

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

June 24, 2015

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

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(Chairman)

KEN FALLOWS
(Vice Chairman)

BALSHARAN SINGH GREWAL

OLIVIA HOLDEN

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LUCAS COUNTY PLANNING COMMISSION

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2015**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION (<i>HEARINGS BEGIN AT 2PM</i>)			
November 24	December 22	December 26	January 8
December 30	January 26	January 30	February 12
January 27	February 23	February 27	March 12
February 24	March 23	March 27	April 9
March 31	April 27	May 1	May 14
April 28	May 25	May 29	June 11
May 26	June 22	June 26	July 9
June 30	July 27	July 31	August 13
July 28	August 24	August 28	September 10
August 25	September 21	September 25	October 8
September 22	October 19	October 23	November 5**
October 20	November 16	November 20	December 3**
COUNTY PLANNING COMMISSION (<i>HEARINGS BEGIN AT 9AM</i>)			
December 15	January 12	January 16	January 28
January 12	February 9	February 13	February 25
February 9	March 9	March 13	March 25
March 9	April 6	April 10	April 22
April 13	May 11	May 15	May 27
May 11	June 8	June 12	June 24
June 8	July 6	July 10	July 22
July 13	August 10	August 14	August 26
August 10	September 7	September 11	September 23
September 14	October 12	October 12	October 28
October 5	November 2	November 6	November 18**
November 2	November 30	December 4	December 16**

* County deadlines are for Preliminary Drawings

** Date shifts are due to holidays

**Conversion Table
Toledo Zoning Code Update - Zoning District Designations**

Existing District	New District Effective June 6, 2004
R-A, Single Family	RS12, Single Dwelling
R-B, Single Family	
R-1, Single Family	RS9, Single Dwelling
R-2, Single Family	RS6, Single Dwelling
R-3, Two Family	RD6, Duplex
R-2A, Restricted Multi Family	RM12, Multi Dwelling
None	RM24, Multi Dwelling
R-4, Multi Family	RM36, Multi Dwelling
R-4A, Multi Family	
R-5, Multi Family	
R-MH, Manufactured Home	RMH, Manufactured Housing Park
Commercial Districts	
C-1, Neighborhood	CN, Neighborhood
N-MX, Neighborhood Mixed Use	
C-2, Restricted Office	CO, Office
C-7, Office Park	
C-6-HS Redevelopment - Heritage South*	CS, Storefront
C-6-LA, Redevelopment - Lagrange*	
C-MX, Community Mixed Use	CM, Mixed Use
C-3, Commercial	CR, Regional
C-4, Shopping Center	CR-SO, Regional - Shopping Ctr. Sign Overlay
C-5, Central Business District	CD, Downtown
Industrial District	
M-1, Restricted Industrial	IL, Limited Industrial
M-2, Industrial	IG, General Industrial
M-4, Warehouse	
M-3, Planned Industrial	IP, Planned Industrial/Business Park
Special Purpose District	
P, Parks	POS, Park & Open Space
None	IC, Institutional Campus
Overlay Districts	
CUP, Community Unit Plan	None
D.O.D, Downtown	-DO, Downtown
HD, Historic District	-HO, Historic District
MR-O, Maumee River	-MRO, Maumee River
None	-UNO, Urban Neighborhood
None	-PO, Pedestrian
None	-SO, Shopping Center Sign

*The Heritage South and Lagrange C-6 Standards remain unless repealed

TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

June 24, 2015

9:00 A.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER

AT JACKSON BOULEVARD AND ERIE STREET

IN COUNCIL CHAMBERS

ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

ZONING – SPRINGFIELD TOWNSHIP

1. Z19-C633:

Zone change from RA-4 to R-3 PUD at 7371 and 7405 W.
Bancroft Street (jl)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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REF: Z19-C633
DATE: June 24, 2015

GENERAL INFORMATION

Subject

- Request - Zone Change request from RA-4 *Rural Residential* to R-3 PUD *Multiple Family Residential Planned Unit Development*
- Location - 7371 and 7405 W. Bancroft Street, Springfield Township
- Owner - Chase C. Eichhorn
3201 E. Lincolnshire Blvd.
Toledo, OH 43606
- Owner - Edgebrook Dev. Co.
5135 S. Main Street
Sylvania, OH 43560
- Applicant - McCarthy Builders
3618 King Road
Toledo, OH 43618
- Engineer - George Oravec, P.E., P.S.
Oravec & Associates
5333 Secor Road
Toledo, OH 43623

Site Description

- Zoning - RA-4 *Rural Residential*
- Area - ± 15.9 Acres
- Frontage - ± 660 Feet along Bancroft Street
- Existing Use - Single Family Residential, Undeveloped

Area Description

- North - Single Family Residential / A-4 *Rural Residential* & R-2 *Residential* (Sylvania Township)
- South - Single Family Residential / RA-4 *Rural Residential*
- East - Office / RA-4 *Rural Residential*
- West - Single Family Residential / RA-4 *Rural Residential*

GENERAL INFORMATION (cont'd)Parcel History

- Z19-C124 - Zone Change request for Lots 29 & 30 Thayers Addition to Garden Lands from A-4 *Rural Residential* to R-3 *Multiple Residential*. Plan Commission recommended disapproval June 16, 1969. Township disapproved August 4, 1969.
- Z19-C434 - Special Use Permit request for an 80-unit Assisted Living Facility at 7371 W. Bancroft Street for north 4.33 ac. Staff recommended disapproval. Plan Commission recommended approval November 19, 1998. Township approved December 21, 1998.
- T-24-99 - Lot Split for the north 4.33 ac. Retain combined with eastern parcel. Staff approved February 26, 1999.
- Z19-C475 - Special Use Permit extension request for an 80-unit Assisted Living Facility at 7371 W. Bancroft Street for north 4.33 ac. Plan Commission recommended approval August 22, 2001. Trustees approve October 1, 2001.
- Z19-C541 - Zone Change from RA-4 to R-1 PUD at 7405 W. Bancroft Street for a 32 lot development. Plan Commission recommended approval June 22, 2005. Trustees approved Zone Change September 19, 2005. Trustees approved Development Plan December 5, 2005.
- Z19-C543 - Zone Change from RA-4 to R-1 PUD at 7371 W. Bancroft Street for a 34 lot development. Plan Commission recommended approval June 22, 2005. Site Plan modified. Plan Commission recommended approval January 25, 2006. Trustees approve March 5, 2006.
- T-29-06 - Lot Split for the south 3.39 ac. Combined with northern parcel to rejoin Lot 30 in Garden Land. Staff approved April 6, 2006.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- Z19-C563 - PUD Amendment for a 32 unit single family residential development at 7371 W. Bancroft Street. Plan Commission recommended approval November 15, 2006. Trustees approved January 16, 2007.
- SPR19-5-07 - Site Plan Review for PUD Amendment for Brookview Villas at 7405 W. Bancroft Street. Staff recommended approval to Springfield Township Zoning August 9, 2007.
- SPR19-6-07 - Site Plan Review for PUD Amendment Hunters Crossing at 7371 W. Bancroft Street. Staff recommended approval to Springfield Township Zoning August 9, 2007.

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2004

STAFF ANALYSIS

The request is a Zone Change from RA-4 to R-3 PUD at 7371 and 7405 W. Bancroft Street for property located at 7371 and 7405 W. Bancroft Street. The site is largely undeveloped, but does include a single family residential structure near Bancroft Street. Adjacent land uses include single-family residential to the north, west, and south, and an office to the east.

The 15.9 acre site incorporates two parcels that were previously part of two separate proposals for residential development. Both projects received R-1 PUD zoning approval, but were never built. The zoning was reverted back to RA-4 by the Township Trustees on October 6, 2014 because approval for the PUDs expired. The developer is requesting R-3 zoning because R-3 is the only residential district where multiple units are allowed on one parcel. The PUD was added to limit density to an appropriate level based on development in the area.

STAFF ANALYSIS (cont'd)

DENSITY

The project proposes a total of 86 single family residential, row style apartments on one parcel. The overall density for the project is 5.4 units per acre. The project was designed for an R-1 PUD, which allows a maximum density of 5.4 units per acre. An R-3 PUD was required in order to construct multiple buildings on a single parcel. The R-3 PUD allows a maximum density of 11.2 units per acre. At 5.4 units per acre, the project is closer to single family residential, not multi-family residential. Additionally, the development plan will lock the project into the lower density of 86 units.

LAYOUT

The units will access Bancroft Street using an internal driveway that loops around the property. The Zoning Resolution requires one and a half parking spaces per unit. These spaces will be provided through individual driveways and garages. Because there is one parcel, a subdivision with a dedicated roadway is not required. All private driveways are subject to access management with Lucas County Engineer's Office. In order to provide improved traffic operations and access management only one driveway access point will be permitted.

A secondary connection to adjacent parcels for future development could accommodate an additional access point and is also required per the Springfield Township Zoning Resolution. It appears that there is room within the existing layout, between buildings, for a future connection to be made to the east. Any secondary connection shall remain open to two way traffic and not be restricted in any way.

There is some concern with making a connection to a future public roadway to the internal private driveway. While staff would prefer to see a roadway constructed that meets public standards, especially for long term maintenance issues, public to private drive connections have been made in other areas, such as Hidden Harbour to Hidden Forest located off Angola Road.

OPEN SPACE & COVERAGE

The coverage of buildings, pavement, and other impervious surfaces shall not exceed 40% of the gross site acreage. The coverage for the project is currently 34%, which appears to meet zoning requirements. A breakdown of elements included in the coverage calculation shall be included on a revised plan to verify compliance. Springfield Township also requires at least 15% of total gross acreage be set aside for consolidated common open space. The intent is that meaningful, functional areas are created for residents and the community. The plan indicates that consolidated open space is 27.9% of the total project, but does not specify the area that is used for calculations. This area shall be delineated on the plan and a breakdown calculation of pond area and useable space shall be provided. Additionally, the Springfield Township Zoning Resolution encourages the utilization of bike and pedestrian pathways, possibly along the pond or ditch area.

STAFF ANALYSIS (cont'd)

LANDSCAPING

The Springfield Township Zoning Resolution requires that a landscape plan be provided for all PUDs. A landscape plan was not submitted and is included as a condition of approval. The majority of the land adjacent to the site remains limited in development with a single family residence per parcel. Specific attention should be paid now on the site to development that may occur in the area in the future.

LAND USE PLAN

The 2004 Springfield Township Community Master Plan recommends the site for Single Family Residential uses. This category recommends 3 to 5 dwelling units per acre. The plan also identifies the nearby intersection of King Road and Bancroft Street as a dividing line for residential development. Single Family Residential is recommended east of King Road and Rural Residential uses are recommended west of King Road. At a density of 5.4 units per acre the project is consistent with the Master Plan.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission recommend approval of Z19-C633, a Zone Change from RA-4 to R-3 PUD located at 7371 and 7405 W. Bancroft Street, to the Springfield Township Zoning Commission and Township Trustees, for the following two (2) reasons:

1. The request is at a density that is comparable with nearby development and zoning; and
2. The request is consistent with the 2004 Springfield Township Master Plan.

Staff further recommends approval subject to the following **forty three (43)** conditions:

The following conditions 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. The owner, address, & parcel number should be located on each proposed developed, parcel.
2. Water is available to this site via W-1248A-10" on Bancroft Street for parcel 65-45248 and via W-1473-10" on Bancroft Street for parcel 65-45271. The aforementioned waterlines shall be called out as such.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

3. The watermain in the subdivision shall be clearly labeled as "PRIVATE". The point of connection at any "PUBLIC" watermain shall be labeled clearly, "BEGIN PRIVATE WATERMAIN".
4. All watermain connections to the "PUBLIC" system shall include a check valve at all connection points. A "Private" valve in a manhole shall also be installed after the check valve.
5. 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.
6. The proposed 18" sanitary sewer on Bancroft Street shall be labeled as S-908-18".
7. The existing 10" force main on Bancroft Street shall be labeled as S-693-10". There is also an existing 4" force main on the North side of Bancroft Street. This force main shall be shown and labeled as S-213A-4".
8. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
9. The sewer main in the subdivision shall be clearly labeled as "PRIVATE". The point of connection at any "PUBLIC" sewer main shall be labeled clearly, "BEGIN PRIVATE SEWER MAIN".
10. The proposed 18" sanitary sewer will be in an easement. This easement shall be shown and labeled on the plat. LCSE will need a copy of this document prior to any construction taking place.
11. If this project is to be completed in phases, LCSE wants a set of plans for each phase. All addresses for each building and/or unit shall be shown on the plans.
12. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
13. This site is also subject to the review of the local fire department, Sylvania Township, and the City of Toledo – Engineering Service.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

14. The Lucas County Sanitary Engineer's office shall receive 2 sets of approved plans including title sheets with all necessary signatures.
15. All water and/or sewer main construction shall be inspected by a LCSE representative at the owner's/developer's expense. LCSE shall be notified 48 hours in advance of construction taking place.
16. The proposed public, sanitary sewer shall be labeled S-908-18" and shall be submitted as a separate set of design plans.
17. This site is subject to the Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
18. An electronic drawing will be needed to be submitted to our office by the completion of the project in order for our office to complete the water and sewer as-builts for our records.
19. A preconstruction meeting will be required prior to any construction taking place.
20. LCSE would also like the signed mylar title sheet for the proposed public portion of the project.
21. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners and all water and sewer usage fees, shown below, shall be paid in full prior to any construction taking place.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

22. The proposed sanitary sewer services and the proposed water services to each building are approved by LCSE as long as these two parcels remain as they are. However, once one or both of these parcels are split and/or each individual unit is sold off, a new separate sewer and water tap would be required to each unit. LCSE is requesting a written document stating that the neither parcel will ever be split or individual units will never be sold unless a new sanitary sewer tap and a new water tap are provided to each individual unit.

Total feeds due on these parcels are as follows:

W-1248A Pay-Cash-To-Tap: (Parcel #65-45248) (Lot 30):	\$ 5,493.50
S-642 Pay-Cash-To-Tap: (Parcel #65-45248) (Lot 30):	PCTT waived 5/14/1992
S-642 Pay-Cash-To-Tap: (Parcel #65-45271) (Lot 31):	<u>\$10,705.28</u>
Total Pay-Cash-To-Tap due:	<u>\$16,198.78</u>

Water Usage (2 bedroom units):	300 gpd/unit	X	86 units	= 25,800 gpd
Sanitary Sewer Fee:	25,800 gpd	X	\$2.50/gpd	= \$64,500.00
Water Fee:	25,800 gpd	X	\$0.50/gpd	= <u>\$12,900.00</u>
Total Trunk Capacity Fee Due LCSE:				= <u>\$77,400.00</u>

All fees are to be paid prior to approval and issuance of all permits. Each fee, as shown above, shall be on a separate check made out to "Lucas County Sanitary Engineer".

Springfield Township Fire Department

- 23. Prior to construction install roads that can hold impeding weigh of fire apparatus.
- 24. Install fire hydrants not less than 500ft. apart with 5' Storz fitting.

Lucas County Engineer

- 25. Detailed Site Grading, Paving, and Storm Drainage construction plans for the project shall be submitted to the Lucas County Engineer's Office for review and approval.
- 26. Right-of-way areas along Bancroft Street shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
- 27. 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.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

28. In accordance with Lucas County's Storm Water Management Plan and OEPA MS4 permit, a Long Term Maintenance Plan and BMP Maintenance Agreement shall be completed by the owner stating that they will maintain their storm water facilities. The Maintenance Agreement form is available on the County Engineer website at: www.lucascountyoh.gov/engineer
29. The proposed access to Bancroft Street 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. Based on the proposed plan, below are preliminary comments regarding the proposed access:
 - a. To provide improved traffic operations and access management, utilize one roadway connection to Bancroft Street rather than two. The proposed westerly driveway location does not meet the required spacing to the existing driveway for the residential property to the west.
 - b. Provide a traffic study to determine if turn lanes are required at the proposed development entrance. If improvements are required, they shall be designed and constructed in accordance with Lucas County and ODOT Standards.
30. Provide 35 foot minimum uncurbed radii at the intersection of Bancroft Street and the development entrance. Pavement grading on the development entrance must direct storm runoff away from Bancroft Street.
31. A thirty (30) foot riparian setback is required for Haefner Ditch and shall be shown on the plans. Structures are not permitted to be located in this setback.
32. A fifty (50) foot half right of way shall be dedicated along the south side of Bancroft Street in accordance with the Lucas County Major Street and Highway Plan.
33. Sidewalks shall be constructed on along the south side of Bancroft Street. The previous preliminary plat for this development site included a perimeter walking path. A similar path or other type of internal sidewalk or walkway should be considered for the development.
34. 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:

STAFF RECOMMENDATION (cont'd)

Lucas County Engineer (cont'd)

- a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage outlet flows to Haefner Ditch shall be determined. The allowable discharge will be based on contributing drainage areas in existing conditions and the capacity of the outlet ditch.
 - b. The condition of the outlet ditch downstream from the site shall be investigated to determine its adequacy to provide an acceptable outlet. If necessary, downstream ditch cleaning and profile grade improvements shall be provided.
 - c. Haefner Ditch shall be cleaned and the banks stabilized through the site. The developer shall provide for maintenance of Haefner Ditch by the County under the ditch petition procedure. A ditch easement for future maintenance shall be provided for Haefner Ditch from the top of bank to top of bank plus 25 feet on one side.
 - d. Rear yard catch basins will be required in accordance with Lucas County Drainage Standards and all surface water collected from the development is required to be treated through post-construction best management practices.
 - e. The proposed roadway culverts required to cross Haefner Ditch shall be sized in accordance with the requirements of the County Engineer's Office. All work within Haefner Ditch shall be done in accordance with federal and state regulations and permitting requirements through the Army Corps of Engineers and the Ohio EPA.
35. 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.

Plan Commission

36. A detailed landscaping plan showing the location of trees and plant materials to be preserved and trees and plant materials to be installed shall be submitted to the Springfield Township Zoning Department for review and approval.
37. A sidewalk shall be required along the full length of Bancroft Street. The request is consistent with nearby developments and the connectivity principles of the Springfield Township Zoning Resolution and Lucas County Subdivision Rules and Regulations.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

38. Per the Springfield Township Zoning Resolution, a pedestrian / bike path is strongly encouraged.
39. A secondary roadway connection shall be provided to adjacent land, per the Springfield Township Zoning Resolution, in order to provide connectivity to future developments in the area.
40. The internal drive and all secondary connections shall remain unblocked and open for public use. There shall be no restrictions on access for the public.
41. A revised Planned Unit Development drawing shall be submitted to the Springfield Township Zoning Department. The revised plan shall include:
 - a. A breakdown showing all elements (buildings, internal drive, driveways, paved patios, sidewalks) included in the coverage calculation.
 - b. A delineation on the plans showing the area used for consolidated open space.
 - c. A breakdown showing all elements (ponds, useable open space) included in the consolidated open space calculation.
 - d. Secondary driveway connections to adjacent parcels for future developments.
 - e. A note indicating that the internal drive and all proposed connections are available for public use. There shall be no restrictions on access.
 - f. Corrected zoning information. Existing zoning is RA-4. Proposed zoning is R-3 PUD.
42. The site includes two properties. The parcels should be combined by filing an "Application for Combination" at the Lucas County Auditor's office. The combination will address potential zoning conflicts regarding setbacks from property lines.
43. Approval of the PUD is valid for two (2) years. If construction has not begun the PUD shall be null and void and the land shall revert to the original zoning classification prior to the PUD application. An extension may be approved by the Board of Township Trustees.

REF: Z19-C633 ... June 24, 2015

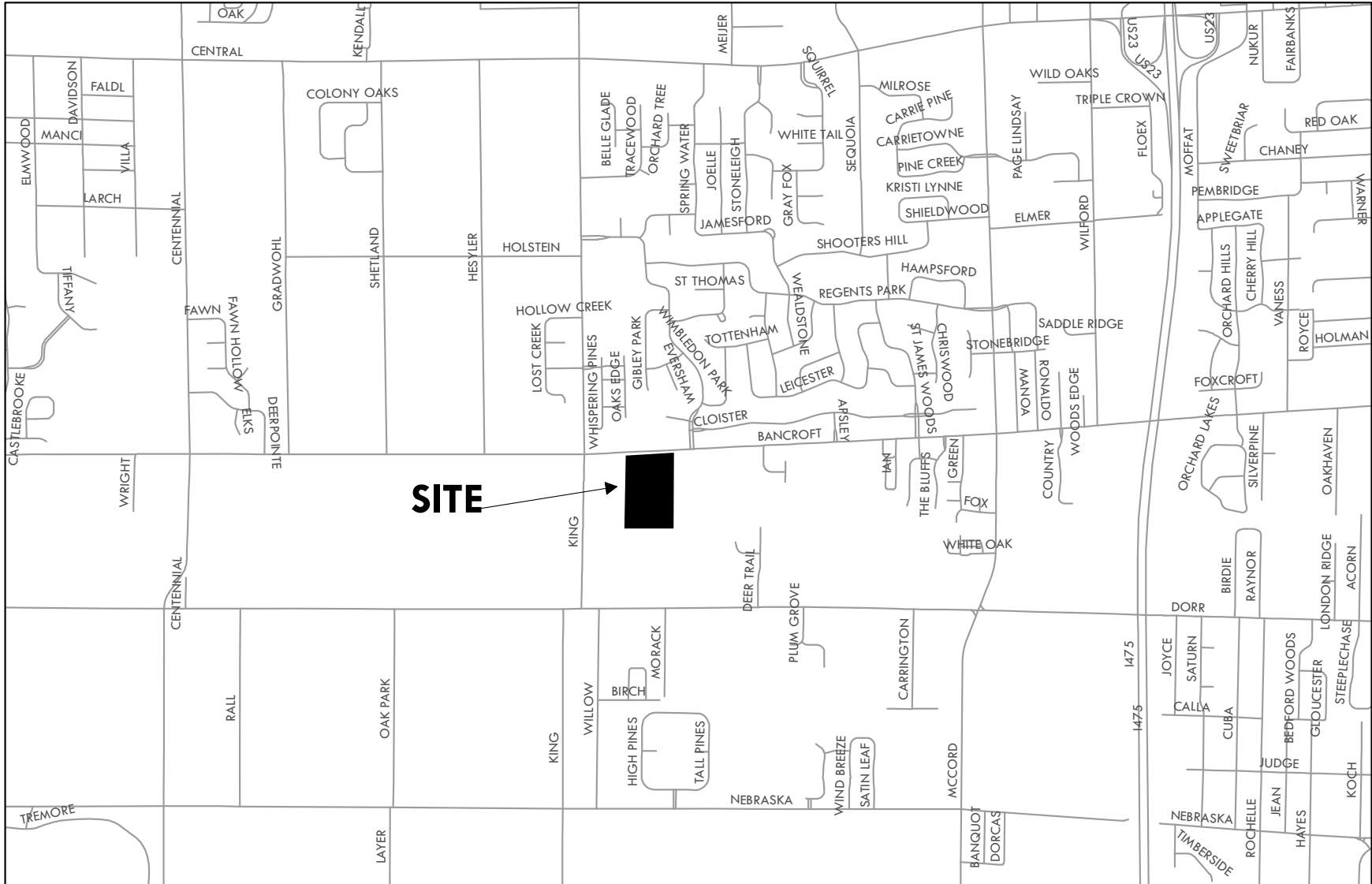
ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C633
DATE: June 24, 2015
TIME: 9:00 A.M.

JL/jj

Three (3) sketches follow

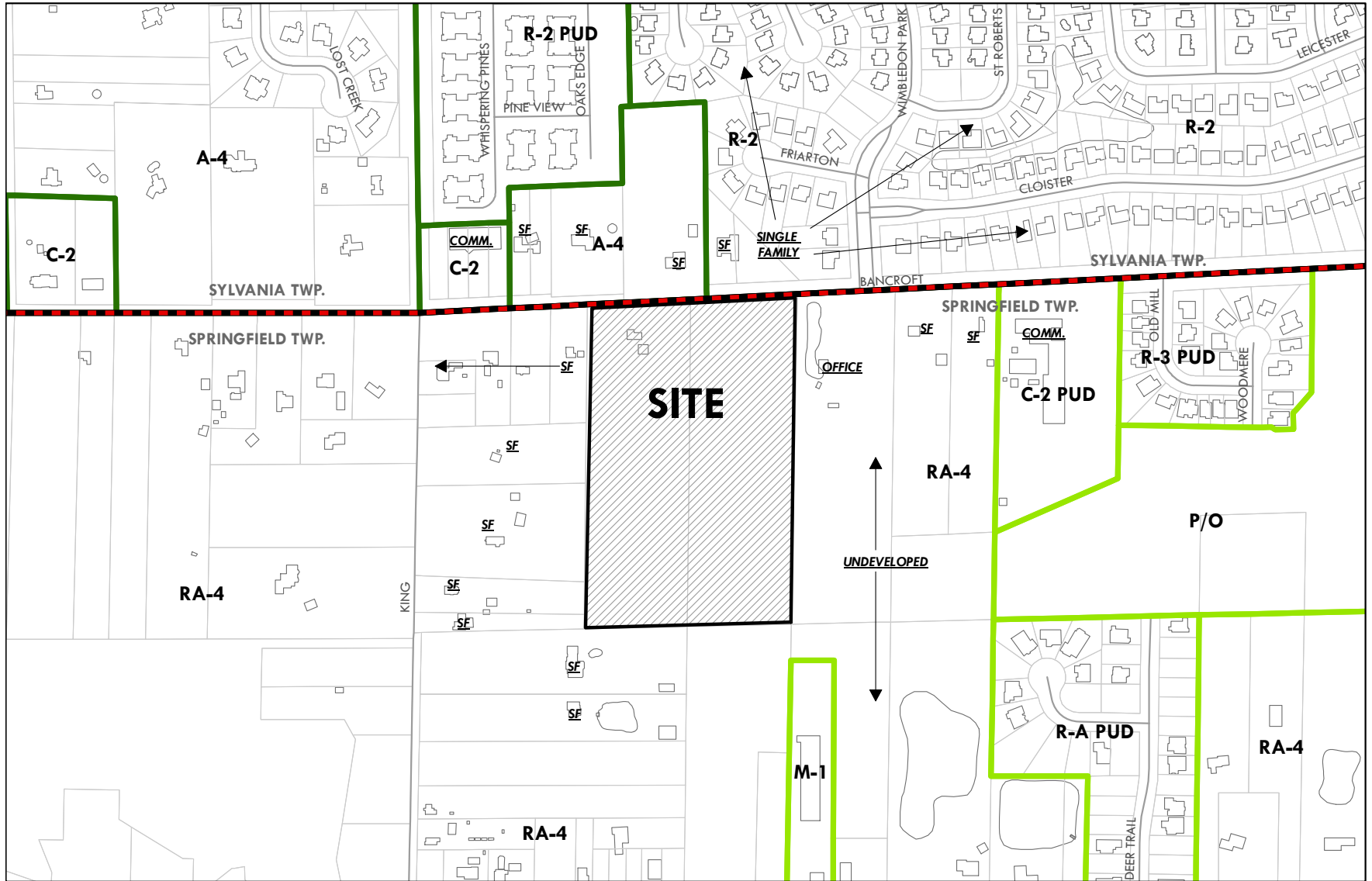
GENERAL LOCATION

Z19-C633
ID 113



ZONING & LAND USE

Z19-C633
ID 113

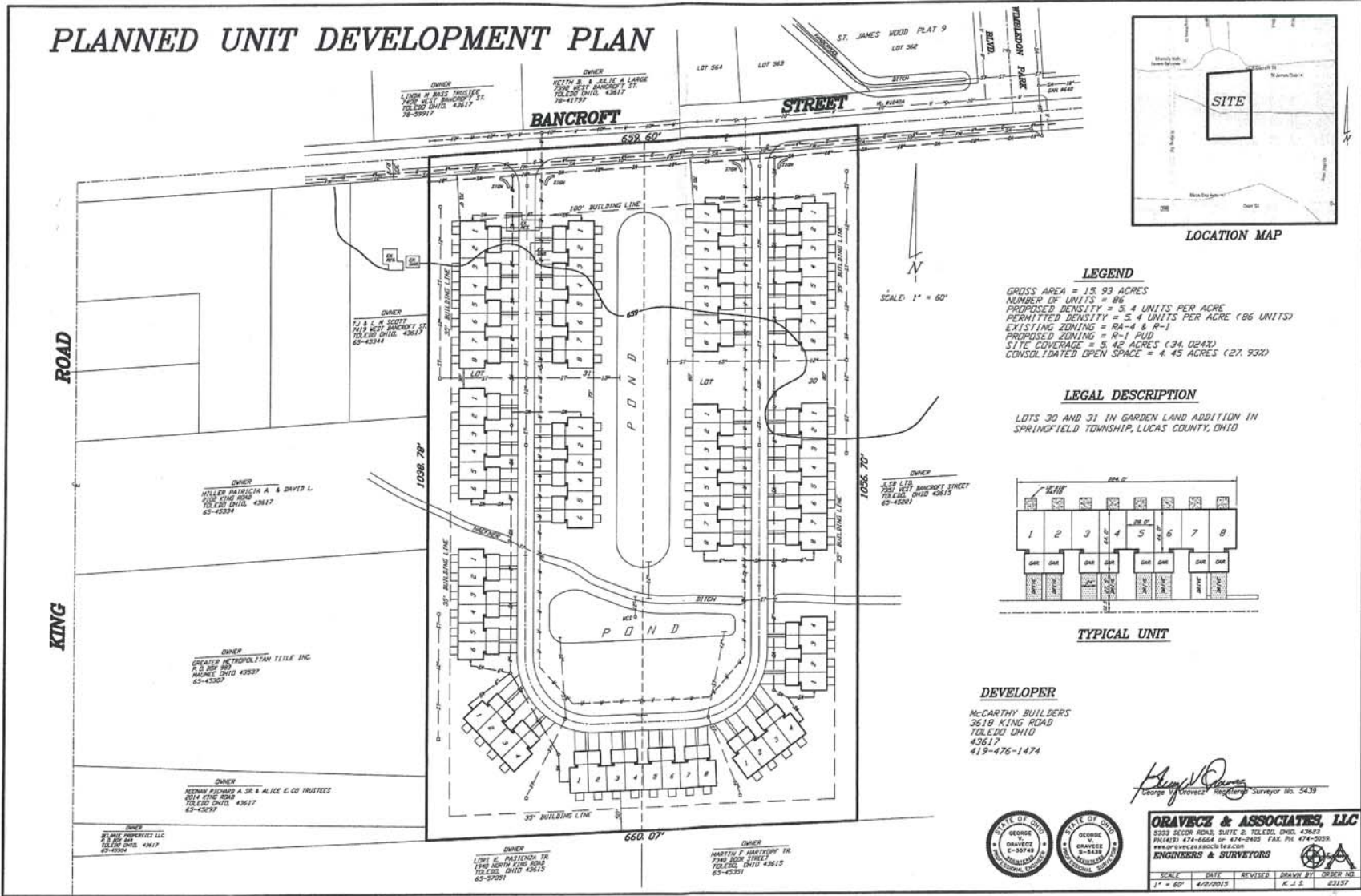


PUD DRAWING

Z19-C633
ID 113



PLANNED UNIT DEVELOPMENT PLAN



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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
COMMISSIONER
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602

DIVISION OF INSPECTION
COMMISSIONER
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
130-A W. DUDLEY
MAUMEE, OH 43537
419-893-1966

DIVISION OF TRANSPORTATION
COMMISSIONER
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
COMMISSIONER
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
KEITH EARLEY
1049 S. MCCORD ROAD
HOLLAND, OH 43528
419-213-2860

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
2901 E. MANHATTAN BLVD
TOLEDO, OH 43611
419-539-6078

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
111 S. McCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-4209

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43604
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
419-354-9452

WATERVILLE GAS
JAMIE BLACK
PO BOX 259
WATERVILLE, OH 43566
419-878-4972

OHIO GAS
MIKE CREAGER
13630 AIRPORT HWY.
SWANTON, OH 43558
419-636-1117

TIME WARNER
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

EMBARQ
117 E. CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

CENTURYLINK
TIM R. TAYLOR
375 E. RIVERVIEW AVE.
NAPOLEON, OH 43502

Toledo - Lucas County General Street Map

