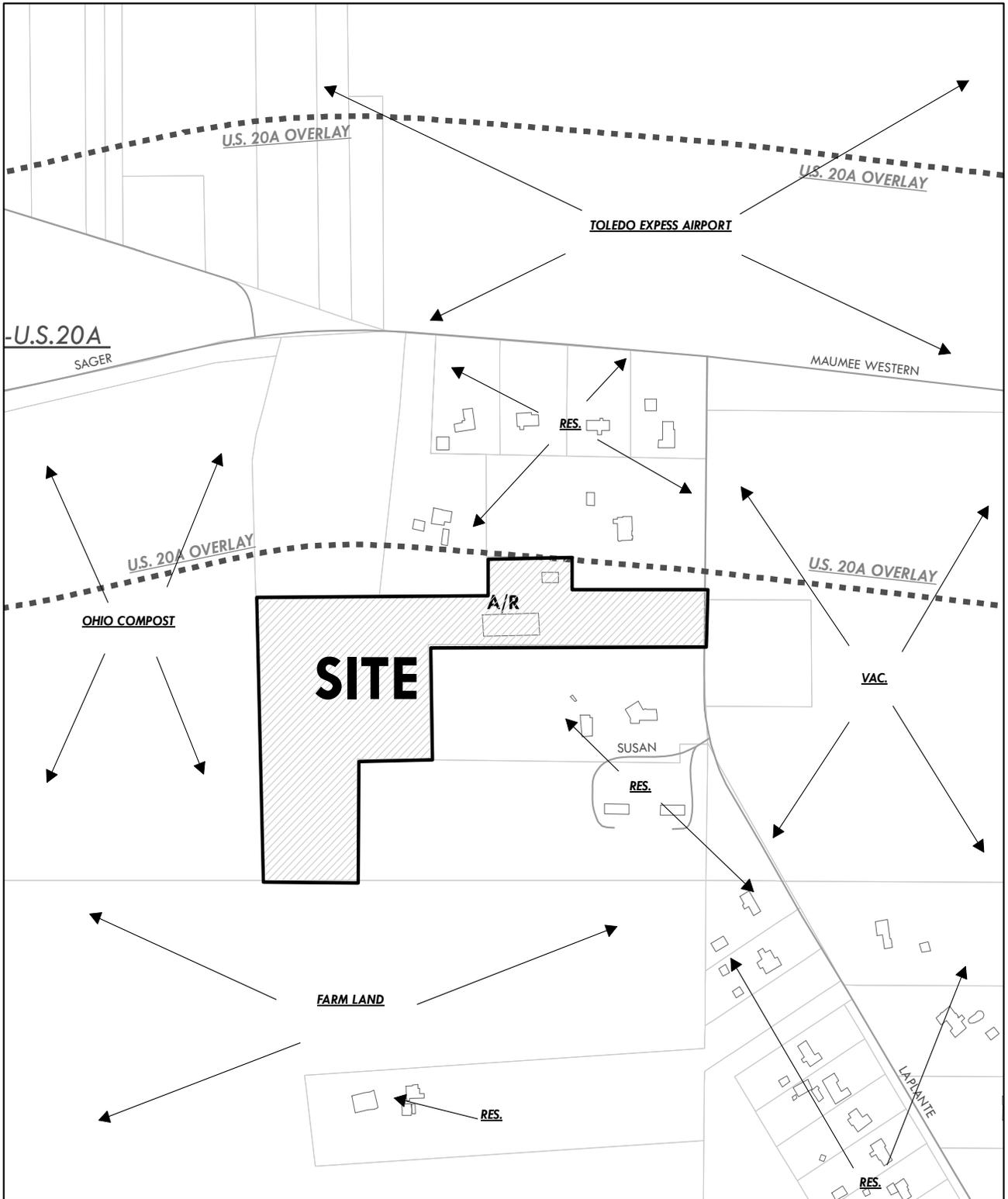


SITE



ZONING & LAND USE

Z17-C350
ID 134



SITE PLAN

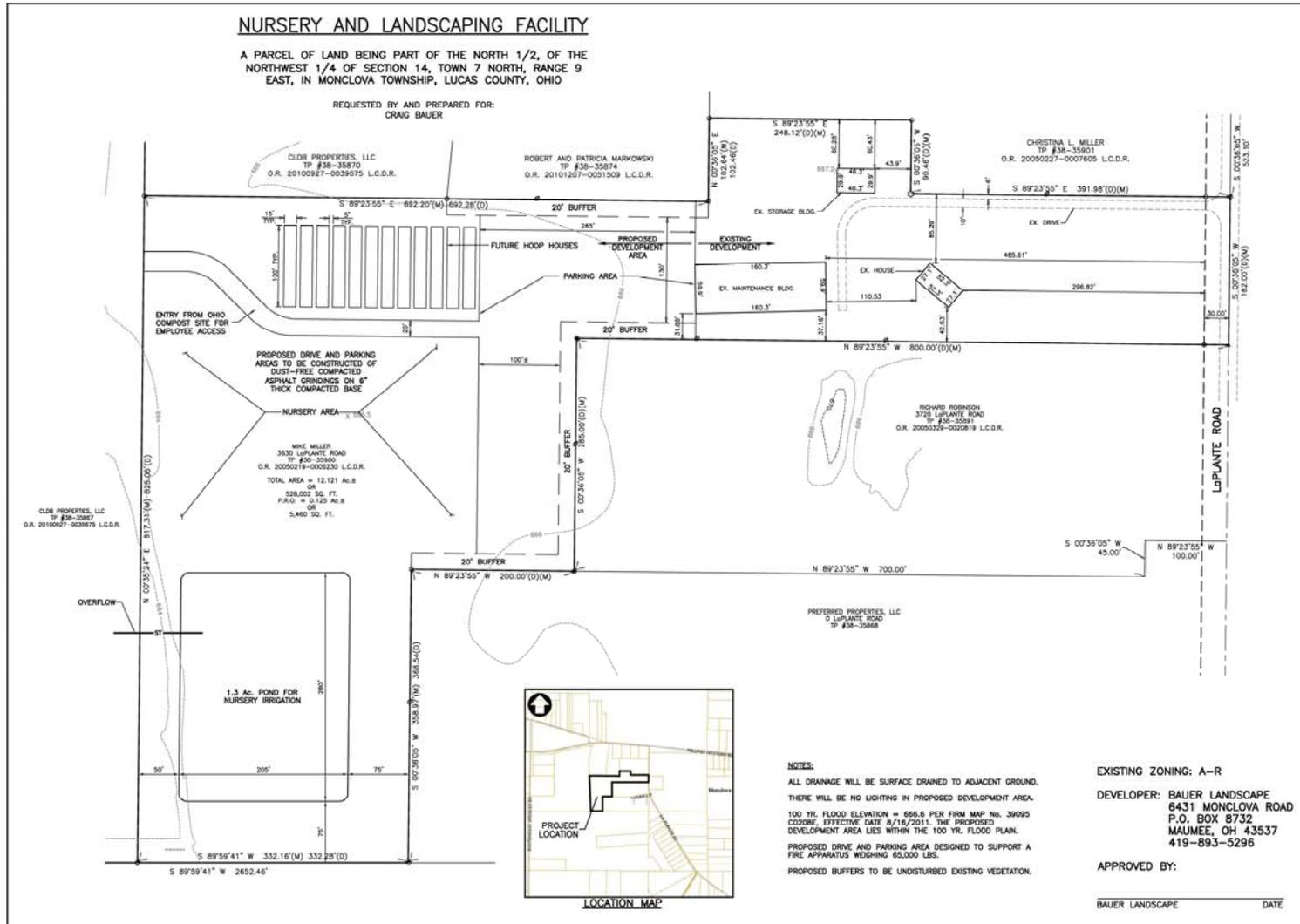
Z17-C350
ID 132



NURSERY AND LANDSCAPING FACILITY

A PARCEL OF LAND BEING PART OF THE NORTH 1/2, OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO

REQUESTED BY AND PREPARED FOR:
CRAIG BAUER



NOTES:
ALL DRAINAGE WILL BE SURFACE DRAINED TO ADJACENT GROUND.
THERE WILL BE NO LIGHTING IN PROPOSED DEVELOPMENT AREA.
100 YR. FLOOD ELEVATION = 666.8 PER FIRM MAP No. 39095
COLORADO, EFFICIENT DATE 8/16/2011. THE PROPOSED
DEVELOPMENT AREA LIES WITHIN THE 100 YR. FLOOD PLAIN.
PROPOSED DRIVE AND PARKING AREA DESIGNED TO SUPPORT A
FIRE APPARATUS WEIGHING 80,000 LBS.
PROPOSED BUFFERS TO BE UNDISTURBED EXISTING VEGETATION.

EXISTING ZONING: A-R
DEVELOPER: BAUER LANDSCAPE
6431 MONCLOVA ROAD
P.O. BOX 8732
MAUMEE, OH 43537
419-893-5296

APPROVED BY: _____
BAUER LANDSCAPE DATE _____

 OHIO UTILITIES PROTECTION SERVICE CALL 1-800-392-2394 OR 614-688-7474 BEFORE YOU DIG NON-EMERGENCY CALLS WILL BE CALLED DURING BUSINESS HOURS	
 FellerFinch 1803 Woodloch Drive, Maumee, Ohio 43537 P.O. Box 8732, Maumee, Ohio 43537 Phone: (419) 893-5296 Fax: (419) 893-5292 www.fellerfinch.com Engineers • Architects • Surveyors	
NORTH	
NURSERY AND LANDSCAPING FACILITY A PARCEL OF LAND BEING PART OF THE NORTH 1/2, OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 7 NORTH, RANGE 9 EAST, IN MONCLOVA TOWNSHIP, LUCAS COUNTY, OHIO	
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GENERAL INFORMATION

Subject

- Request - Zone Change from A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to site plan review) to A Agriculture
- Location - 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road
- Applicant - Swanton Township
13410 Airport Highway
Swanton, OH 43558

Site Description

- Zoning - C-4 Highway Commercial & M-1 Limited Industrial (Subject to Site Plan Review)
- Area - ± 203 Acres
- Frontage - ± 2490 Feet along Airport Highway
- Existing Use - Surface Mine

Area Description

- North - Railroad and Ohio Turnpike / A Agriculture
- South - Toledo Express Airport / A Agriculture
- East - Single Family Residential / A Agriculture
- West - Single Family Residential / A Agriculture

Parcel History

- Z33-C15 - Special Use Permit to enlarge commercial sand pit west of Whitehouse Spencer Road between Airport Highway and the Ohio Turnpike. (PC recommended approval with conditions 2/21/75. Township Trustees approved with conditions 12/12/77).
- Z33-C33A - Separate study initiated from text amendment request, case Z33-C33, to allow for “C-4” Highway Commercial District along the west side of Whitehouse-Spencer Road north of Airport Highway to the Ohio Turnpike. (PC recommended approval 7/11/85. Township Trustees approved request on 11/4/85).

GENERAL INFORMATION (cont'd)

- Z33-C71 - Zone change request from A and C-4 to M-2 at 11320 Airport Hwy (rear). (PC recommended approval 5/19/92. Applicant withdrew application at the Township Trustees meeting on 7/27/92).
- Z33-C73 - Zone change request from A and C-4 to M-2 at 11320 Airport Highway (rear). (PC recommended approval subject to platting 10/6/92. Township Trustees approved request subject to platting 1/2/93).
- Z33-C74 - Special Use Permit for Mineral Extraction at 11320 Airport Highway (rear). (PC recommended approval with conditions 11/6/92. Township Trustees approved request with conditions 1/2/93).
- Z33-C129 - Zone change request from “A” Agricultural to “C-4” Highway Commercial and “A” Agricultural to “M-1” Limited Industrial. (PC recommended approval 1/23/08. Township Trustees approved subject to site plan review 5/12/08).
- Z33-C131 - Zone change request from “A” Agricultural to “C-4” Highway Commercial and “A” Agricultural to “M-1” Limited Industrial. (PC recommended approval 4/23/08. Township Trustees approved subject to site plan review 5/12/08).

Applicable Plans and Regulations

Swanton Township Zoning Resolution
Swanton Township Land Use Plan 2008
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 Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to site plan review) to A Agriculture for property located at 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road. Surrounding land uses include a Norfolk Southern Railroad and the Ohio Turnpike to the north, single family residences to the east and west and Toledo Express Airport to the south.

STAFF ANALYSIS (cont'd)

The majority of this site is a former mineral extraction pit that opened in 1977. Based on the surface mine permit history and reclamation plan for this site, the reclaimed use of this site was intended to be for recreational uses including swimming, fishing, boating, camping and picnicking. However, over time the renewal permits modified the reclamation plans to more private uses which included reservoirs and even an industrial use with a private lake.

In 2008, Zone Changes Z33-C129 & Z33-131 were approved by the Township Trustees. These zone changes requested the zoning for the property in question be modified to C-4 Highway Commercial within the Airport Highway Overlay and M-1 Limited Industrial for the remainder of the site. Based on the uncertain nature of the proposal at the time, the Swanton Township Trustees imposed conditions on the zone change which required the zoning be "Subject to Site Plan Review". Staff has no indication that a site plan review was ever submitted and therefore the zoning was never officially changed. Based on the uncertain nature of this site and in the interest of the public health, safety, morals and general welfare, the Swanton Township Board of Trustees has requested the zoning be reverted back to "A" Agriculture.

The 2008 Swanton Township Land Use Plan recommends Commercial uses for all property within 660 feet from the centerline of Airport Highway and the remaining property located outside of the Airport Highway Overlay is recommended for Industrial uses. Although the current zoning is consistent with the plan, the proposed "A" zoning is consistent with the zoning of properties on all sides of the site. Additionally the proposed "A" zoning will not adversely effect surrounding properties.

STAFF RECOMMENDATION

The Staff recommends that the Lucas County Planning Commission recommend approval of Z33-C144, a Zone Change request from A Agriculture (C-4 Highway Commercial and M-1 Limited Industrial, subject to site plan review) to A Agriculture for property located at 11250 – 11620 Airport Highway (13 Lots) and 2190 Whitehouse Spencer Road, to the Swanton Township Zoning Commission and Trustees for the following two (2) reasons:

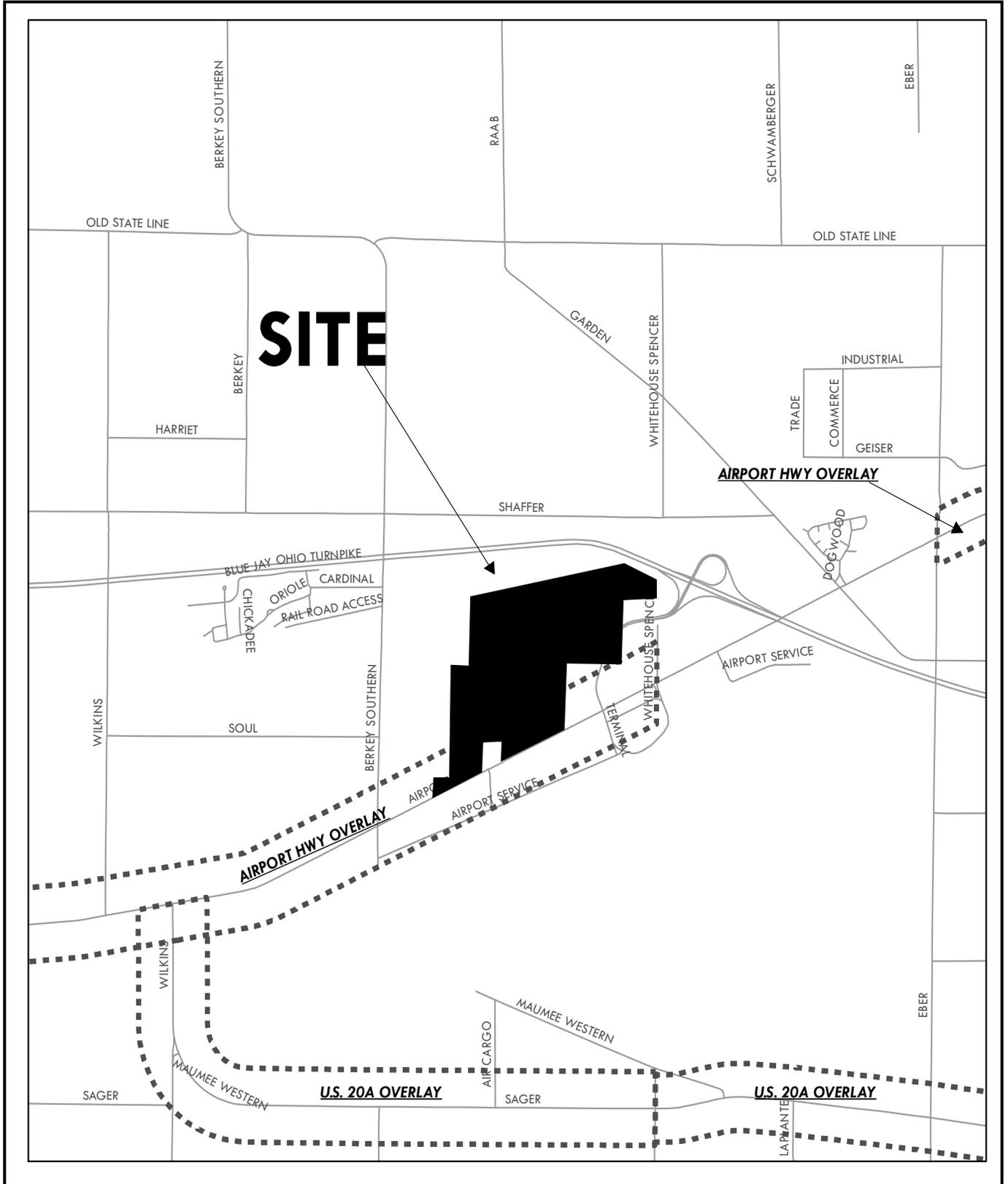
1. A Zone Change to A Agriculture Zoning is consistent with the surrounding zoning and uses; and
2. The proposed Zone Change will have minimal adverse impacts on surrounding properties.

ZONE CHANGE
 SWANTON TOWNSHIP
 LUCAS COUNTY PLANNING COMMISSION
 REF: Z33-C144
 DATE: April 27, 2016
 TIME: 9:00 a.m.

BH
 Two (2) sketches follow

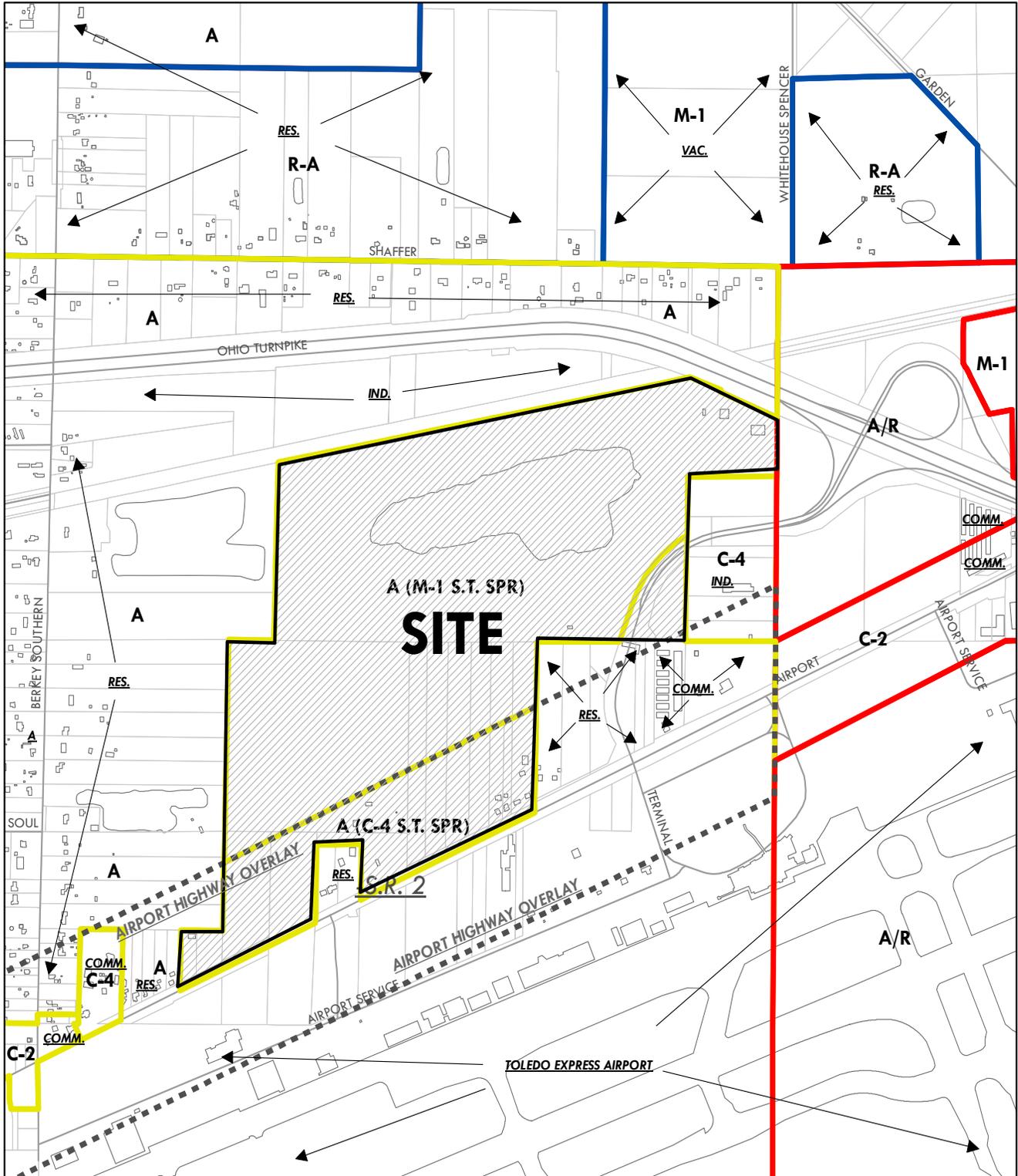
GENERAL LOCATION

Z33-C144
ID 128



ZONING & LAND USE

Z33-C144
ID 128



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GENERAL INFORMATION

Subject

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

STAFF ANALYSIS

The Sylvania Township Zoning Commission has requested an amendment to Sections 3106, 3107 & 3112. The nature of the amendment is to modify the height and setback regulations for monument signs. Sylvania Township has requested the amendment to be consistent with other townships while being more business friendly in terms of the allowable height and setbacks of monument signage. In addition, the changes were designed to reduce the reoccurrence of variance requests while encouraging the use of monument signs in place of pole signs. The township proposal is included in Exhibit “A” and the staff recommendations are included in Exhibit “B”.

In both sections 3106 & 3107, Sylvania Township is proposing the use of a graduated system that allows for additional monument sign height the farther the sign is located from the public right-of-way. The table listed below proposes a minimum setback of five feet (5’) and progresses in increments of five feet (5’) to the maximum of thirty feet (30’). Although no additional height beyond thirty feet (30’) can be achieved, this does not prohibit a sign from being developed more than thirty feet (30’) from the right-of-way. The proposed maximum height of the signs will begin at five feet (5’) and progress up-to a maximum of twelve feet (12’) at and beyond thirty feet (30’). Plan Commission staff has considered both sections 3106 & 3107 separately as part of this amendment.

Monument Sign Setback and Height Table (Proposed)

Distance from Right-of-Way (feet)	Maximum height permitted (feet)
5'	5'
10'	8'
15'	9'
20'	10'
25'	11'
30'	12'
Over 30'	12'

STAFF ANALYSIS (cont'd)

3106 Public or Semi-Public Use

Section 3106 provides sign standards for public or semi-public uses located in residential districts. Currently, a public or semi-public use such as a church or school is permitted to have one (1) low-profile sign or monument sign, and one (1) wall sign. A low-profile sign for a public or semi-public use located in a residential district shall be located fifteen feet (15') minimum from a right-of-way line and may not be more than five feet (5') high measured from the ground surface or seven feet (7') in height measured from elevation at the centerline of the roadway. Pole signs are not permitted in residential districts.

Based on the character of residential districts, reducing the setback to five feet (5') and permitting monument sign heights of twelve feet (12') could be found to be inconsistent with residential uses and should be reviewed on a case-by-case basis through the variance process. Monument signs of five feet (5) in height and setback a minimum of fifteen feet (15) from the right-of-way line provide additional safety measures such as clear vehicular site corridors in addition to more well-suited aesthetics for residential zoned districts. As a result, staff recommends that no changes be made to section 3106.

3107 Commercial and Industrial Signs

The current standards outlined in section 3107 restrict monument signs in commercial and industrial zoned districts to fifteen feet (15') from the right-of-way. In addition the definition of monument signs restricts signs to five feet (5') in height measured from the ground surface or seven feet (7') in height measured from elevation at the centerline of the roadway. Currently, Springfield Township uses a graduated system for monument signs that allows for signs to be located closer to the right-of-way and progress up-to ten feet (10') in height.

Staff found that the proposed amendment would allow developers flexibility and provide incentives for the use of monument signs while reducing the reoccurring need for variance approvals. In addition, this will provide consistency with the regulations that Springfield Township is currently using.

Staff does not object to placement of monuments signs in commercial and industrial zoned districts up-to five feet (5') from the right-of-way. However, the Lucas County Engineers office commented as part of the 2012 Springfield Township Monument Sign amendment that signage shall not obstruct traffic visibility at the road or highway intersections. This same language should be considered as part of this amendment.

STAFF ANALYSIS (cont'd)

Finally, the proposed height of monument signs up-to twelve feet (12') is inconsistent with all other townships regulations and the City of Toledo monument sign regulations, potentially posing an aesthetic and safety issue. Furthermore, historic monument sign patterns in Sylvania Township do not support monument signs of this height. However, in an effort to provide consistent design standards while remaining business friendly, staff recommends that the height of monument signs be restricted to ten feet (10') at and beyond the twenty foot (20') setback (see Exhibit "B").

3112 Sign Definitions

Sylvania Township has requested that the definition of Low-Profile Sign be revised to reflect the proposed changes by removing the reference to height restrictions. In the event the Township accepts the recommendations proposed by the staff, the definition should be further revised to accommodate both an unmodified section 3106 and the newly modified section 3107. Staff has proposed a revised definition that is listed below and in Exhibit "B"

LOW-PROFILE SIGN: mounted directly to the ground with maximum height and setback distances regulations as outlined in Sections 3106-A and 3107-A.

PLANNING COMMISSION RECOMMENDATION

Staff recommends that the Lucas County Planning Commission, recommend approval of the staff revised amendment, as shown in Exhibit "B", to the Sylvania Township Zoning Commission and Trustees.

TEXT AMENDMENT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z20-C980
DATE: April 27, 2016
TIME: 9:00 a.m.

BH
Exhibit "A" follows
Exhibit "B" follows

Exhibit “A”

Township Text Amendment Proposal
 (Deletions in strikeout, additions in underline)

3106 PUBLIC or SEMI-PUBLIC USE

A. Low-Profile, Monument sign

- Fifty (50) square feet maximum sign area per face.
- Ten (10) feet minimum from a property line.
- ~~Five (5) feet maximum height measured from the ground surface or seven (7) feet in height measured from elevation at the centerline of the roadway.~~
- ~~Fifteen (15) feet minimum from a right-of-way line.~~
- Five (5) feet minimum from a right-of-way line.
- Maximum height permitted is measured from the ground surface and is determined by the distance from the right-of-way line as shown in the table below.

<u>Distance from Right-of-Way (feet)</u>	<u>Maximum height permitted (feet)</u>
<u>5'</u>	<u>5'</u>
<u>10'</u>	<u>8'</u>
<u>15'</u>	<u>9'</u>
<u>20'</u>	<u>10'</u>
<u>25'</u>	<u>11'</u>
<u>30'</u>	<u>12'</u>
<u>Over 30'</u>	<u>12'</u>

3107 COMMERCIAL and INDUSTRIAL SIGNS

A. Low-Profile, Monument sign

- ~~Fifteen (15) feet minimum setback from the right-of-way;~~
- Ten (10) feet minimum from any adjacent property line;
- One sign per five hundred (500) feet of lot frontage.
- Not permitted if a pole sign is used.
- Five (5) feet minimum from a right-of-way line.
- Maximum height permitted is measured from the ground surface and is determined by the distance from the right-of-way line as shown in the table below.

Exhibit “A” (cont’d)

Township Text Amendment Proposal
 (Deletions in strikeout, additions in underline)

<u>Distance from Right-of-Way (feet)</u>	<u>Maximum height permitted (feet)</u>
<u>5'</u>	<u>5'</u>
<u>10'</u>	<u>8'</u>
<u>15'</u>	<u>9'</u>
<u>20'</u>	<u>10'</u>
<u>25'</u>	<u>11'</u>
<u>30'</u>	<u>12'</u>
<u>Over 30'</u>	<u>12'</u>

3112 Sign Definitions

LOW-PROFILE SIGN: mounted directly to the ground with maximum height determined by the distance of the sign from the public right-of-way as indicated in Sections 3106-A and 3107-A. ~~of sign face not to exceed five (5) feet and not to exceed seven (7) feet measured from elevation at centerline of the road.~~

Exhibit “B”

Township Text Amendment Proposal With Staff Changes
 (Deletions in strikeout, additions in underline)

3106 PUBLIC or SEMI-PUBLIC USE

Changes to the existing text as outlined in 3106 is not recommended.

3107 COMMERCIAL and INDUSTRIAL SIGNS

A. Low-Profile, Monument sign

- ~~Fifteen (15) feet minimum setback from the right-of-way;~~
- Ten (10) feet minimum from any adjacent property line;
- One sign per five hundred (500) feet of lot frontage.
- Not permitted if a pole sign is used.
- Five (5) feet minimum from a right-of-way line.
- Signage shall not obstruct traffic visibility at the road or highway intersections.
- Maximum height permitted is measured from the ground surface and is determined by the distance from the right-of-way line as shown in the table below.

<u>Distance from Right-of-Way (feet)</u>	<u>Maximum height permitted (feet)</u>
<u>5'</u>	<u>5'</u>
<u>10'</u>	<u>8'</u>
<u>15'</u>	<u>9'</u>
<u>20'</u>	<u>10'</u>
<u>25'</u>	<u>11'</u>
<u>30'</u>	<u>12'</u>
<u>Over 30'</u>	<u>12'</u>

3112 Sign Definitions

LOW-PROFILE SIGN: ~~mounted directly to the ground with maximum height of sign face not to exceed five (5) feet and not to exceed seven (7) feet measured from elevation at centerline of the road.~~ and setback distances regulations as outlined in Sections 3106-A and 3107-A.

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

