

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*October 26, 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 - 2017**

<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 28	December 26	December 30	January 12
December 26	January 23	January 27	February 9
January 23	February 20	February 24	March 9
February 27	March 27	March 31	April 13
March 27	April 24	April 28	May 11
April 24	May 22	May 26	June 8
May 29	June 26	June 30	July 13
June 26	July 24	July 28	August 10
July 31	August 28	September 1	September 14
August 28	September 25	September 29	October 12
September 25	October 16	October 20	November 2**
October 23	November 20	November 24	December 7**
<b>COUNTY PLANNING COMMISSION</b> ( <i>HEARINGS BEGIN AT 9AM</i> )			
December 12	January 9	January 13	January 25
January 9	February 6	February 10	February 22
February 6	March 6	March 10	March 22
March 13	April 10	April 14	April 26
April 10	May 8	May 12	May 24
May 15	June 12	June 16	June 28
June 12	July 10	July 14	July 26
July 10	August 7	August 11	August 23
August 14	September 11	September 15	September 27
September 11	October 9	October 13	October 25
October 2	October 30	November 3	November 15**
November 6	December 4	December 8	December 20**

\* 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**

**October 26, 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-17-16: Final Plat of Waterside Sylvania Plat Three, located east of Kilburn Road, between Central Avenue and Sylvania Avenue, Sylvania Township (12 lots)

S-18-16: Final Plat of Waterside Sylvania Plat Four, located east of Kilburn Road, between Central Avenue and Sylvania Avenue, Sylvania Township (14 lots)

S-19-16: Final Plat of Centennial Crossings Plat 4, located east of Centennial Road, south of Sylvania-Metamora Road, Sylvania Township (14 lots)

S-20-16: Final Plat of Sweetwater Farms Plat 2, located on Holt Road, west of Mitchaw Road, Sylvania Township (1 lot)

**ZONE CHANGE – JERUSALEM TOWNSHIP**

1. Z28-C140: Special Use Permit for new Metropark at 200 South Howard Road (bh)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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## GENERAL INFORMATION

### Subject

- Request - Special Use Permit for a New Metropark -  
Recreational facility, Outdoor
- Location - 200 S Howard Road
- Applicant - Jon Zvanovec  
Metropolitan Park District of the Toledo Area  
6101 Fallen Timbers Lane  
Maumee, OH 43537
- Engineer - Emily McKinnon  
Smithgroup JJR  
201 Depot Street, 2<sup>nd</sup> Floor  
Ann Arbor, MI 48104

### Site Description

- Zoning - A/R Agricultural/Rural Residential
- Area - ± 987.374 Acres
- Frontage - ± 5,280 feet along Howard Road  
± 9,400 feet along Seaman Road
- Existing Use - Agriculture

### Area Description

- North - Single Family Residential / R-1 Single Family  
Residential
- South - Single Family Residential, Commercial &  
Agriculture Uses / R-1 Single Family Residential, C-  
2 General Commercial & A/R Agricultural/Rural  
Residential
- East - Wetland / Open Space/Park
- West - Single Family Residential & Agriculture Uses / R-1  
Single Family Residential & A/R Agricultural/Rural

### Parcel History

No Parcel History on File.

**GENERAL INFORMATION (cont'd)**

Applicable Plans and Regulations

Jerusalem Township Zoning Resolution  
Jerusalem Township Comprehensive Plan 2001  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “Limited Development Zone”)

**STAFF ANALYSIS**

The applicant has requested a Special Use Permit to allow for the construction of a new Metropark at 200 S Howard Road. The site is currently zoned *A/R Agricultural/Residential* and is used for agricultural purposes. Surrounding land uses include a residential uses to the north, a Metzger March Wildlife Area to the east, residential, commercial and agriculture uses to the south and residential and agriculture uses to the west.

The focus of the request is to restore approximately 1,000 acres of agriculturally used land to wetlands. Currently canals and ditches frame the boundaries of the Metropark to the north, south and east. These canals and ditches will be utilized to supply the wetlands that will be created as part of the project. When completed, visitors will be able to launch and use kayaks and canoes on 92 acres of water and hike over 5 miles of trails and boardwalks. The Metropark will also include 80 acres of upland forest, 24 acres of nesting islands and 4 acres of upland prairie meadow. The application further indicates that flush restrooms, canoe and kayak launches, boardwalks, overlooks and parking areas will be provided.

*ACCESS & PARKING*

The proposal includes two (2) access points. The main ingress point will be located on Howard Road; however the submitted site plan does include a secondary connection to Rialto Drive. Rialto Drive is an aggregate roadway that provided access to the Old Howard Farm Site as well as two other private houses that are situated along north side of Ward Canal. The Howard Farm Site was raised as part of this project and the Metropark recently acquired one (1) of the remaining single family residences. The remaining private residence will utilize the remaining portion of Rialto Drive that accesses onto State Route 2. The Metropark connection onto Rialto Drive was required to provide access for emergency service vehicles based on a load limit bridge that crosses Ward Ditch.

The Metropark access drive is proposed to be an aggregate surface that meanders to an aggregate parking lot. However, Section 2101.05 indicates that all off-street parking spaces, driveways, aisles, entrances, exits, circulation and maneuvering areas, and interior lanes for all nonresidential uses, shall be surfaced. Surfacing shall be accomplished with asphalt, concrete or masonry-type material. Stone or gravel is not considered a masonry-type material.

**STAFF ANALYSIS (cont'd)**

The applicant is proposing to construct a sixty-six (66) space parking lot with two (2) additional parking areas shown on the site plan as “future parking areas”. These areas are similar in size to the 66 spaces lot to be constructed. As a result, the entire parking area could contain approximate 200 spaces. Staff also identified a small parking area (estimated 2-5 spaces) located just east of Howard Road. The applicant has indicated that this lot will be for park personnel use only and will be gated from general public use.

The parking requirement for outdoor recreation uses is one (1) space for every 500 square feet of use area. Although the one (1) space for every 500 square feet of use area calculation may be a practical for most applications, due to the size of the site and rural nature of the park, staff recommends the Plan Commission support the Metropark plan for the parking lot to be constructed in phases. This will allow the park to verify the need for parking without overdeveloping parking areas. Development of the future parking areas will be subject to site plan review in the future.

The applicant has requested a variance to allow for the driveways and parking areas to be constructed of aggregate material. Staff does not object to the use of aggregate material for the driveway, with the exception of the driveway approach. However to ensure compliance with Jerusalem Township Zoning Resolution and all ADA accessibility requirements, staff recommends that all public parking area be paved and provide paved connections to facilities such as trails, boardwalks and restrooms.

*LANDSCAPING & SIGNAGE*

The applicant has indicated that 80 acres will be reserved for upland forest and 4 acres for upland prairie meadow as part of the park development. Based on the only buildings and the main parking lot being situated within the interior of the site, the forest and prairie will serve as an alternative arrangement of to the required landscaping for the site as outlined in Section 2001.02 of the zoning resolution.

The submitted plan provides details for the signage around the main parking lot. The majority of the signage is denoted as traffic control signs. However, the Jerusalem Township Fire Department noted that required signage should include trail and parking lot identification signage and emergency information signage. Furthermore, a park entrance sign is noted within the notes of the submitted plan. The specifics concerning the location, design and type of sign to be located at the park entrance were not provided. Prior to the construction of any signage the applicant shall submit details to the Jerusalem Township Zoning Inspector indicating compliance with Section 18 of the zoning resolution.

**STAFF ANALYSIS (cont'd)**

*LAND USE PLAN*

The 2001 Jerusalem Township Comprehensive Plan recommends that a portion of this site (abutting Metzger Marsh) for recreational/residential uses, while the remaining portion for recreational commercial. Additionally, the plan identifies several core community values for the township. The steering committee felt that Jerusalem Township had a strong connection to nature and future physical development near Lake Erie and the wildlife areas should complement and not detract from these places. Furthermore they felt that the township places emphasis on pedestrian movement especially near natural areas and further encourages areas with walking and biking trails. Finally the committee found the township exhibited family-oriented community characteristics that should be recognized and reinforced by developing additional park spaces. As a result, staff found the proposed Metropark to be consistent with the goals, objectives and core community values outlined in the plan.

Based on the Metroparks consistency with several core community values outlined in the Jerusalem Township Comprehensive Plan, which identify the need for more parks and a strong connection to nature, its compatibility with existing land use including Metzger Marsh to the east and its consistency with the Jerusalem Township Zoning Resolution, staff recommends approval of this Special Use Permit to allow for the construction of a new Metropark.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend approval of Z28-C140, a Special Use Permit to allow for the construction of a new Metropark at 200 S Howard Road, to the Jerusalem Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is consistent with the general objectives of the 2001 Jerusalem Township Comprehensive Plan.
2. The request is compatible with existing land use and is not anticipated to impact residential uses within the general vicinity of the subject property; and
3. The proposed use is consistent with the Jerusalem Township Zoning Resolution.

The staff recommends the Lucas County Planning Commission make the following recommendation to the Jerusalem Township Zoning Commission and Trustees on the waiver requested for the construction of a new Metropark at 200 S Howard Road:

**STAFF RECOMMENDATION (cont'd)**

**Section 2101.05 Off-Street Parking Design Standards**

**Sec. 2101.05 Surfacing**

Approve a waiver of the surfacing requirement of all driveways for nonresidential uses. However, staff recommends that the driveway apron to Howard Road, all public parking areas and connections to all facilities be surfaced with asphalt, concrete or masonry-type material. Stone or gravel is not considered a masonry-type material.

The staff further recommends that the Lucas County Planning Commission recommend approval of Z28-C140, a Special Use Permit to allow for the construction of a new Metropark at 200 S Howard Road, to the Jerusalem Township Zoning Commission and Trustees, subject to the following twenty-three (23) 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. Lucas County does not have any water mains adjacent to any of this property.
2. Lucas County does have a 4" sanitary force main on Howard Road fronting this property. However, LCSE does not usually allow any direct connections into the force main. Lucas County Jerusalem Township sanitary pump station is located is also located on Howard Road and could provide a possible connection if sanitary service is needed. This would be determined at the time of plan review.
3. The Lucas County Sanitary Engineer's office shall receive a set of detailed plan and profile utility drawings for plan review and approval.
4. The Lucas County Sanitary Engineer's office will need a copy of the electronic files for as-built purposes.
5. 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. The developer will be responsible for any inspection time accumulated.
6. 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.
7. This site may also need to be reviewed by the local fire department, the Toledo-Lucas County Health Department, and the City of Oregon.

**STAFF RECOMMENDATION** (cont'd)

Jerusalem Township Zoning Inspector

8. Pavement shall be installed at the Howard Road entrance to prevent gravel from being tracked onto the roadway.

Jerusalem Township Fire/Rescue

9. For Fire Department access, the Metroparks may need to purchase and install a Knox Box to hold necessary keys for Fire Rescue Assess.
10. The Metropark may need to install visitor signage to display the “In the event of an emergency caller will call 911 and advise 911 Dispatcher that this location is Lucas County, Not Ottawa County”.
11. All parking lots and trails shall be identified with numbers or letters and a map shall be provided for visitors to identify their location.

Lucas County Engineer

12. The proposed access to **Howard Rd.** shall follow the requirements of the Lucas County Access Management Regulations. An access permit application shall be submitted to the Lucas County Engineer’s Office for review and approval.
13. The proposed driveways shall slope away from the Howard Rd. pavement and all driveways shall be paved within the existing right of way to prevent gravel and stones from being tracked onto the public roadway. Indicate driveway radii on the plan. A minimum radius of 25 feet is required.
14. Show right of way drainage and indicate whether a driveway tile is needed.
15. Include the following note on the Title Sheet:
  - a. A permit is required from the Lucas County Engineer's Office for work within the public right of way on Howard Rd.
16. A floodplain permit has been issued from the Lucas County Engineer’s Office for work within the F.E.M.A 100 year floodplain. If any fill will be placed above the F.E.M.A 100 year floodplain elevation of 577.9 (NAVD 88 Datum), a LOMR-F will be required to be submitted. A LOMR-F will also be required prior to construction of any buildings, including the proposed restrooms shown as an alternate bid item.

**STAFF RECOMMENDATION** (cont'd)

Lucas County Engineer (cont'd)

17. Include the following additional information on the plans:

- a. Owner's address, contact person and telephone number.
- b. Building size in square feet (If alternate bid for restrooms awarded); number of parking spaces required and provided.
- c. Names of abutting property owners and abutting zoning.
- d. List 100 year floodplain elevation (NAVD 88 Datum) and conversion factor from datum used for plans.
- e. Right of way width on abutting public roads.
- f. Zoning classification.
- g. Erosion and sedimentation control measures.
- h. Proposed pavement composition for the driveways and parking areas.

18. 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

19. Prior to the construction of all signage the applicant shall submit details to the Jerusalem Township Zoning Inspector indicating compliance with Section 18 of the Jerusalem Township Zoning Resolution.
20. The applicant has indicated that the small parking lot located along Howard Road will be for park use only and will be gated from general public use.
21. The development of the future parking areas will be subject to future site plan review(s).

**STAFF RECOMMENDATION** (cont'd)

Plan Commission (cont'd)

22. Section 2101.05 indicates that all off-street parking spaces, driveways, aisles, entrances, exits, circulation and maneuvering areas, and interior lanes for all nonresidential uses, shall be surfaced. Surfacing shall be accomplished with asphalt, concrete or masonry-type material. Stone or gravel is not considered a masonry-type material. Staff is supportive of a waiver of this provision for the driveway, however, encourages the driveway apron to Howard Road, all public parking areas and the connections to all facilities including restrooms and boardwalk areas be paved accordingly.
23. A Special Use shall automatically expire if the Special Use has not been instituted or utilized within one (1) year from the date on which the Special Use was granted by the Board of Township Trustees, or for any reason the use shall cease for more than a two (2) year continuous period. Violation of any condition(s) of approval shall be cause for the revocation of the Special Use by the Board of Township Trustees.

SPECIAL USE PERMIT  
JERUSELUM TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z28-C140  
DATE: October 26, 2016  
TIME: 9:00 a.m.

BH  
Eight (8) sketches follow

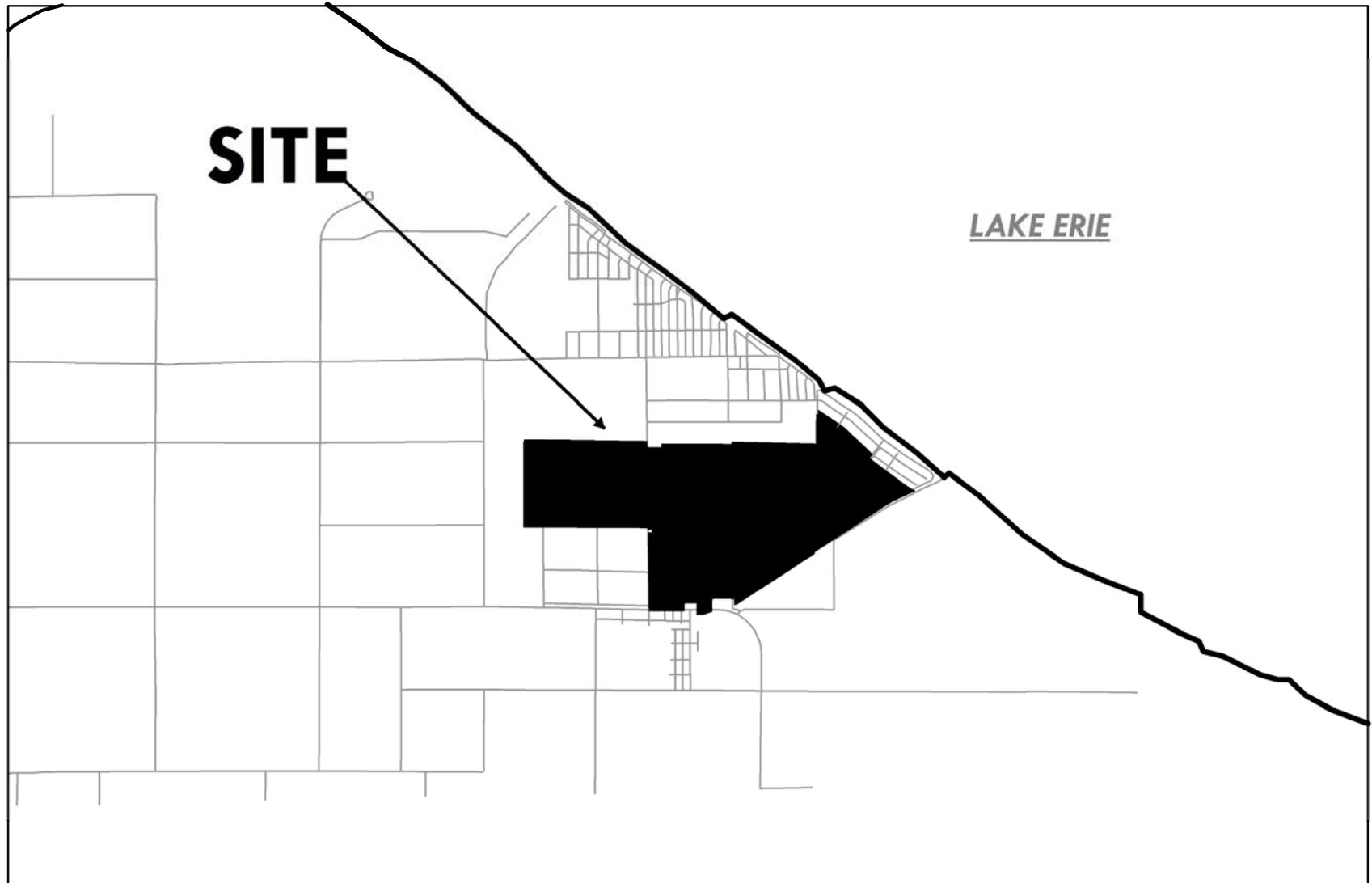
**GENERAL LOCATION**

**Z28-C140**  
ID 164,163,174



**SITE**

LAKE ERIE

















## 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

