

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

May 23, 2018

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

KEN FALLOWS
(Chairman)

ERIC GROSSWILER
(Vice Chairman)

JULIA BRYANT

JOHN ESCOBAR

BRANDON REHKOPF

LUCAS COUNTY PLANNING COMMISSION

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(County Commissioner)

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(County Commissioner)

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2018**

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

* 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

May 23, 2018

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

ITEM
NO.

ZONE CHANGE – SPENCER TOWNSHIP

1. Z30-C122: Zone change from R-A to C-1 at 230 S. Meilke Road (bh)

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Zone Change from R-A Residential District to C-1 General Commercial District
- Location - 230 S Meilke Road
- Applicant - Jeff Davis
1225 S Eber Road
Archbold, OH 43528
- Lawyer - Patricia G. Lyden
Lyden, Chappell & Dewhirst, Ltd.
5565 Airport Highway, Suite 101
Toledo, OH 43615

Site Description

- Zoning - R-A Residential District
- Area - ± 9.20 Acres
- Frontage - ± 299 Feet along Meilke Road

Area Description

- North - Single Family Residential / R-A Residential
- South - Single Family Residential / R-A Residential
- East - Undeveloped / R-A Residential
- West - Single Family Residential / R-3 Multi-family Residential

Parcel History

- Z30-C119 - Zone Change from Zone Change from R-A Residential District to M-1 Industrial District (PC recommended disapproval 1/24/18, Trustees disapproved 3/1/18)
- Z30-C120 - Special Use Permit for a Vehicle Storage Lot (Applicant Withdrew Application)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

Z30-C122 - Zone Change from R-A Residential District to C-1 General Commercial District (Case Deferred from April 25, 2018 Hearing)

Applicable Plans and Regulations

Spencer Township Zoning Resolution
Spencer Township Land Use Plan 1999
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 R-A Residential District to C-1 General Commercial District for property located at 230 S. Meilke Road. The property currently contains a single family residence, an accessory building and a solid metal panel fence that appears to define a large outdoor storage area. The applicant wishes to operate a towing and vehicle storage business on the front four (4) acres and a landscaping business on the remaining five (5) acres to the rear of the property. In order to use the property as proposed, a Zone Change and Site Plan Review is required. This case was deferred from the April 25, 2018 Plan Commission hearing at the request of the applicant.

An auto salvage operation had existed on this site until it discontinued operations in 2010. Pursuant to the Spencer Township Zoning Resolution if a non-conforming use of land is discontinued or abandoned for more than two (2) consecutive years, any subsequent use of land shall conform to the requirements for the zoning district in which such it is located. Spencer Township determined that the site lost this “Non-Conforming” land use status and the Sixth District Court of Appeals affirmed the decision of the Township. The establishment of both motor vehicle storage and landscaping business use on this site requires the zoning to be changed to C-1 General Commercial.

Staff recommends disapproval of the C-1 General Commercial Zone Change request for several reasons. First, adjacent land uses include single family dwellings on residentially zoned parcels in all directions. A large 32-acre property located directly to the east of the site is undeveloped but is zoned residentially. Approval of the Zone Change to C-1 General Commercial would encourage additional commercial and industrial zoning along Meilke Road and in the general area.

STAFF ANALYSIS (cont'd)

Second, the 1999 Spencer Township Land Use Plan recommends this parcel and the surrounding area for low density residential and conservation areas. C-1 General Commercial Zoning allows for a wider range of uses that are not compatible with surrounding uses in the area. The types of uses allowed in the C-1 General Commercial District includes intense uses such as gas stations, restaurants (with or without drive-thru) or vehicle storage lots. Commercial uses are often found to be incompatible with residential uses and detrimental to residential property values in the immediate area.

Finally, the 1999 Spencer Township Land Use Plan states that prior to modifying zoning; the additional criteria outlined in the Land Use Plan shall be carefully considered. These additional criteria are: the present character of the area; compatibility of the permitted uses in the proposed district with the existing and future development; the effect a rezoning would have on property values. Staff has found that a Zone Change to C-1 General Commercial Zoning would not comply with these additional criteria. As a result, staff has found that the C-1 General Commercial Zoning is inconsistent with both the surrounding land uses in the immediate area and the 1999 Spencer Township Land Use Plan.

STAFF RECOMMENDATION

Staff recommends that the Lucas County Planning Commission recommend disapproval of Z30-C122, a Zone Change from R-A Residential District to C-1 General Commercial District for property located at 230 S Meilke Road, to the Spencer Township Zoning Commission and Trustees for the following three (3) reasons:

1. The Zone Change to C-1 General Commercial would introduce land uses that are not compatible with existing nearby uses.
2. The Zone Change to C-1 General Commercial Zoning is anticipated to have adverse impacts on surrounding properties; and
3. The Zone Change to C-1 General Commercial is inconsistent with the 1999 Spencer Township Land Use Plan which recommends this parcel and area for low density residential and conservation areas.

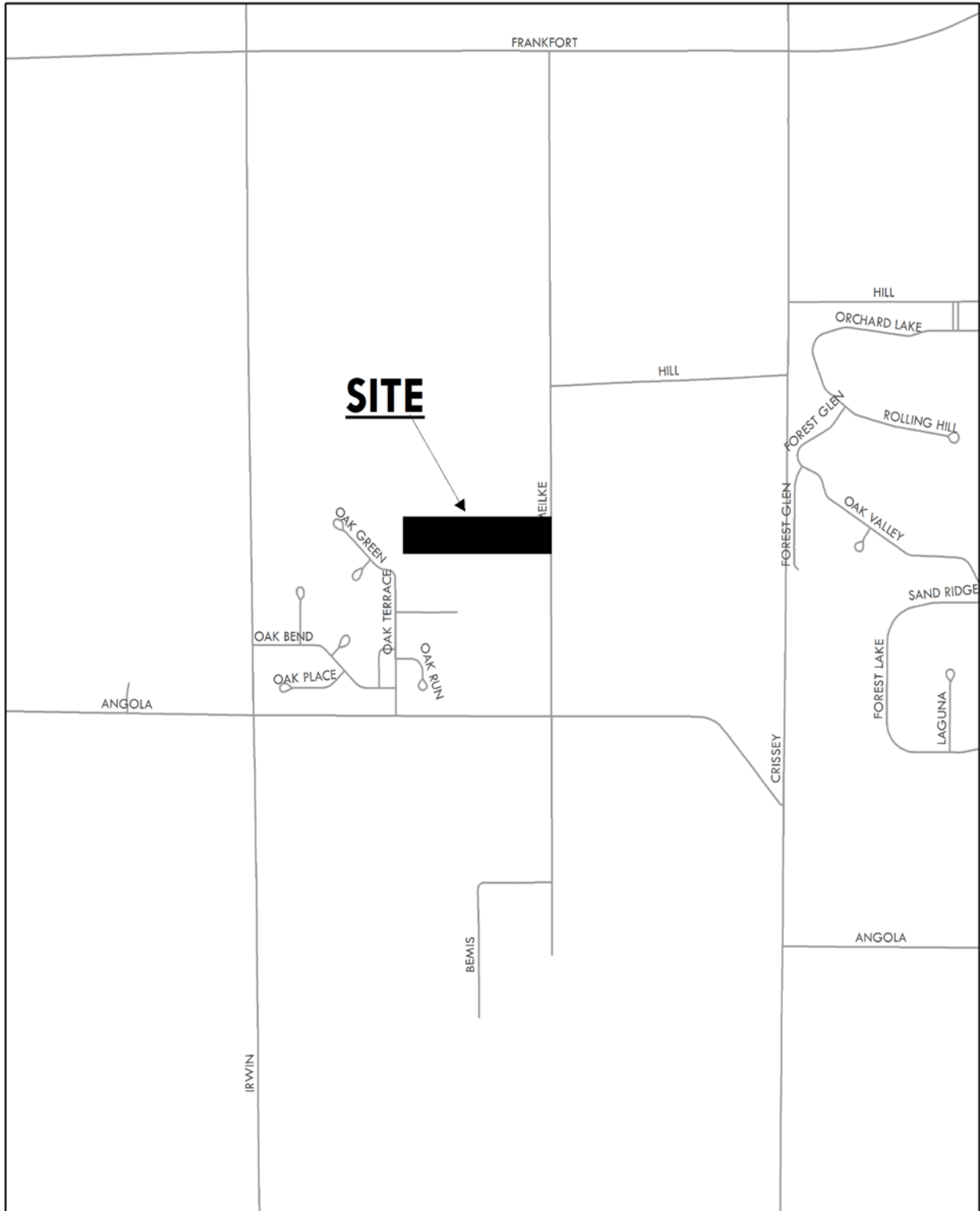
ZONE CHANGE
SPENCER TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z30-C122
DATE: May 23, 2018
TIME: 9:00 a.m.

BH

Two (2) sketches follow

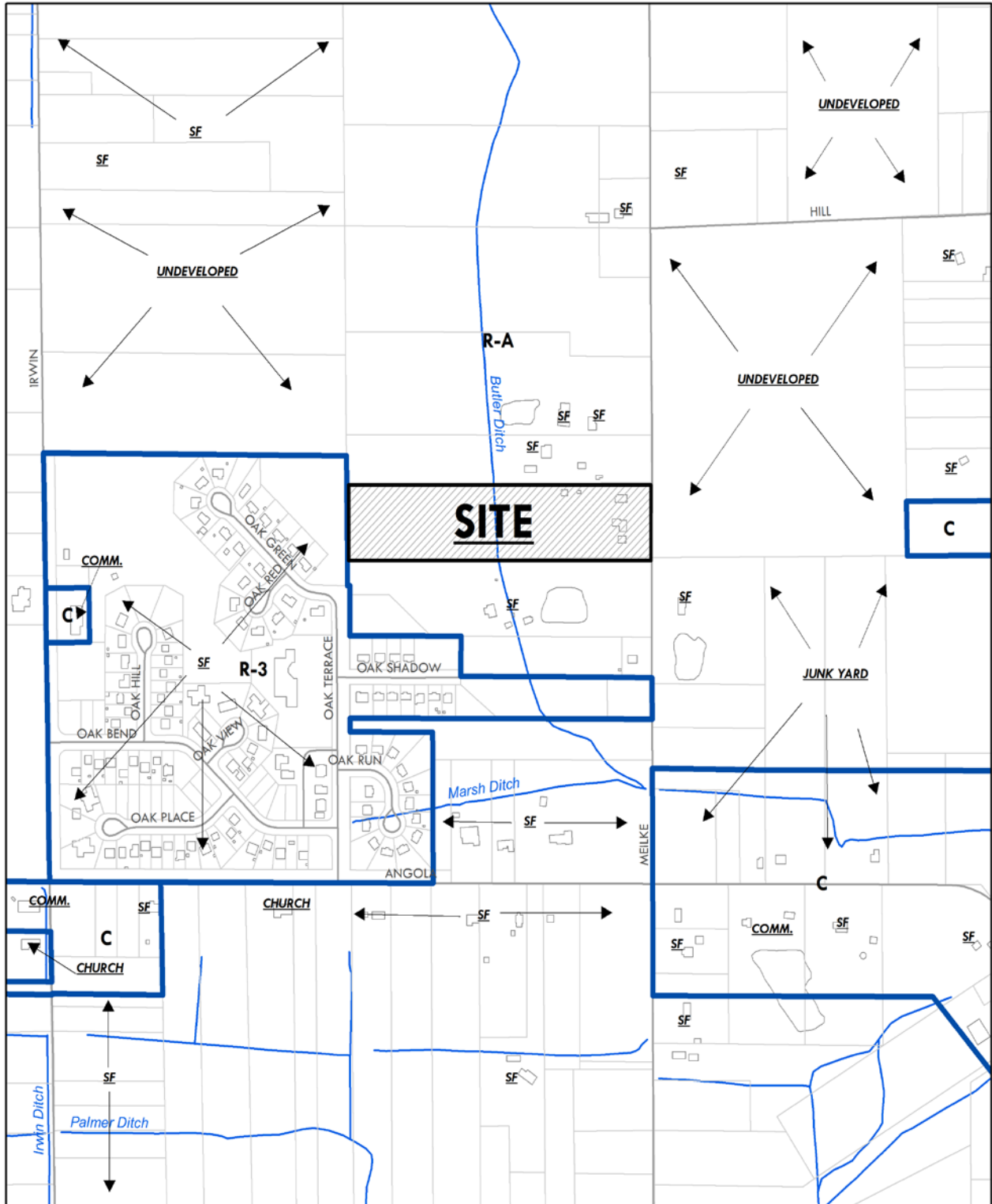
GENERAL LOCATION

Z30-C122
ID 120



ZONING & LAND USE

Z30-C122
ID 120



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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
419-245-6568

BUCKEYE CABLESYSTEM, INC.
MANAGER 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

