

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*July 25, 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

DON MEWHORT  
(Chairman)

KEVIN X. SMITH  
(Vice Chairman)

TINA SKELDON WOZNIAK  
(County Commissioner)

PETER GERKEN  
(County Commissioner)

CAROL CONTRADA  
(County Commissioner)

KEITH G. EARLEY

MICHAEL W. DUCEY

KEN FALLOWS

MEGAN MALCZEWSKI

JULIA BRYANT

BRANDON REHKOPF

THOMAS C. GIBBONS, SECRETARY

LISA COTTRELL, ADMINISTRATOR

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

<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 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**
<b>COUNTY PLANNING COMMISSION</b> ( <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**

**July 25, 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**

S-11-18: Final Plat of BLYSTONE VALLEY PLAT 10, located East of Black Road, South of Monclova Road, Monclova Township (12 lots) (bh)

**ITEM**  
**NO.**

**TEXT AMENDMENT – SPENCER TOWNSHIP**

1. Z30-C123: Text Amendment enacting Conditional Use Permits and Board of Zoning Appeals process; Eliminating Special Use Permits (bh)

**TEXT AMENDMENT – RICHFIELD TOWNSHIP**

2. Z34-C32: Text Amendment enacting regulations for Medical Marijuana Facilities (bh)

**CHAIRMAN’S REPORT**

**DIRECTOR’S REPORT**

**ADJOURNMENT**

BLANK PAGE

**GENERAL INFORMATION**

Subject

- Request - Amendment to the Spencer Township Zoning Resolution Enacting Conditional Uses with BZA Process and Eliminating Special Use Permits.
- Location - Spencer Township
- Applicant - Spencer Township Zoning Commission

**STAFF ANALYSIS**

The Spencer Township Zoning Commission has requested an amendment to the Spencer Township Zoning Resolution. The changes include replacing all reference of special use permits with conditional use permits while updating the process, authority and submittal requirements throughout the Township Zoning Resolution. This case was deferred from the June 27<sup>th</sup> Plan Commission hearing.

The Ohio Revised Code (ORC) was amended in 2007 granting final authority to Township Board of Zoning Appeal Boards in relation to Conditional Use Permits. Since 2007, Harding, Monclova, Springfield and Sylvania Townships in Lucas County have amended their zoning resolutions from Special Use to Conditional Use Permit. In an ongoing effort to remain current with the ORC, Staff anticipates other Townships to modify their Zoning Resolutions from Special Use Permits to Conditional Use Permits.

Staff is proposing a modification of the proposed amendment to include a section for Conditional Use Permit applications to be reviewed by the Plan Commission. Based on the more intense nature of the uses that are subject to Conditional Use review, the need for additional time for public input and providing a venue to allow for additional recommendations and/or analysis from the Plan Commission is warranted. This will also provide consistency in terms of Conditional Use Permit language throughout the Lucas County Townships. Furthermore, Spencer Township has agreed with the Toledo-Lucas County Planning Commission recommendation to provide assistance in the review of Conditional Uses.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendments, as shown in Exhibit “B” to the Spencer Township Zoning Commission and Trustees.

TEXT AMENDMENT  
SPENCER TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z30-C123  
DATE: July 25, 2018  
TIME: 9:00 a.m.

BH  
Exhibit “A” follows  
Exhibit “B” follows

Exhibit "A"

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

**SECTION 19**

PROCEDURES AND REQUIREMENTS FOR SPECIAL CONDITIONAL USES

**1900 PURPOSE**

In addition to those uses specifically permitted in each Zoning District, there are certain uses that are necessary for the good of the public, but due to the potential impact on the community, require additional review and consideration.

**1901 STANDARDS**

The ~~Zoning Commission and the Board of Township Trustees~~ **Board of Zoning Appeals** shall review each proposed ~~Special Conditional~~ **Special Conditional** Use and shall consider the following:

- A. Will the proposal be in accordance with the general objectives, or with any specific objectives of the Spencer Township Land Use Plan (and as amended);
- B. Is the proposal harmonious with the existing or intended character of the general vicinity of the lot and will it change the essential character of the area;
- C. Will the proposal not be hazardous or disturbing to existing or future neighboring uses;
- D. Will the proposal be served adequately by essential public facilities and services;
- E. The proposal will involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, vibration or odors?

**1902 PROCEDURE**

A ~~Special Conditional~~ **Special Conditional** Use may be requested by the lot owner *or their authorized agent*. The procedure is set forth in ~~Section 20 – Zoning Changes and Text Amendments~~ **Section 23 – Board of Zoning Appeals**.

**1903 CONDITIONS OF APPROVAL**

In granting any ~~Special Conditional~~ **Special Conditional** Use, the Board of Township Trustees may require the following items to protect the general health, safety and welfare of the community:

- A. Increased landscaping requirements.
- B. Screening between any proposed ~~Special Conditional~~ **Special Conditional** Use and adjacent property and/or roadway.
- C. The location of parking areas.
- D. Regulating the hours and/or days of operation.
- E. Lighting locations, intensity and areas to be illuminated.
- F. Any other item deemed necessary to protect the general health, safety and welfare of the community.



**1904 EXPIRATION OR REVOCATION OF ~~SPECIAL~~ SPECIAL CONDITIONAL USE**

A ~~Special~~ *Conditional* Use shall automatically expire if the ~~Special~~ *Conditional* Use has not been instituted or utilized within one (1) year from the date on which the ~~Special~~ *Conditional* 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~~ *Conditional* Use by the Board of Township Trustees *Zoning Appeals*.

Exhibit "B"

**Proposed Staff Changes to Township Text Amendment**

**1900 PROCEDURE**

Under certain unusual circumstances, a use of property which typically affects an area more intensely than those uses permitted in the zoning district in which it is located may nonetheless be desirable and compatible with permitted uses, if that use is properly controlled and regulated. Such uses are listed as "Conditional Uses" within the respective zoning districts.

The Board of Zoning Appeals may grant conditional approval for the use of the land, buildings, or other structures and may allow such a use to be established where such approval will be consistent with the general purpose and intent of this Zoning Resolution as well as the general purpose and intent of the Spencer Township Land Use Plan.

**1901 APPLICATION FOR CONDITIONAL USE**

An applicant shall file with the Zoning Inspector, the following documents along with the application fee.

**1901.01 Basic Requirements**

- A.** A letter of submittal from the property owner or an agent authorized in writing by the property owner shall accompany the site plan that contains the applicant's phone number and mailing address.
- B.** The site plan documents shall include a complete legal description of the property and a general location sketch showing nearby section lines and/or residential and major roadways.
- C.** All site plans shall have a title – "Conditional Use Review". The site plan shall indicate the scale of the drawing and shall use an engineer's scale. The site plan shall have the north arrow pointing either toward the top of the drawing or to the left side of the drawing. The location map and site plan orientation shall be the same.
- D.** The following documents shall be filed: Fifteen (15) blue-line or black-line prints of the site plan on paper no larger than 24" x 36". Detailed drawings other than the site plan need not be submitted for the purpose of site plan review.

**1901.02 Site Plan Requirements**

- A.** The site plan shall show the zoning classification(s) and existing uses of the property and all abutting property; the approximate location of buildings and driveway locations opposite to, and adjacent to the property.
- B.** The site plan shall indicate the dimensions including area of the property, the dimensions of the existing and proposed buildings to be constructed, and any buildings to be removed or other alterations to occur on the property.

- C.** The site plan shall indicate the distance of existing and proposed structure(s) to all right-of-way lines and the distances of the structure(s) to the front, side and rear property lines.
- D.** The site plan shall indicate the name of all adjacent roadways and right-of-way and pavement widths measured from the centerline of the roadway.
- E.** The site plan shall indicate the locations, height, and material of all existing and proposed fencing and/or walls on the property.
- F.** The site plan shall show the location, height, lighting and dimensions of existing or proposed signs on the property.
- G.** The site plan shall indicate the width(s) and location(s) of existing or proposed sidewalks, if any, and drive approach aprons. The drive approach width(s) shall be indicated where the apron meets the roadway pavement and shall be dimensioned at the throat.
- H.** The site plan shall show any ditches, creeks, or other natural features that may affect the development of the property. Where appropriate, two-foot (2') contours and the 100-year high water elevation shall be shown on the site plan. Information on this requirement may be obtained from the Lucas County Engineer's Office.
- I.** The site plan shall show the existing and proposed method of storm water drainage and/or areas to be used for storm water detention.
- J.** The site plan shall show existing and proposed sanitary and storm sewers, water mains, and the location of fire hydrants if present. In the event these improvements are not proposed, the site plan shall indicate the location of proposed or existing wells and sewage systems both on-site and on abutting parcels.
- K.** The site plan shall indicate the location of existing or proposed off-street parking spaces and drive aisles with complete dimensions, the number and size of the proposed parking stalls including handicap spaces and the type of pavement composition of the parking area, such as asphalt or concrete, and if the off-street parking area is located next to an existing parking area or on another parcel, the method of circulation, if any, between the two areas.
- L.** A site plan with a proposed drive-thru window operation shall indicate where the vehicle will be lined-up and how many vehicles can be stored at one time while waiting to use the order board and drive-thru window.
- M.** Exterior building elevation(s) visible from all abutting streets and highways.

**1902 REVIEW BY PLAN COMMISSION**

All requests for a Conditional Use, shall be reviewed by the Lucas County Plan Commission prior to the Board of Zoning Appeals public hearing. The above application for Conditional Use will be forwarded to the Plan Commission by the Township Planning and Zoning Department.

The Planning Commission shall hold a public hearing on the proposed Conditional Use and recommend approval or denial of the said use, or approval with conditions, and submit its recommendation to the Township Board of Zoning Appeals. When received, such recommendation shall then be considered at a public hearing held by the Board of Zoning Appeals on said proposed use.

**1903 GENERAL STANDARDS FOR CONDITIONAL USES**

The Board of Zoning Appeals shall not approve a Conditional Use unless in each specific case, it makes specific findings of fact directly based on the particular evidence presented to them that support conclusions that such use at the proposed location shall meet all the following requirements:

- A. Will be found to be consistent with the general objectives, or with any specific objective or purpose, of this Zoning Resolution.
- B. Will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- C. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and adequate drainage, refuse disposal, water and sewer, and schools.
- D. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be significantly detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
- E. Will have vehicular approaches to the property that shall be so designated as not to create interference with existing traffic on the surrounding public streets or roads.

**1904 SUPPLEMENTARY CONDITIONS**

In granting any Conditional Use, the Board shall insure that the specific conditions and standards established in Section 13–Supplemental Regulations have been adequately addressed. The Board may prescribe other appropriate conditions and safeguards as it deems necessary to insure that the use will be conducted in conformance with the intent and purpose of this Resolution.

**1905 PUBLIC HEARING**

- A. Once the application has been received, the applicant must post and maintain one or more on-site Notices as provided. The applicant is responsible for removing the posted Notices within ten (10) days after the decision of the Board of Zoning Appeals. No one except the applicant, agent or Township shall remove or tamper with any such Notice during the time it is required to be posted and maintained.

- B. The Board of Zoning Appeals shall fix a reasonable time for the hearing of a matter to come before it and shall give at least ten (10) days notice to the parties in interest, stating the time and place. In addition, notice of such public hearing shall be given in one publication in one or more newspapers of general circulation at least ten (10) days before the date of such hearing.

**1906 ACTION BY BOARD**

The Board of Zoning Appeals shall make its findings and determination in writing within sixty (60) days from the date of the filing of the request. At the hearings, any party may appear in person by agent or by attorney and shall be given the opportunity to be heard. A copy of the findings and determination made by the Board of Zoning Appeals shall be transmitted to the applicant within fourteen (14) days following the hearing.

**1907 PUBLIC INFORMATION**

All communications to members of the Board of Zoning Appeals, written or oral which pertain to any matter before the Board and shall be reduced to writing and made a part of the record. The official record of the Board's proceeding in any matter shall be kept on file at the Township Hall, subject to the order of the Lucas County Common Pleas Court and available for inspection by the public.

**1908 FEES**

The Township Trustees shall establish fees as deemed appropriate to defray the costs associated with the advertisement, mailings, or other required or necessary expenses incurred.

**1909 EXPIRATION OF CONDITIONAL USE**

A Conditional Use shall automatically expire if the Conditional Use has not been instituted or utilized within one (1) year from the date on which the Conditional 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 Conditional Use by the Board of Zoning Appeals.

BLANK PAGE

**GENERAL INFORMATION**

Subject

- Request - Text Amendment regarding regulations for Medical Marijuana Facilities
- Location - Richfield Township
- Applicant - Richfield Township Zoning Commission

**STAFF ANALYSIS**

The Richfield Township Zoning Commission has requested an amendment to Sections 2, 4.1, 5.3, 6.2, and adding a new Section 7.27 in regards to Medical Marijuana Cultivation, Processing, Testing Laboratory and Dispensary. The Township proposal and staff recommended text is included in Exhibit “A”.

In May 2016, the Ohio General Assembly passed Substitute House Bill 523 (“H.B. 523”), which established the basic framework for Ohio’s Medical Marijuana Control Program (MMCP). Governor Kasich signed H.B. 523 into law and became effective on September 8, 2016. This bill authorizes the use of marijuana for medical purposes and allows patients with a qualifying medical condition, and recommendation by a certified physician, to apply for a medical marijuana patient card.

The MMCP designates the regulation of cultivators, processors, and testing labs to the Ohio Department of Commerce. The regulation of dispensaries and patients/caregivers will be overseen by the State of Ohio Board of Pharmacy. The physicians certified to recommend patients for medical marijuana will be administrated by the State Medical Board of Ohio. Based upon estimates of potential patients, only a limited number of licenses will be issued across the entire State of Ohio for each type of medical marijuana facility.

As part of H.B. 523, Section 3796.29 of the Revised Code was enacted and allows townships to adopt regulations, including prohibiting or restricting the number of medical marijuana facilities within their jurisdictional limits. Additionally, pursuant to the Ohio Constitution’s Home Rule Amendment, townships have the right to enact planning, zoning, and business-regulation laws that protect the health, safety, and general welfare of its citizens, provided those laws do not conflict with state law.

The Plan Commission staff encouraged the Townships to move forward with the proposed regulations on medical marijuana facilities. The purpose of the proposed text amendment is to add definitions and use categories for medical marijuana facilities.

Use Regulations

The proposed text amendment creates use regulations which apply to all medical marijuana facilities within the township. The amendment will permit cultivators, processors, and testing facilities “as-of-right” in the M-1 Industrial zoning district. Dispensaries are proposed to in the commercial zoning districts through the Special Use Permit review procedure granted by the Township Trustees. In addition, the Township is requesting that testing facilities be permitted “as-of-right” in the C-2 district.

As part of the MMCP, certain land use restrictions already apply to all medical marijuana facilities. Although zoning districts are not taken into account in the awarding of a state license/certificate, spacing regulations are required for all medical marijuana facilities. The spacing requirement states, “No medical marijuana cultivator, processor, dispensary, or laboratory that tests medical marijuana shall be located within 500 feet from any “prohibited facility” as defined in section 3796.30 of the Revised Code.” A prohibited facility means any school, church, public library, public playground, or public park. The Township is requesting that the zoning amendment mimic the State’s requirement for 500 feet separation distance for all medical marijuana facilities from “prohibited facilities”. Additionally, the proposed text amendment will impose hours of operation, 7 AM to 9 PM, for a dispensary.

Conclusion and Recommendation

Staff concurs with the proposed amendment to the Richfield Township Zoning Resolution. Staff recommends that specific parking requirements be added to the Richfield Township Zoning Resolution as part of this amendment. It is recommended that medical marijuana dispensaries have a parking requirement of 1 space per 250 square feet of floor area. This is consistent with the parking requirement for a typical pharmacy in Richfield Township. Staff further recommends that cultivation, testing and processing facilities instill a parking requirement of 1 space per employee.

Staff recommends approval of the proposed text amendment in order to allow medical marijuana facilities in certain zoning districts and provide additional regulations pertaining to its land use. Finally, staff recommends approval because the proposed text amendment meets the challenge of a changing condition where medical marijuana facilities are permitted to operate by the State of Ohio but there are no regulations in the Richfield Township Zoning Resolution.

**STAFF RECOMMENDATION**

Staff recommends that the Lucas County Planning Commission, recommend approval of the proposed amendments, as shown in Exhibit “A” to the Richfield Township Zoning Commission and Trustees.



REF: Z34-C32... July 25, 2018

TEXT AMENDMENT  
RICHFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z34-C32  
DATE: July 25, 2018  
TIME: 9:00 a.m.

BH  
Exhibit "A" follows

**Exhibit “A”**

(Proposed additions are shown in *italics*,  
proposed deletions are shown in strikethrough text)

**SECTION 2  
DEFINITIONS**

**Medical Marijuana Facility:** *Any entity that has been issued a certificate or license by the State of Ohio to operate as a cultivator, dispensary, processor or testing facility of medical marijuana. The following are Medical Marijuana Facility use types:*

**A. Cultivator**

*An entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package, and transport medical marijuana.*

**B. Dispensary**

*An entity licensed by the State of Ohio to sell medical marijuana products to qualifying patients and caregivers.*

**C. Processor**

*An entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.*

**D. Testing Laboratory**

*An independent laboratory that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.*

**4.1 PERMITTED USES**

**C-2 GENERAL COMMERCIAL DISTRICT**

The permitted uses for the C-2 General Commercial district are shown in the following tabulations which shall constitute Section 4 of the Zoning Resolution:

*Medical Marijuana Testing Laboratory*

**M-1 LIMITED INDUSTRIAL DISTRICT**

The permitted uses for the M-1 Limited Industrial district are shown in the following tabulations which shall constitute Section 4 of the Zoning Resolution:

*Medical Marijuana Cultivator*

*Medical Marijuana Processor*

*Medical Marijuana Testing Laboratory*

## 6.2 SPECIAL USES

The Board of Township Trustees may permit, by resolution, the amendment of this Zoning Resolution and zoning map, the following uses of land or structures in any district except as specifically provided otherwise, after report thereon by the Zoning Commission and subject to the conditions and procedures set forth herein. Special uses existing at the time of adoption of this Resolution may be continued and shall be considered as uses conforming to the Resolution. Additions to existing special uses shall go through the regular special use procedure.

### GENERAL COMMERCIAL DISTRICT

*Medical Marijuana Dispensary*

## SECTION 5 PARKING REQUIREMENTS

### 5.3 PARKING SPACE REQUIREMENTS:

The number of off-street parking spaces required for various uses shall be no less than the minimum set forth in the following uses:

#### 5.3.2 (d) Commercial Uses:

Medical Marijuana Dispensary: One for each 250 square feet of gross floor area.

#### 5.3.2 (e) Industrial Uses:

Medical Marijuana Cultivation, Testing and Processing facilities: One space per each employee.

## SECTION 7 SUPPLEMENTAL REGULATIONS

### SECTION 7.27 MEDICAL MARIJUANA FACILITIES

*The following standards apply to Medical Marijuana Facilities, as defined in Section 2 of this Resolution. All such facilities shall also comply with Ohio Revised Code Section 3796.*

- A. *Medical Marijuana Facilities shall not be located within 500 feet of any school (K-12), church, public park, public playground, public library, pre-school, child day care center, publically owned property, or other use established specifically for the activities of minors.*
- B. *Medical Marijuana Dispensaries may be allowed as a special use provided that the conditions below are complied with and other applicable conditions of Section 7.17 Site Plan Review.*
  - 1. *The hours of operation of a Dispensary shall be limited to 7 a.m. to 9 p.m., or other hours consistent with a Medical Marijuana Dispensary permit issued by the State of Ohio, as a condition of approval.*

BLANK PAGE

## 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

