

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*December 14, 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

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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**

**December 14, 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-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-25-16: Final Plat of Twelve Lakes Plat 11, located at the southwest corner of Sylvania-Metamora Road and Mitchaw Road, Sylvania Township (3 lots)

S-26-16: Final Plat of Crystal Ridge Plat 6, located north of Monclova Road, west of Strayer Road, Monclova Township (24 lots)

S-27-16: Final Plat of the Lakes at Central Reserve, located south of Central Avenue, east of Herr Road, Sylvania Township (2 lots)

**SPECIAL STUDY - LUCAS COUNTY**

1. M-17-16: Comprehensive study of tiny houses/alternative housing

**CHAIRMAN'S REPORT**

**DIRECTOR'S REPORT**

**ADJOURNMENT**

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**GENERAL INFORMATION**

Subject

- Request - Comprehensive Study of Mini Housing and Alternative Housing in the Unincorporated Areas of Lucas County
- Applicant - Lucas County Commissioners & Toledo City Council

**STAFF ANALYSIS**

The Plan Commission has been asked to perform a comprehensive study of mini housing and alternative housing in the unincorporated areas of Lucas County and the City of Toledo. This study will address such topics as the differences between types of housing, building code regulations and zoning regulations.

*WHAT IS A TINY HOUSE*

A tiny house is typically defined by the “tiny house community” as a home of 400 square feet or less and is typically on wheels. According to the tiny house community, tiny house living can provide living options such as an affordable starter home or more options for a manageable, downsized lifestyle for retirees. Tiny homes are also less expensive than larger homes in terms of building, heating, maintenance, repair costs and taxes. In addition, tiny houses typically emphasize design over size, utilize dual purpose features, multi-functional furniture and incorporate technological advances of space saving equipment and appliances. The tiny house community touts that owners are provided less time maintaining a big house and more time spent with family.

The main issue many local jurisdictions face with tiny homes is how to permit them in accordance with state and local regulations. Most tiny home owners wish to locate their tiny homes in the same locations as traditional single family dwellings. However, tiny homes that are constructed on wheels are considered to be recreational vehicles or campers. Recreational vehicles are not permitted as principal uses and are required to be placed in a recreational facility (campground) that provides sanitary sewer, water and electric. Furthermore, RV’s are not a taxable structure according to the Lucas County Auditor’s Office.

All eleven Lucas County townships and the City of Toledo require that RV’s be located within a campground. Unforeseen issues such as negative effects on nearby property values, inconsistent aesthetics or addressing real estate assessments could pose issues in the event RV’s were allowed as principal uses on residential lots. The following illustration shows the similarities between a tiny house built on a wheels and conventional travel trailer RV. Additionally, they are not permitted as a permanent structure by the Residential Building Code of Ohio.



Tiny House on Wheels



Jayco Travel Trailer

### *DEFINING A TINY HOUSE*

An RV is defined as any vehicular portable structure designed and constructed to be used as a temporary dwelling for travel, recreational or vacation purposes. Whereas, a dwelling unit is any building or portion thereof that is designated for and used exclusively for residential purposes. Recreational vehicle types include motor homes, travel trailers, fifth wheel trailers, popup trailers, and slide-in camper. Although most tiny homes on wheels are capable of providing all the necessities for permanent living, they do not meet all state and local building laws for permanent habitation and sanitation.

Structures that are to be used for permanent habitation are often classified as mobile homes or dwelling units. A mobile home is defined as a building unit that conforms with the federal construction and safety standards established by the Secretary of Housing and Urban Development (HUD) pursuant to the "manufactured housing construction and safety standards Act of 1974". HUD certification provides guidelines for minimum standards for habitation, such as kitchen, bathrooms and fire safety measures. HUD certification requires all certified structures be permanently sited on a foundation and provide a minimum of 400 square feet of habitable space. Tiny houses are not permitted in mobile home parks unless they have HUD certification.

All other 1, 2 and 3 family dwellings are required to conform to the Residential Building Code of Ohio. The Residential Building Code requires that these buildings be permanently sited on a foundation and connected to an approved sanitary disposal system and water supply. The following narrative will provide clarification on how these various types of tiny houses may be permitted.

## *LOCAL REGULATIONS*

Zoning codes are intended to regulate land uses and comprehensive planning, while furthering the community goals and aspirations in terms of community development while the public health, safety and welfare is maintained. Most zoning codes are structured in a way that defines uses and categorizes them into zoning districts. As previously mentioned, tiny homes on wheels are classified as RV's and are only permitted in campgrounds and RV Parks.

The Ohio Revised Code defines a campground (recreational vehicle park) as a tract of land used for parking five or more self-contained recreational vehicles. Most local jurisdictions allow for campgrounds in some capacity. Conditional or special use permits are typically required for campgrounds located in "residential districts", while they may be allowed as-of-right in special or commercial districts. Exhibit "A" shows how and where campgrounds are permitted in all Lucas County Townships and the City of Toledo. While campgrounds are allowed in many of the same locations as dwellings, this still poses issues to tiny house owners as they wish to use these in a permanent capacity on individual lots.

Cluster housing in the Toledo Municipal Code and Planned Unit Developments (PUD) in most local zoning codes are alternative permitting options that exist, providing flexibility in terms of minimum lot size and setbacks. The drawback to Cluster Housing or PUD's is that common open space, platting and/or multiple buildings on a parcel is often required.

With the financial crisis of the late 2000's, the tiny house movement attracted more attention as it offers housing that is more affordable and ecologically friendly. According to Economist Magazine, tiny houses still represents a very small part of real estate transactions as only 1% of home buyers acquire houses of 1,000 square feet or less. As the population tends to age, the need to downsize may continue to grow.

Zoning codes may not only be used to guide land use, they also dictate minimum dwelling square footages for dwelling units. These standards are used to ensure that consistent aesthetics are applied throughout an area or neighborhood in addition to ensuring that neighboring properties are not dramatically affecting other neighboring properties. Most townships provide a standard that ranges from 900 to 1,500 square feet for a single-story dwelling. Local dwelling unit standards for all eleven Lucas County townships and the City of Toledo are provided in Exhibit "A" and they show the corresponding zoning districts in which dwelling units are permitted.

## *BUILDING REGULATIONS*

Building and zoning codes are to ensure safe habitation for the occupants and neighboring occupants. For example, rules concerning the development of land or the connection to water and sewer services are required to ensure that property values, quality of life standards, and public health, safety and welfare is maintained. If tiny houses meet all local, state and federal requirements they are permitted as dwelling units. The following regulations referenced will be tailored toward the construction or placement of a tiny house or dwelling unit that is sited on a permanent foundation. The Lucas County Health Department and the Residential Building Code of Ohio both provide minimum habitation standards that address such topics as potable water, sanitary sewer disposal and floor area requirements.

The Residential Code of Ohio, used throughout all of Lucas County, requires all plumbing fixtures be connected to a sanitary sewer or approved private disposal system. The Toledo Municipal Code further states that sanitary services are provided to all portions of the city, all residential dwellings must connect to the provided sanitary sewer. Therefore, within the City of Toledo the use of septic tanks, composting toilets or alternative devices for sanitary waste disposal is not permitted.

The Residential Code of Ohio and the Lucas County Health Department Minimum Sanitation Standards require every dwelling unit have a kitchen sink (properly connected water and sewer), a bathroom with a flush water closet, a lavatory and a bathtub or shower, hot and cold water to all fixtures, heat in all habitable rooms, minimum ceiling height of 7 feet and a minimum habitable room size of 70 square feet. Staff feels that these requirements are important as not all tiny houses may be equipped to comply with the minimum standards such as flush sanitary fixtures, minimum heat requirements or minimum space for habitable rooms or occupants.

With only a portion of unincorporated Lucas County having sanitary sewer service available, many residential dwelling rely on septic tanks or other approved disposal systems for their sanitary needs. The septic tanks or disposal systems design is typically based on the soil type and the number of occupants that will be first and foremost occupying the dwelling.

The Lucas County Minimum Sanitation Standards for Hygiene and Sanitation were established by the Lucas County Health Department to govern the condition, maintenance, and space occupancy of dwelling. These standards require every dwelling unit contain a minimum gross floor area of at least 150 square feet of space in habitable rooms for the first occupant and at least 130 square feet of space in habitable rooms for each additional occupant. Kitchens and bathrooms do not count toward habitable space. This is to insure that overcrowding doesn't create nuisance and unsafe conditions.

*BUILDING REGULATIONS* (cont'd)

Based on the review of the Residential Code of Ohio and the Lucas County Minimum Sanitation Standards, all residential dwellings will be required to maintain minimum sanitary standards listed in the above paragraph in order to establish and maintain occupancy rights. This includes all dwellings connected to an approved sanitary device and potable water supplies in addition to being constructed to minimum occupant square footage requirements.

**STAFF RECOMMENDATION**

Staff has found that most local jurisdictions currently account for RV and campgrounds in their zoning codes. Based on the issue of minimum sanitation requirements, unforeseen impacts on neighboring properties and the uncertain nature on how to access taxes to RV's on individual lots, Staff recommends no changes to be made any local zoning codes or resolutions.

However, the ability to improve on the current minimum square footage requirements in many of the local zoning resolutions appears feasible. While some local jurisdictions provide minimum standards for dwelling units, certain site conditions that would justify allowing housing options less than the minimums outlined may exist. As a result, Staff recommends the Plan Commission recommend each township review their minimum square footage requirements or consider using special/conditional use or Board of Zoning Appeals approval to review tiny houses on a case-by-case basis that meet the Residential Building Code of Ohio and Lucas County Minimum Sanitation Standards.

SPECIAL STUDY  
LUCAS COUNTY PLANNING COMMISSION  
REF: M-17-16  
DATE: December 16, 2016  
TIME: 9:00 a.m.

BH  
Exhibit "A" follows

# EXHIBIT "A"

# M-17-16

## Jurisdiction

## Zoning District and Standard

Jurisdiction	Zoning District and Standard	Zoning District and Standard	Zoning District and Standard
<b>Harding</b>	<b>A AGRICULTURAL</b> 1,500 SF Permits Campground w/Conditional Use	<b>RR RURAL RESIDENTIAL</b> 1,500 SF Permits Campground w/Conditional Use	<b>C COMMERCIAL</b> Permits Campground
<b>Jerusalem</b>	<b>A/R AGRICULTURE/RURAL RESIDENTIAL</b> 1,200 SF & Min width and depth 22Ft Permits Campground w/Special Use	<b>R-1 SINGLE FAMILY RESIDENTIAL</b> 1,200 SF & Min width and depth 22 Ft	<b>R-3 MULTI-FAMILY RESIDENTIAL</b> 1,000 SF single dwelling & Min width and depth 22 Ft 500 SF 2+ family dwellings & Min width and depth 22 Ft Permits Campground w/Special Use
	<b>MHP MANUFACTURED HOME PARK</b> Permits Campground	<b>C-2 GENERAL COMMERCIAL</b> Permits Campground	<b>R-C Recreational Commercial</b> Permits Campground
<b>Monclova</b>	<b>A/R AGRICULTURAL/RESIDENTIAL</b> One Story 900 SF Two Story+ 1,200 SF Permits Campground w/Conditional Use	<b>R-C SUBURBAN RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF	<b>R-B SUBURBAN RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF
	<b>R-A SUBURBAN RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF	<b>R-1 SINGLE-FAMILY RESIDENTIAL</b> One Story 900 SF Two Story+ 1,200 SF	<b>R-3 MULTI-FAMILY</b> 1 & 2 family dwellings One Story 1,200 SF 1 & 2 family dwellings Two Story+ 1,100-1,200 SF Multi Family dwellings 400-900 SF based on # of Bedrooms
<b>Providence</b>	<b>A AGRICULTURAL</b> 1,200 SF	<b>R-1 RESIDENTIAL-SINGLE-FAMILY</b> 1,200 SF	<b>C-3 VILLAGE CENTER COMMERCIAL</b> 600 SF
<b>Richfield</b>	<b>A AGRICULTURAL</b> 1,200 SF Permits Campground w/Conditional Use	<b>A/R AGRICULTURAL/RESIDENTIAL</b> 1,200 SF Permits Campground w/Conditional Use	<b>C-1 RESTRICTED COMMERCIAL</b> Permits Campground w/Conditional Use
<b>Spencer</b>	<b>A AGRICULTURE</b> 1,200 SF for a single story 1,500 SF for a multi-level dwelling Permits Campground w/Special Use	<b>R-A RESIDENTIAL</b> 1,200 SF for a single-story dwelling 1,500 SF for a multi-level dwelling 1,100 SF for a two-family unit (per unit) 700 SF for multi-family unit (per unit)	<b>R-3 MULTI-FAMILY</b> single or two-family dwelling 900 SF One story single or two-family dwelling 1,200 SF 2 Story+ apartment 400 SF efficiency apartment 540 SF 1 bedroom apartment 700 SF 2 bedroom apartment 900 SF 3+ bedroom Permits Campground w/Special Use
	<b>MHP – MANUFACTURED HOME PARK</b> Permits Campground w/Special Use	<b>C-1 GENERAL COMMERCIAL</b> Permits Campground	

# EXHIBIT "A"

# M-17-16

## Jurisdiction

## Zoning District and Standard

<b>Springfield</b>	<b>RA-3, RA-4 &amp; RA-5 LARGE LOT RURAL RESIDENTIAL</b> No Min Standard Permits Campground w/Conditional Use	<b>R-A SUBURBAN RESIDENTIAL</b> No Min Standard Permits Campground w/Conditional Use	<b>R-1 SINGLE FAMILY RESIDENTIAL</b> No Min Standard Permits Campground w/Conditional Use
	<b>R-3 MULTI-FAMILY RESIDENTIAL</b> No Min Standard Permits Campground w/Conditional Use	<b>MHP MANUFACTURED HOME PARK</b> Permits Campground	<b>C-1 NEIGHBORHOOD COMMERCIAL</b> Permits Campground
	<b>C-2 GENERAL COMMERCIAL</b> Permits Campground		
<b>Swanton</b>	<b>A AGRICULTURE</b> No Min Standard	<b>R-A SUBURBAN RESIDENTIAL</b> No Min Standard	<b>ALL DISTRICTS</b> Permits Campground by Amendment
<b>Sylvania</b>	<b>A-3 AGRICULTURE</b> One Story 900 SF Two Story+ 1,200 SF Permits Campground w/Conditional Use	<b>A-4 RURAL RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF	<b>R-A SUBURBAN RESIDENTIAL</b> One Story 1,000 SF Two Story+ 1,200 SF
	<b>R-1 RESIDENTIAL</b> One Story 900 SF Two Story+ 1,200 SF	<b>R-2 RESIDENTIAL</b> One Story 800 SF Two Story+ 1,100 SF	<b>R-3 &amp; R-4 RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF
	<b>R-5 RESIDENTIAL</b> No Min Standard		
<b>Washington</b>	<b>R-1A RESIDENTIAL</b> One Story 1,200 SF Two Story+ 1,500 SF	<b>R-2 RESIDENTIAL</b> One Story 800 SF Two Story+ 1,100 SF	<b>R-3 &amp; R-4 MULTI-FAMILY</b> No Min Standard
	<b>MHP – MANUFACTURED HOME PARK</b> Permits Campground	<b>C-2 GENERAL COMMERCIAL</b> Permits Campground	

# EXHIBIT "A"

# M-17-16

## Jurisdiction

## Zoning District and Standard

<b>Waterville</b>	<b>A AGRICULTURAL</b> 1,200 SF Permits Campground w/Special Use	<b>R-A, R-B, and R-C SUBURBAN RESIDENTIAL</b> 1,200 SF Permits Campground w/Special Use	<b>R-D RURAL RESIDENTIAL</b> 1,200 SF Permits Campground w/Special Use
	<b>R-1 SINGLE FAMILY RESIDENTIAL</b> 1,200 SF Permits Campground w/Special Use	<b>R-3" Multi-Family Residential</b> 2 Family One Story 900 SF 2 Family Two Story+ 1,200 SF apartment 400 SF efficiency apartment 540 SF 1 bedroom apartment 700 SF 2 bedroom apartment 900 SF 3+ bedroom Permits Campground w/Special Use	<b>C-1 NEIGHBORHOOD COMMERCIAL</b> Permits Campground w/Special Use
	<b>C-2 GENERAL COMMERCIAL</b> Permits Campground		
<b>City of Toledo</b>	No Min Dwelling Standard in any District	Permits Campground w/Special Use in any District (IC District As-of-Right)	

## 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

