

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*JUNE 26, 2024*

*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

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(Chairman)

KRISTOPHER BALL  
(Vice Chairman)

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2024**

<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 22	December 29	January 11
December 27	January 22	January 26	February 8
January 22	February 19	March 1	March 14
February 26	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 28	May 31	June 13
May 28	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 29	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 13**
October 21	November 18	November 22	December 5**
<b>COUNTY PLANNING COMMISSION</b> <i>(HEARINGS BEGIN AT 9AM)</i>			
December 11	January 8	January 12	January 24
January 15	February 12	February 16	February 28
February 12	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20**
November 4	December 2	December 6	December 18**

\* 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

**LUCAS COUNTY PLAN COMMISSION**

**June 26, 2024**

**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**

**CHAIRMAN’S REPORT**

**ITEM**  
**NO.**

**ZONE CHANGE – MONCLOVA TOWNSHIP**

- 1. Z17-C383: Zone Change from R-B PUD and C-1 PUD to C-1 PUD (mlm)
- 2. Z17-C384: Amendment to Planned Unit Development at 8300 Maumee-Western Road

**PRELIMINARY DRAWING – SPRINGFIELD TOWNSHIP**

- 3. S-8-24: Preliminary Drawing of Hidden Wood Subdivision, Located West of King Road, south of Nebraska Avenue (mlm)

**TEXT AMENDMENT – HARDING TOWNSHIP**

- 4. Z37-C36: Text Amendment Regarding Small Solar Facilities (mlm)

**DIRECTOR’S REPORT**

**ADJOURNMENT**

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**GENERAL INFORMATION**

Subject

- Request - Zone Change from R-B PUD and C-1 PUD to C-1 PUD
- Location - 8300 Maumee-Western Road
- Applicant - Jaquette Farms LLC  
Richard Jaquette  
5447 Bay Shore Road  
Oregon, OH 43616
- ~~Engineer - Feller Finch & Associates, Inc.  
Don Feller  
1683 Woodlands Drive  
Maumee, OH 45357~~

Site Description

- Zoning - R-B Suburban Residential District and C-1  
Neighborhood Commercial PUD
- Area - ± 7.0 Acres
- Frontage - ± 877 Feet along US 20A (Maumee Western Road)  
and ± 405 Feet along Albon Road
- Existing Use - Vacant Land
- Overlay - U.S. 20A (Maumee-Western Road) Overlay District

Area Description

- North - Vacant land and residential subdivisions / R-B PUD
- South - Vacant land / C-1, C-2, and C-3
- East - Vacant land and residential subdivision / C-2 and R-3
- West - Vacant land / C-2

Parcel History

- Z17-C205 - Amendment to the Monclova Township Zoning Resolution regarding U.S. 20A (Maumee-Western Road) Zoning Overlay District (P.C. approved on 8/25/04, Trustees approved on 10/18/04)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- Z17-C352 - A/R and C-2 to R-B and C-1 PUD for 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee-Western Rd (P.C. approved with conditions on 7/27/24, Trustees approved with conditions 10/17/16)
- S-27-17 - South of Salisbury, west of Albon, Monclova Township for the Preliminary Drawing of Stoney Creek (P.C. approved with 66 conditions 1/24/18)
- Z17-C384 - Amendment to Planned Unit Development for 8300 Maumee-Western and Albon Road (Pending Plan Commission review)

Applicable Plans and Regulations

Monclova Township Zoning Resolution  
Monclova Township Comprehensive Land Use Plan 2022 Lucas County  
Subdivision Rules and Regulations Lucas County Land Use Policy Plan (within the “expansion zone”)

**STAFF ANALYSIS**

The request is for a Zone Change from R-B PUD and C-1 PUD to C-1 PUD for the property located at 8300 Maumee-Western Road. The undeveloped parcel is approximately seven (7) acres, split zoned, and is located in the US 20 A (Maumee-Western Road) Overlay District. The applicant is proposing the Zone Change to C-1 PUD for the remaining residential portion of the property. The subject site is located at the north west corner of the intersection at US 20A (Maumee-Western Road) and Albon Road, and is surrounded by vacant land with commercially zoned properties to the east and south.

The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property. The US 20A Overlay District allows for commercial uses, and the new development will have to comply with the overlay development standards when submitting for site plan for review.

**STAFF ANALYSIS (cont'd)**

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as neighborhood commercial for future land uses. The site is identified in the Albon and Weckerly Planning Area with preferred land uses as low and medium density single-family residential homes, rural residential, neighborhood commercial uses at the south-west corner of Maumee-Western Road and Albon Road, and agriculture. The proposal meets the criteria for the C-1 Neighborhood Commercial District. Staff recommends approval of this Zone Change from R-B PUD and C-1 PUD to C-1 PUD.

**STAFF RECOMMENDATION**

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C383, a Zone Change request from R-B PUD and C-1 PUD to C-1 PUD for the property located at 8300 Maumee-Western Road to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

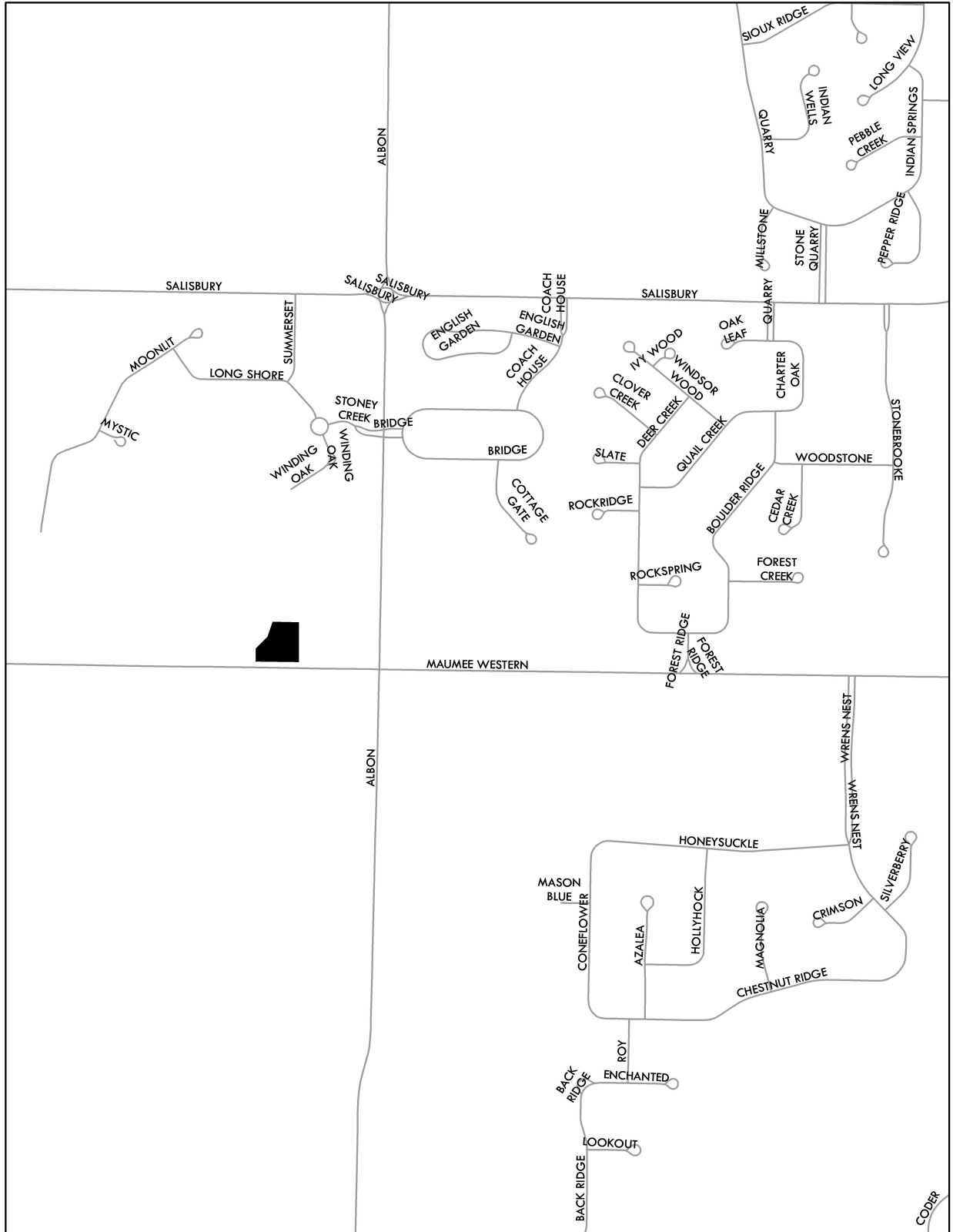
1. The request is compatible with surrounding commercial zoning and uses;
2. The request is compatible with 2022 Monclova Township Comprehensive Land Use Plan; and
3. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C383  
DATE: June 26, 2024  
TIME: 9:00 a.m.

MLM/KB  
Two (2) sketches follow

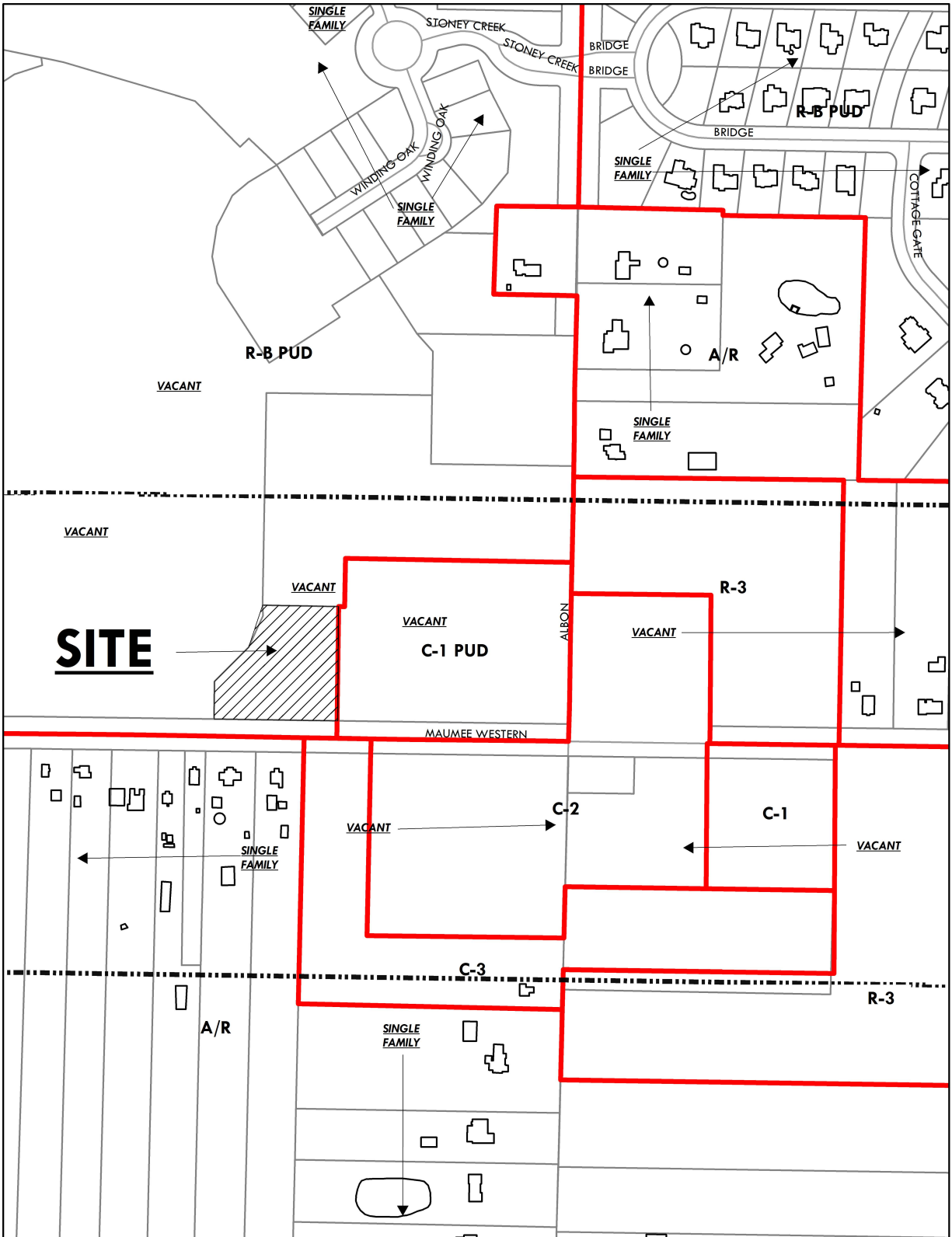
# GENERAL LOCATION

Z17-C383



# ZONING & LAND USE

Z17-C383



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**REVISED**

**GENERAL INFORMATION**

Subject

- Request - Amendment to the Planned Unit Development
- Location - 8300 Maumee-Western Road
- Applicant - Jaquette Farms LLC  
Richard Jaquette  
5447 Bay Shore Road  
Oregon, OH 43616
- ~~Engineer - Feller Finch & Associates, Inc.  
Don Feller  
1683 Woodlands Drive  
Maumee, OH 45357~~

Site Description

- Zoning - R-B Suburban Residential District PUD and C-1  
Neighborhood Commercial PUD
- Area - ± 7.0 Acres
- Frontage - ± 877 Feet along US 20A (Maumee-Western Road)  
and ± 405 Feet along Albon Road
- Existing Use - Vacant Land
- Overlay - U.S. 20A (Maumee-Western Road) Overlay District

Area Description

- North - Vacant land and residential subdivision / R-B PUD
- South - Vacant land / C-1, C-2, and C-3
- East - Vacant land and residential subdivision / C-2 and R-3
- West - Vacant land / C-2

Parcel History

- Z17-C205 - Amendment to the Monclova Township Zoning Resolution regarding U.S. 20A (Maumee-Western Road) Zoning Overlay District (P.C. approved on 8/25/04, Trustees approved on 10/18/04)

**GENERAL INFORMATION (cont'd)**

Parcel History (cont'd)

- |          |   |   |
|----------|---|---|
| Z17-C352 | - | Zone change request to A/R and C-2 to R-B and C-1 PUD for 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee-Western Rd (P.C. approved with 63 conditions on 7/27/24, Trustees approved with conditions 10/17/16) |
| S-27-17  | - | South of Salisbury, west of Albon, Monclova Township for the Preliminary Drawing of Stoney Creek (P.C. approved with 66 conditions 1/24/18)   |
| Z17-C383 | - | Zone Change from R-B PUD and C-1 PUD to C-1 PUD, scheduled for P.C. 6/26/24)  |

Applicable Plans and Regulations

Monclova Township Zoning Resolution  
Monclova Township Comprehensive Land Use Plan 2022 Lucas County  
Subdivision Rules and Regulations Lucas County Land Use Policy Plan (within the “expansion zone”

**STAFF ANALYSIS**

The applicant is requesting approval of an amendment to the Planned Unit Development (PUD) that was granted via Trustee Action vote on October 17, 2016 for a commercial development located at 8300 Maumee-Western. This amendment will only affect the northwestern portion of the parcel that is zoned R-B Suburban Residential District PUD. The remaining portion of the parcel is C-1 Neighborhood Commercial PUD overlay to include the 20A Overlay. Surrounding land uses include vacant commercial land to the east and south side, and single-family housing developments to the north and west side.

The applicant is requesting the PUD amendment to increase the acreage for the commercial property prior to development. The overall residential Planned Unit Development is 106.42 acres and will be reduced by 1.69 acres if the companion case, Z17-C383, for the zone change is approved. The existing commercial portion of the PUD is 5.31 acres and this change will increase 7.0 acres.

The Monclova Township Zoning Resolution states that Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features and consolidation of open space and provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility so that natural features and open space may be preserved and enhanced through the siting of development in a coordinated and efficient manner.

**STAFF ANALYSIS (cont'd)**

The Monclova Township Trustees placed five conditions on the PUD, which are: the applicant shall submit a site plan for the commercial portion; restrict the height of any new building to a single-story; the applicant shall apply for and be granted access onto State Route 20A (Maumee-Western Road); the applicant shall join the current JEDD (Joint Economic Development District); and any widening of Albon Road will come from the west side, and the same for Salisbury Road that requires the applicant to lose land on the south side to the any road widening. Lastly, the applicant agreed to provide sewer lines to five (5) parcels on Albon Road. Monclova Township has not received a site plan for the subject site therefore no additional details can be provided.

The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property. The US 20A Overlay District allows for commercial uses, and the new development will have to comply with the overlay development standards when submitting for site plan for review.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as neighborhood commercial for future land uses. The site is identified in the Albon and Weckerly Planning Area with preferred land uses as low and medium density single-family residential homes, rural residential, neighborhood commercial uses at the south-west corner of Maumee-Western Road and Albon Road, and agriculture. The proposal meets the criteria for the C-1 Neighborhood Commercial District. Staff recommends approval of the Amendment to the Planned Unit Development to remove the residential zoning buffer of the R-B PUD to the C-1 PUD and change it over to C-1 PUD.

**STAFF RECOMMENDATION**

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C384, an Amendment to the Planned Unit Development for the property located at 8300 Maumee-Western Road to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with Monclova Township Zoning Resolution and the 2022 Monclova Township Comprehensive Land Use Plan; and
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

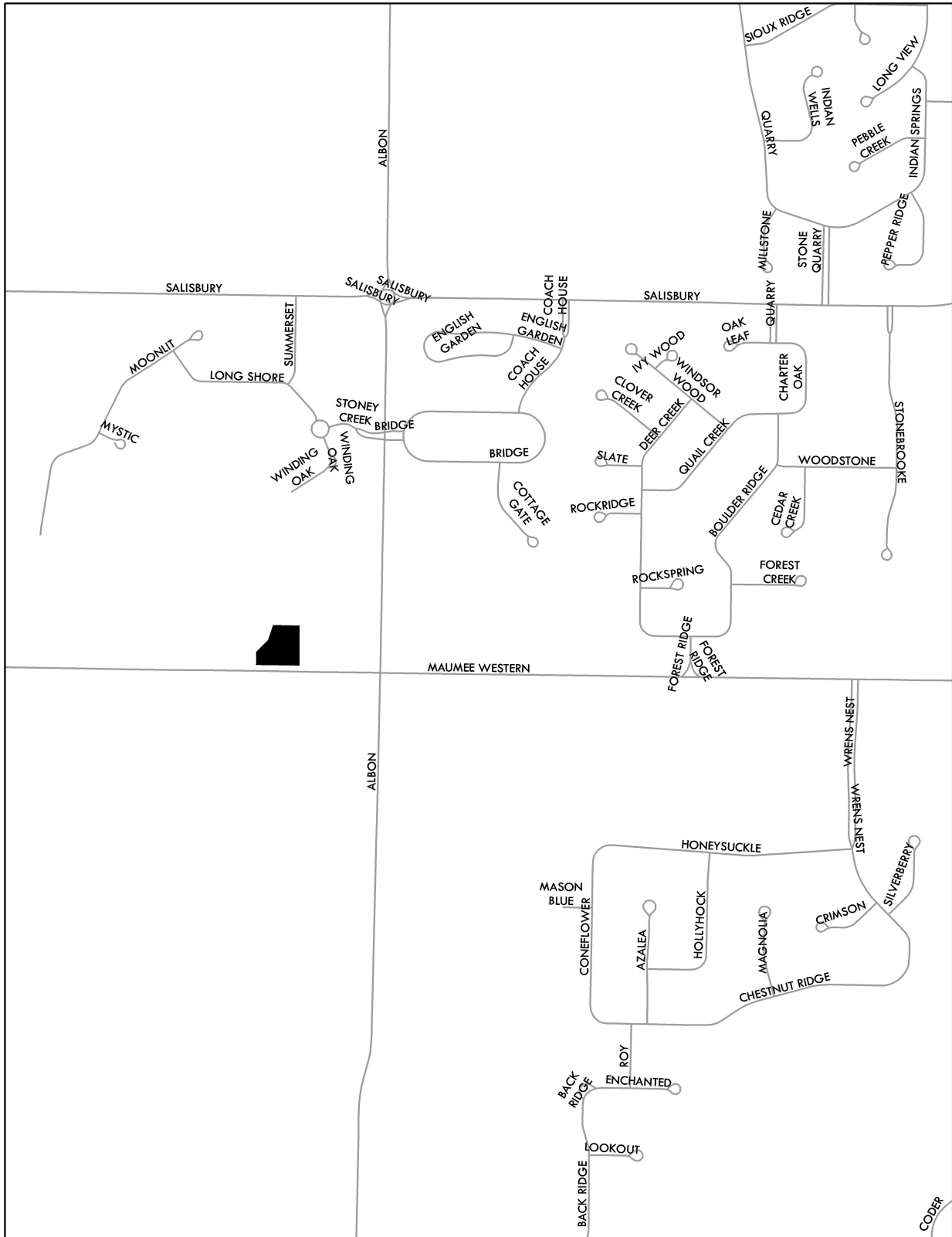
REF: Z17-C384... June 26, 2024

AMENDMENT TO PUD  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C384  
DATE: June 26, 2024  
TIME: 9:00 a.m.

MLM/KB  
Two (2) sketches follow

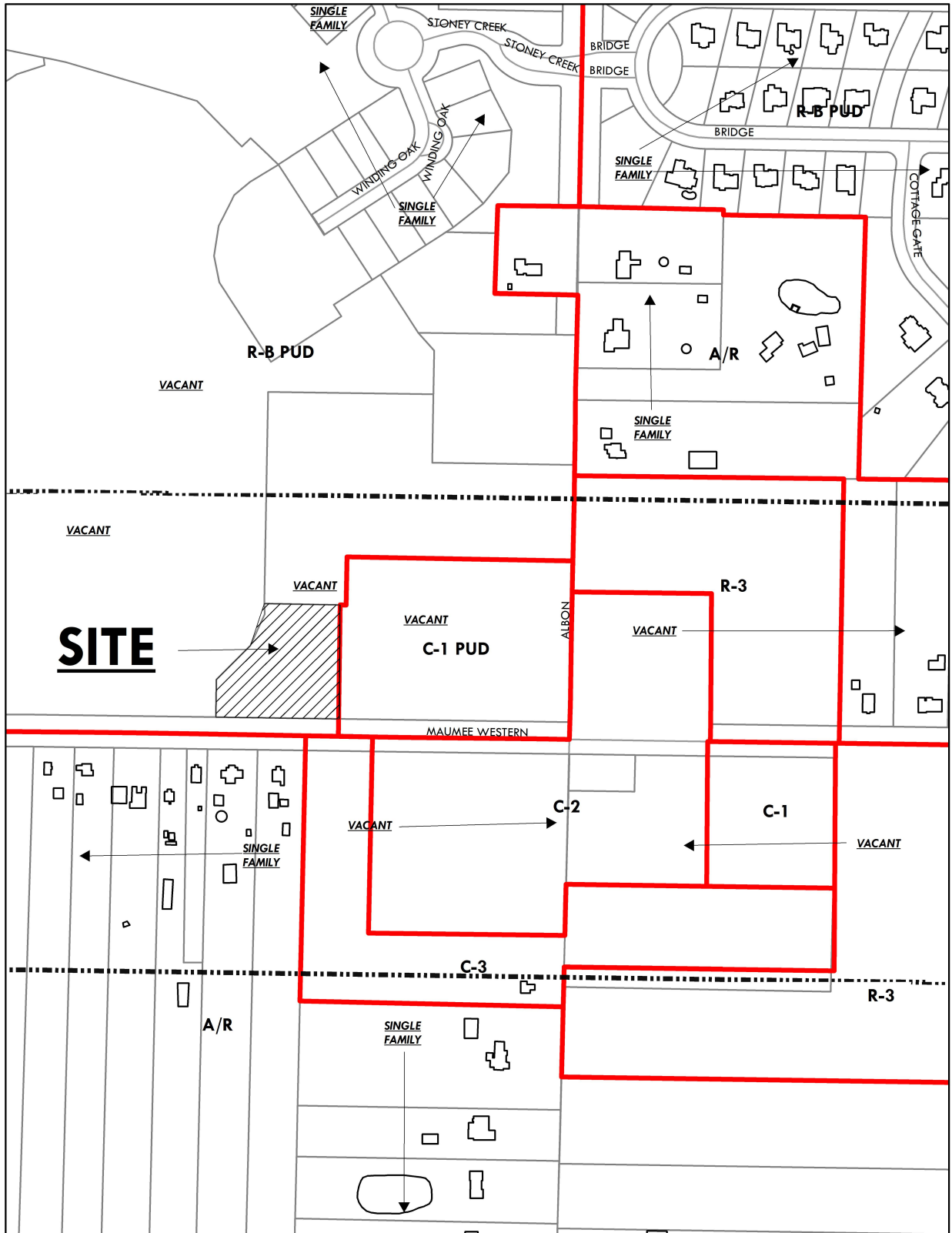
# GENERAL LOCATION

Z17-C384



# ZONING & LAND USE

Z17-C384



**GENERAL INFORMATION**

Subject

- Request - Preliminary Drawing of Hidden Wood Subdivision
- Location - West of King Road, south of Nebraska Avenue
- Applicant - Thomas Schlachter  
2780 Centennial Road  
Toledo, OH 43617
- Engineer - Greg Feller  
Feller Finch and Associates  
1683 Woodlands Drive  
Maumee, OH 43537

Site Description

- Zoning - RA-4 Rural Residential District
- Area - ± 17.8 Acres
- Frontage - ± 622 Feet along Hill Avenue
- Existing Use - Vacant land

Area Description

- North - Residential uses/ RA-4
- South - Residential uses / R-A PUD and RA-3
- East - Residential uses/ RA-4 and R-A
- West - Residential uses/ RA-4

Parcel History

- Z19-C689 - Zone Change from RA-4 Rural Residential District to R-A Suburban Residential District (Plan Commission approved 5/22/2024, Pending Township Trustee action)

Applicable Plans and Regulations

Springfield Township Zoning Resolution  
Springfield Township Land Use Plan 2020  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “limited development zone”)

## STAFF ANALYSIS

The request is a preliminary drawing for Hidden Wood Subdivision. The proposed subdivision is zoned RA-4 Rural Residential District pending a zone change to R-A Suburban Residential District, and is situated on seventeen (17) acres of land located at 8020 Hill Avenue. The property is currently vacant pending the outcome of this preliminary drawing. Adjacent land uses include Single Family Residential uses to the north, south, east and west.

The applicant is requesting the Preliminary Drawing for Hidden Wood in order to construct fifty-two (52) single-family dwellings on the 17-acre site. The drawing shows fifty-two lots with the remaining acreage for two common lots, and the required easement for Toledo Edison. The proposal is similar to nearby single-family developments located to the south. The plan includes a linear street design with a cul-de-sac at the north end. Lot sizes are approximately 76ft x 147ft lot creating 11,000 square feet lots fronting on the proposed roadway.

The subdivision will be accessed from a single point along Hill Avenue. Hill Avenue is currently a two (2) lane state highway with a pavement width of approximately thirty (30) feet (15 feet each lane). The roadway within the subdivision will be public with sixty feet (60') of right-of-way and twenty-seven feet (27') of pavement. Street names will need to be approved by the Lucas County Tax Map Division and the Emergency Services Department. Street lighting and sidewalks are required on both sides of the street throughout the new subdivision.

The United States Postal Service is requiring all new subdivisions utilize cluster box units (CBU's) in all new subdivisions. CBU's are typically located on common lots and a recitation is encouraged to be placed on all Final Plats to insure the maintenance of the box(s) is assessed to each property owner of the subdivision in which they serve. The developer shall also submit a design of the CBU's to the Township Zoning Department for review and approval prior to installation. Staff recommends that all common lots throughout the development be noted with lettered lot(s).

The 2020 Springfield Township Comprehensive Plan recommends this area for low to medium residential uses. The Hill/McCord Planning Area is a largely single-family residential area containing most of the area bounded by King Road, Angola Road, Holland-Sylvania Road, South Avenue, U.S 23/I-475, Hill Avenue, McCord Road and Nebraska Avenue. The area includes a mix of older, and newer single-family subdivisions, acreage residential parcels, and apartments. There are small commercial nodes at the Hill/McCord and Nebraska/McCord intersections, and an agricultural area between U.S.23/I-475 and Holland-Sylvania Road. The remaining vacant land is wooded rather than agricultural.

The land use and zoning recommendations encourage infill residential development with medium density residential zoning in areas near existing residential subdivisions. For the commercial and mixed-use development should be located near existing commercial activity nodes at the McCord/Hill and McCord/Nebraska intersections.

**STAFF ANALYSIS (cont'd)**

Based on the property's location in conjunction with established single-family uses and subdivisions in the immediate area, the sites consistency with the 2020 Springfield Township Comprehensive Plan and its anticipated minimal adverse impacts on surrounding properties in the area, staff recommends approval of the fifty-two (52) lot Preliminary Drawing.

**STAFF RECOMMENDATION**

The staff recommends the Lucas County Planning Commission recommend approval of S-8-24, a Preliminary Drawing for Hidden Wood Subdivision for the following three (3) reasons:

1. The request is compatible with the surrounding residential uses in terms of density and zoning.
2. The request is consistent with the Springfield Township Zoning Resolution and Land Use Plan; and
3. The request is consistent with the Lucas County Subdivision Rule and Regulations.

The staff further recommends that the Lucas County Planning Commission approve S-8-24, a Preliminary Drawing for Hidden Wood Subdivision located at 8020 Hill Avenue subject to the following **thirty-two (32)** conditions.

The conditions of approval are as follows and are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Engineer

1. All plan submittals to the Lucas County Engineer's Office shall be in accordance with the latest edition of the LCEO Design, Construction, and Survey Standards and the LCEO Standard Construction Drawings.
2. A site grading plan for the project shall be submitted to the Lucas County Engineer's Office for approval as a part of the paving and storm drainage plans.
3. The construction plans shall provide for the installation of all interior street monuments. If not completed, a performance guarantee shall be provided for all other monuments that are not a part of the construction plans.
4. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
5. Right-of-way areas along Hill Avenue shall be graded to provide roadside ditch swales, positive drainage, and adequate shoulder widths.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Engineer (cont'd)

6. Pavement grading on the proposed street entrances shall direct storm water runoff away from the Gunn Road pavement.
7. In the event that earth mounds and landscaping are proposed along Hill Avenue, the locations for these items shall be outside of the right-of-way.
8. Two (2) foot wide anti-vehicular access easements shall be platted to prohibit direct access to Hill Avenue from stormwater detention area.
9. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of the street in the subdivision and along the north side of Hill Ave.
10. In accordance with the Major Street and Highway Plan, provide a 50-foot half right-of-way along Hill Avenue.
11. Landscaping and easement requirements near the Stormwater Detention Area shall follow the LCEO Design, Construction, and Survey Standards.
12. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall be in accordance with the latest edition of the LCEO Design, Construction, and Survey Standards.
13. Rear yard catch basins, drainage swales and easements will be required in accordance with the LCEO Design, Construction, and Survey Standards.
14. Street Names shall be provided and approved by the Tax Map Department and Emergency Services Departments.
15. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees or by the developer.
16. The Developer shall make arrangements for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
17. Easements shall be platted for utilities along the street frontage twelve (12) feet in width and where required by respective utility companies.

**STAFF RECOMMENDATION (cont'd)**

Lucas County Engineer (cont'd)

18. Indicate locations for proposed cluster mailboxes. The cluster mailbox shall be designed to be accessible in accordance the ADA requirements.
19. Drainage and utility easements shall be provided adjacent to the right of way where the main storm sewer line is located near or outside of the right of way line.
20. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for construction and post-construction activities. Such measures shall meet the requirements of the current Ohio EPA, Construction General Permit. A SWP3 Submittal Checklist and Review Application is required to be completed and submitted as per Lucas County requirements.

Lucas County Sanitary Engineer

No comments or concerns.

Toledo-Lucas County Health Department

21. Any septic or well concerns will be forwarded to the Health Department.

Springfield Township Zoning

No comments or concerns.

Springfield Township Fire Rescue

22. Turn around circle or cul-de-sac at the end of the road must be large enough to accommodate the turning radius of the largest apparatus vehicle that has two-hundred and thirty-five feet (235") Wheel Base.

Tax Map

23. There is an existing plat in the county called Hidden Woods. Wood is on the list of prohibited street names. The name for this plat must be changed.

Lucas County Emergency Services 911

24. Request new street names and plat name. Hidden Wood court is identical street name to an existing property in Toledo. Wood is a prohibited Street name.

**STAFF RECOMMENDATION (cont'd)**

Plan Commission

25. The Final Plat cannot be submitted until the Zone Change from RA-4 Rural Residential District to R-A Suburban Residential District, has been approved by the Springfield Township Trustees.
26. Common open spaces shall be denoted with a lettered lot and shall be maintained indefinitely by either the developer or the homeowner's association. The owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
27. The developer shall submit a design of the Cluster Box Unit's (CBU's) n to the Township Zoning Department for review and approval prior to installation. are typically located on common lots and a recitation is encouraged to be place on all Final Plats to insure the maintenance of the box(s).
28. A recitation shall be placed on the Final Plat and within the deed restrictions indicating that each lot owner will be responsible for an equal share of the tax liability for the storm water detention area(s).
29. A plat recitation and deed covenant shall be provided that it is the duty of the developer, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris
30. In accordance with the Lucas County Subdivision Regulations **Sec. 518.a**, sidewalks shall be constructed on both sides of all streets in the subdivision.
31. Per section 704 of the Lucas County Subdivision Regulations, street lighting and street trees shall be installed along all streets in a major subdivision and shall meet the spacing criteria of said section.
32. If construction of any phase of the approved Planned Unit Development begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the Planned Unit Development shall be void and the land shall revert to the district regulations in which it is located.

REF: S-8-24...June 26, 2024

PRELIMINARY DRAWING  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION

REF: S-8-24

DATE: June 26, 2024

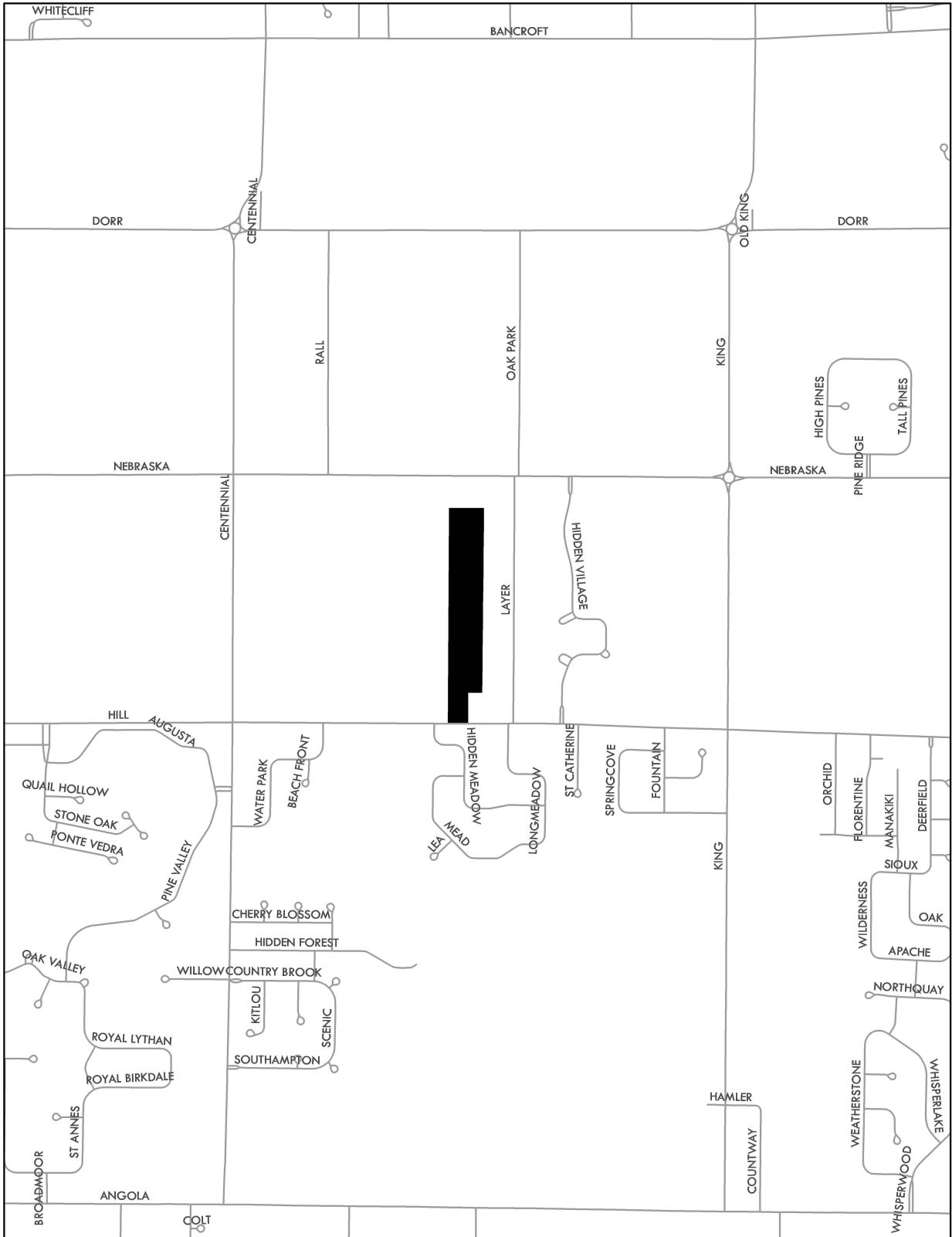
TIME: 9:00 a.m.

MLM

Three (3) sketches follow

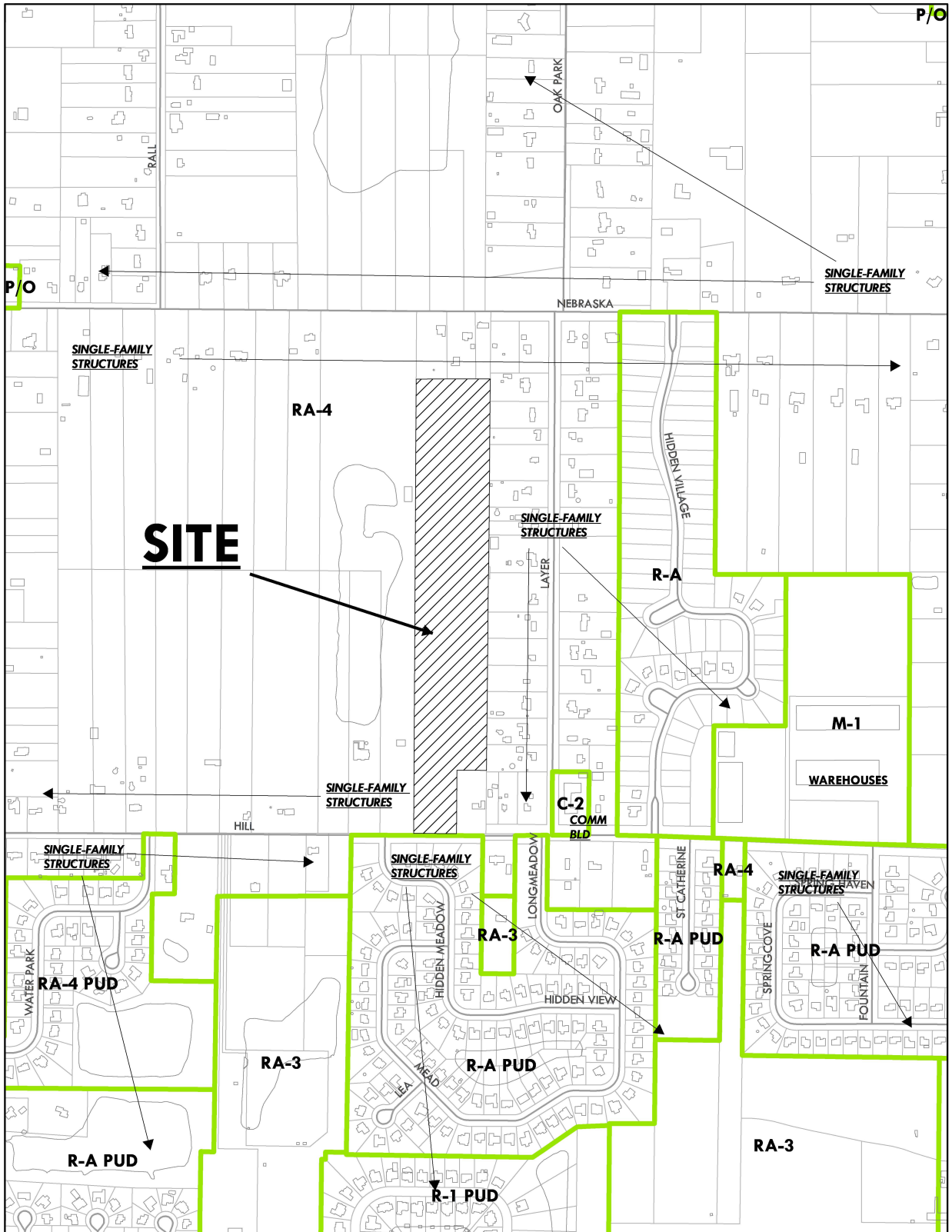
# GENERAL LOCATION

S-8-24



# ZONING & LAND USE

S-8-24

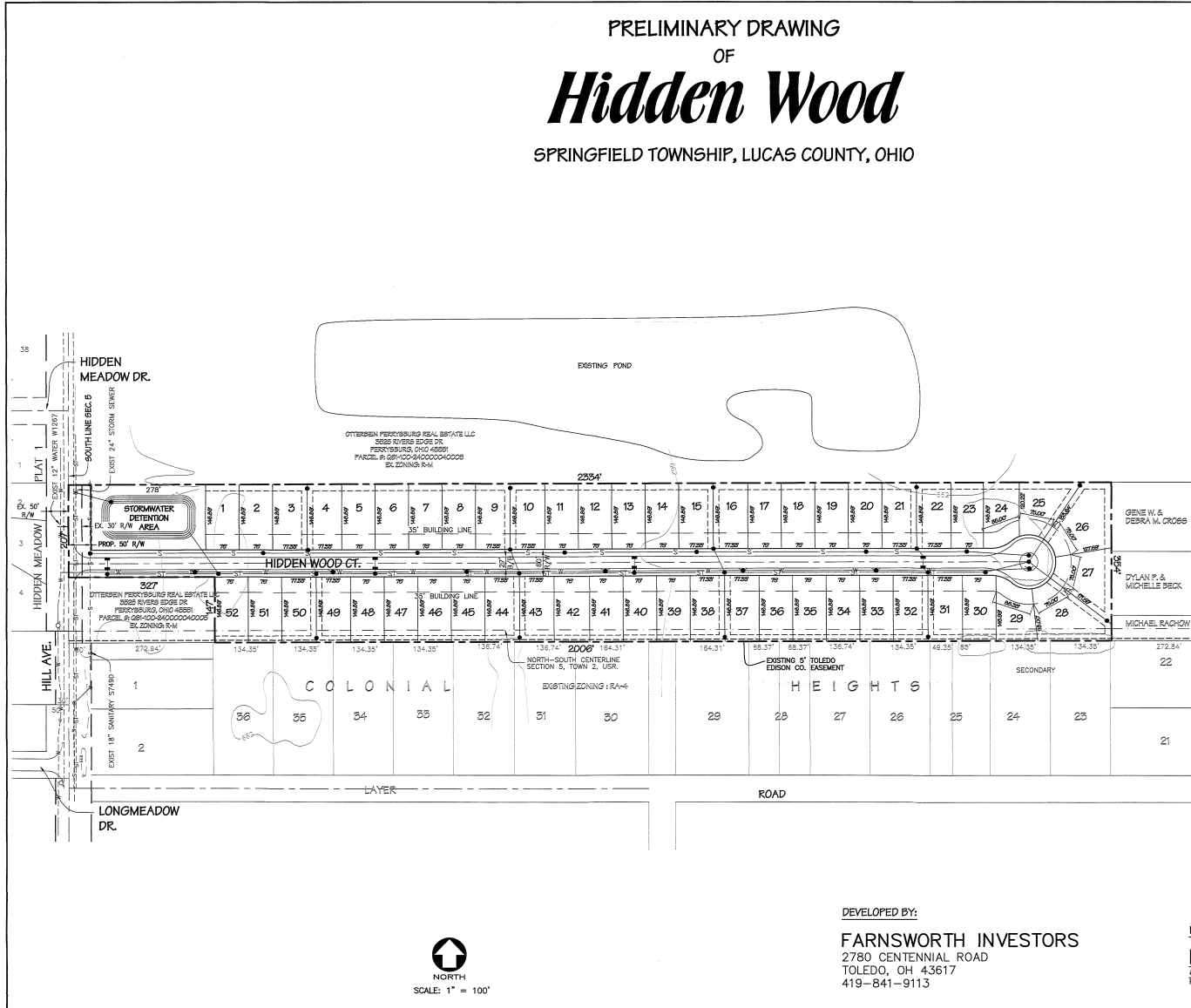
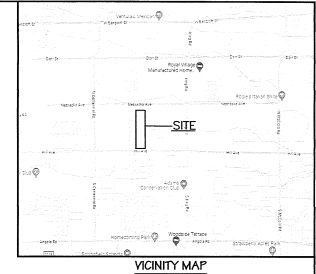


# PRELIMINARY DRAWING

S-8-24

3 - 10

PRELIMINARY DRAWING  
OF  
**Hidden Wood**  
SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO



**LEGAL DESCRIPTION**

THE EAST TWENTY (20) ACRES OF THE SOUTHWEST QUARTER (1/4) AND THE WEST ONE AND FIFTY-EIGHT HUNDREDTHS (1.58) ACRES OF THE SOUTHEAST QUARTER (1/4) ALL IN SECTION FIVE (5), TOWN TWO (2) IN THE UNITED STATES RESERVE OF TWELVE (12) MILES SQUARE AT THE FOOT OF THE RAPIDS OF THE MIAMI OF LAKE ERIE IN SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO, EXCEPTING THE NORTHERLY THREE HUNDRED TWENTY-TWO AND EIGHTY-FOUR HUNDREDTHS (322.84) FEET THEREOF.

**SITE ANALYSIS**

- TAX PARCEL NUMBER: 6502134
- EX. ZONING: RA-4
- PROP. ZONING: R-4
- TOTAL AREA: 17.9± AC.
- NUMBER OF LOTS: 52
- 60' R/W, 27' ROAD W/ CURBS
- SANITARY SEWERS
- STORM SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE

**LOT DATA:**

- MIN. FRONT YARD: 35 FEET
- MIN. REAR YARD: 35 FEET
- MIN. SIDE YARD: 7.5 FEET (10% OF LOT WIDTH)
- MIN. LOT AREA: 11,000 SF (VARIANCE)



DEVELOPED BY:  
**FARNSWORTH INVESTORS**  
2780 CENTENNIAL ROAD  
TOLEDO, OH 43617  
419-841-9113

PREPARED BY:

**FellerFinch** & ASSOCIATES, I.N.C.  
Engineers - Surveyors  
1683 Woodlands Drive, Maumee, Ohio 43537  
Phone: (419) 893-3680  
Fax: (419) 893-2982  
www.fellerfinch.com

PROJECT No.: 10E10168 DWG: 10-10168PROG1 DATE: 02-12-24

RECEIVED  
MAY 18 2024  
TRIAL COUNTY PLANNING COMMISSION



**GENERAL INFORMATION**

Subject

- Request - Amendment to the Harding Township Zoning Resolution regarding Small Solar Facilities
- Location - Harding Township
- Applicant - Harding Township Zoning Commission

**STAFF ANALYSIS**

The Harding Township Zoning Commission requests an amendment to the Harding Township Zoning Resolution regarding Small Solar Facilities. The township zoning resolution does not provide zoning guidelines for solar energy systems.

The township submitted a text amendment using the Ohio Township Association for Small Solar Facilities as a guide. Staff worked with the township create language that will mirror other townships in Lucas County. Additional examples for Integrated Solar Energy Systems, Rooftop Solar Energy Systems, Ground Mounted Solar Energy Systems, and Small Solar Facilities were added into the body of the text amendment as shown in EXHIBIT "A."

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend an approval of the proposed amendment to the Harding Township Zoning Resolution shown in EXHIBIT "A" to the Harding Township Zoning Commission and Township Trustees.

TEXT AMENDMENT  
HARDING TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z37-C36  
DATE: June 26, 2024  
TIME: 9:00 A.M.

MLM/KB  
EXHIBIT "A" follows

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

926 **SMALL SOLAR FACILITIES**

***Solar facilities of fifty (50) megawatts or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations.***

**A. DEFINITIONS**

***Ground Mounted Solar Energy Systems: A solar energy system that mounts a solar panel or panels and facilities on or above the ground.***

***Integrated Solar Energy Systems: A solar energy system that is incorporated into or replaces standard building materials and does not have mounting equipment. For example, these systems may include materials that replace traditional roofing, shingle, or siding materials, awnings, canopies, skylights, or windows.***

***Rooftop Solar Energy Systems: A solar energy system that is mounted to a structure or building's roof on racks.***

***Small Solar Facility: A Solar Energy System and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than fifty (50) megawatts.***

***Solar Energy: means radiant energy (direct, diffused, or reflected) received from the sun that can be collected and converted into thermal or electrical energy.***

***Solar Energy System: means a system and associated facilities that collect Solar Energy, which may include, but is not limited to, an Integrated Solar Energy System, Rooftop Solar Energy System, or Ground Mounted Solar Energy System.***

**B. WHERE PERMITTED**

***1. Integrated Solar Energy Solar Systems: Construction, erection, or siting of an Integrated Solar Energy System is permitted in all zoning districts. A Zoning Certificate is not required if there is no change in footprint or volume of a building or structure.***

***2. Rooftop Solar Energy Systems: Subject to the restrictions contained in this Section, any construction, erection, or siting of a Rooftop Solar Energy System shall be a permitted use in all zoning districts. A Zoning Certificate is required.***

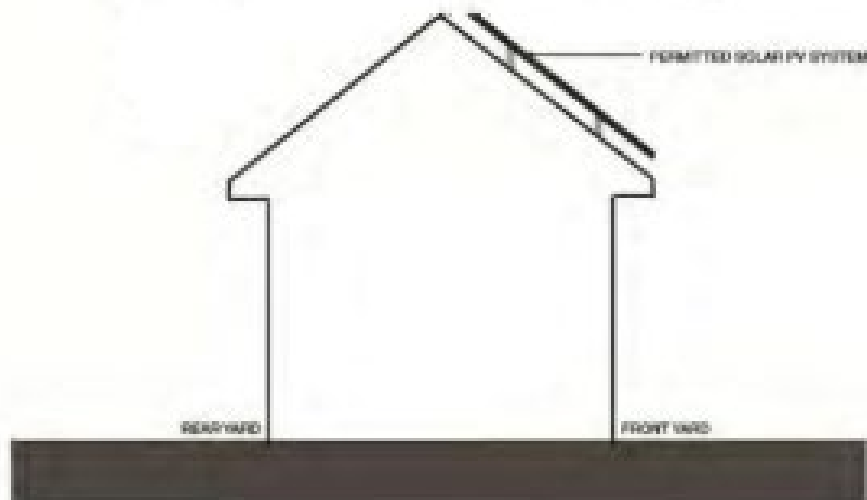
**EXHIBIT "A"**  
(Deletions in strike out, additions in bold italics)

3. ***Ground Mounted Solar Energy Systems: Such systems are permitted on commercial and industrial parcels greater than one (1) acre in size. The construction, erection, or siting of a Ground Mounted Solar Energy System is permitted as an accessory structure and shall comply with the regulations in this Section and Section 1901. A Zoning Certificate is required.***
4. ***Small Solar Facilities: Subject to the restrictions contained in this Section, as well as any other relevant conditions as the Board of Zoning Appeals may determine, any construction, erection, or siting of Small Solar Facilities may be permitted as a conditional use on parcels five (5) acres and larger in the M-1 Limited Industrial District.***

**C. GENERAL REQUIREMENTS**

**1. Integrated or Rooftop Solar Energy Systems**

- a. ***Height: The maximum height of any Integrated or Rooftop Solar Energy System shall not exceed the maximum height applicable to principal structures located in the zoning district where located. An Integrated or Rooftop Solar Energy System mounted on a roof shall not vertically exceed the highest point of the roof to which it is attached.***

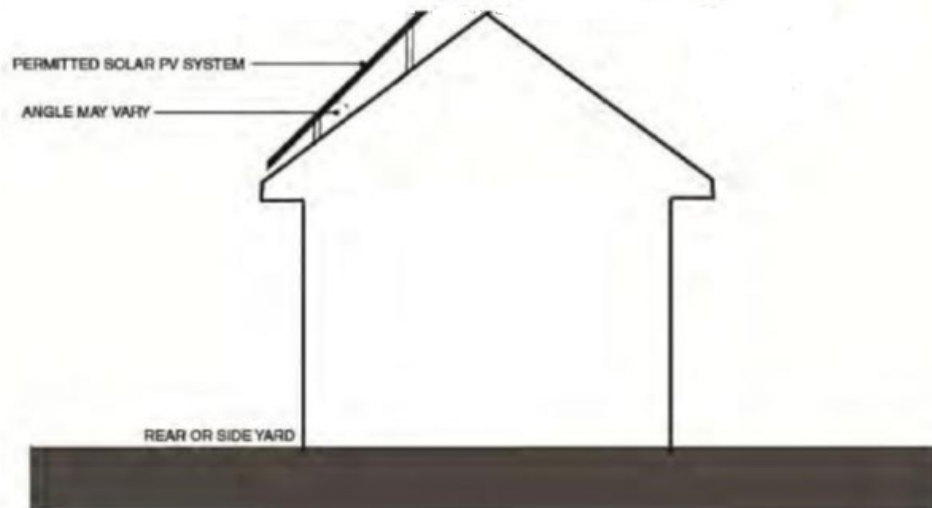


**FIGURE 1**

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

***Roof-mounted solar panels that are mounted at an angle to the roof structure shall only be permitted on roof surfaces that face the side or rear lot.***



**FIGURE 2**

***b. Coverage: An Integrated or Rooftop Solar Energy System shall cover no more than 50% of a structure's walls and/or roof, as applicable.***

***c. Components: All exterior electrical lines must be located entirely underground and placed in conduit.***

**2. Ground Mounted Solar Energy Systems**

***a. Height: The maximum height of any Ground Mounted Solar Energy System at any point shall not exceed eight (8') feet.***

***b. Coverage: Ground Mounted Solar Energy Systems shall not exceed three hundred (300) square feet in size in any Residential District. Such systems shall not exceed six hundred (600) square feet in size in Commercial and Industrial Districts.***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

- c. Components: All exterior electrical lines must be located entirely underground and placed in conduit.***
- d. Visual Buffer: A Ground Mounted Solar Energy System shall have a visual buffer of natural vegetation, plantings, and/or fencing that provides reasonable visual screening to minimize view of and noise from the Small Solar Facilities on adjacent lots and from any public right-of-way. Ground Mounted Solar Energy Systems located on corner lots shall comply with all applicable requirements (including, but not limited to, those for yards, buffering, and screening) for lots in the zoning district where located. The Ground Mounted Solar Energy System shall not be located in a landscape buffer.***
- e. Maintenance: Ground Mounted Solar Energy Systems shall be maintained in good working order at all times. The owner of the property shall, within thirty (30) days of permanently ceasing operation of a Ground Mounted Solar Energy System, provide written notice of abandonment to the Zoning Inspector. An unused Ground Mounted Solar Energy System may stand no longer than ninety (90) days following abandonment. All costs associated with the dismantling/demolition of the Ground Mounted Solar Energy System and associated equipment shall be the responsibility of the property owner. A Ground Mounted Solar Energy System is considered abandoned when it ceases transmission of electricity for thirty (30) consecutive days. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing Ground Mounted Solar Energy System. The property shall be returned to a graded, seeded and/or landscaped state similar to its condition prior to construction/installation.***

**3. Small Solar Facility**

- a. Height: The maximum height of Small Solar Facilities at any point shall not exceed ten (10') feet in height from grade.***
- b. Coverage: Small Solar Facilities shall be included as part of any lot coverage calculation applicable to the zoning district where located. Small Solar Facilities shall comply with the 60% maximum lot coverage requirement for non-residential districts.***
- c. Components: All exterior electrical lines must be located entirely underground and placed in conduit.***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

- d. Visual Buffer: Small Solar Facilities shall have a visual buffer of natural vegetation, plantings, and/or fencing that provides reasonable visual screening to reduce view of and noise from the Small Solar Facilities on adjacent lots and from any public right-of-way. Small Solar Facilities located on corner lots shall comply with the applicable requirements (including, but not limited to, those for yards, buffering, and screening) for lots in the zoning district where located. The Small Solar Energy System shall not be located in a landscape buffer.***
- e. Lighting: All lighting associated with the Small Solar Facility shall focus light inward toward the solar equipment and shall be downlit and shielded. Small Solar Facilities shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.***
- f. Noise: Noise Control will be enforced by local law enforcement in accordance with Chapter 505 of the Ohio Revised Code.***
- g. Setbacks: Any Small Solar Facility must comply with the setback requirements applicable to the zoning district where located.***
- h. Maintenance: Small Solar Facilities shall be maintained in good working order at all times. The owner of the property and owner of the Small Solar Facilities shall, within thirty (30) days of permanently ceasing operation of a Small Solar Facility, provide written notice of abandonment to the Zoning Inspector. An unused Small Solar Facility may stand no longer than ninety (90) days following abandonment. All costs associated with the dismantling/demolition of the Small Solar Facility and associated equipment shall be the responsibility of the property owner. A Small Solar Facility is considered abandoned when it ceases transmission of electricity for thirty (30) consecutive days. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing Small Solar Facility. The property shall be returned to a graded, seeded and/or landscaped state similar to its condition prior to construction/installation.***
- i. Building Permits: All Small Solar Facilities and parts thereof shall obtain all applicable required Building Permits from the State of Ohio and County or other local building jurisdiction.***

EXHIBIT "A"  
(Deletions in strike out, additions in bold italics)

- j. Advertising: Small Solar Facilities and the property where located shall not be used for the display of advertising. For the purposes of this section, reasonable and customary identification (name, insignia, logo, and/or similar) of the manufacturer or operator of the system that is incorporated into or manufactured on the equipment itself shall not be considered advertising.***
- k. Other Restrictions: A Small Solar Facility shall comply with all applicable federal, state, and local laws, rules, and regulations.***

**D. CRITERIA FOR CONDITIONAL USES**

- a. A Small Solar Facility to be located in a zoning district in which it is identified as a conditional use is subject to and shall follow the application process for a Conditional Use Permit provided in this Resolution.***
- b. Where identified as a conditionally permitted use, any Small Solar Facility shall comply with the following specific requirements:***
  - i. Road Use Maintenance Agreement: The property owner shall provide for the adequate maintenance and protection of Township maintained, protected, or managed infrastructure (including, but not limited to roadways, rights-of-way, and easements) to be used in connection with the Small Solar Facility as detailed further in a road use and maintenance agreement (“RUMA”) with the Township. Any damaged public roads, culverts, and bridges shall be repaired promptly to their previous or better condition by the property owner or their designee under the guidance of the appropriate regulatory authority.***
  - ii. Safety Services: The property owner shall provide sufficient evidence that the property can be adequately served by the appropriate safety services, for example, a letter from the applicable fire department verifying that emergency response personnel and vehicles can safely reach and service the property, including the area where the Small Solar Facility is located.***

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**iii. Location:**

- 1. Any Small Solar Facility other than an Integrated or Rooftop Solar Energy System (except components located entirely underground) shall be located entirely in the rear yard.**
- 2. No Small Solar Facility shall be located in front of a principal building or structure. In the case of corner lots, no Small Solar Facility shall be located between a principal building or structure and a public right-of-way.**

**iv. Height: the maximum height of any Small Solar Facility shall not exceed six (6') feet.**

**v. Buffers and Setbacks:**

- 1. Where a Small Solar Facility is located on property adjacent to or in close proximity to property zoned for residential use (as determined by the Zoning Inspector), no part of the Small Solar Facility (other than components located entirely underground) shall be located within one hundred (100') feet of an existing residential dwelling.**
- 2. No Small Solar Facility (other than components located entirely underground) shall be located within fifty (50') feet of any property line.**
- 3. No Small Solar Facility (other than components located entirely underground) shall be located within one hundred (100') feet of a public right-of-way or shared-use driveway.**

**vi. Visual Buffer: A Small Solar Facility shall have a visual buffer of natural vegetation, plantings, and/or fencing designed to and that does all of the following:**

- 1. Enhances the view from any existing residential dwelling and from any public right-of-way;**
- 2. Is in harmony with the existing vegetation in the area; and**
- 3. Provides reasonable visual screening to minimize view of and noise from the Small Solar Facilities to adjacent lots and from any public right-of-way.**

**vii. Glare: Solar panels shall be placed or arranged in a manner so as not to reflect unreasonable glare onto adjacent buildings, properties, or roadways.**

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

- viii. *Lighting: All lights associated with the Small Solar Facility must narrowly focus light inward toward the equipment, be downlit and shielded, and prohibit any light splash onto any adjacent property.*
- ix. *Fencing: Any fencing and/or screening installed in connection with the Small Solar Facility shall be harmonious and compatible with the surrounding properties and uses. Fencing shall be always maintained in good repair.*
- x. *Conditions: Any conditions or other requirements as determined by the Board of Zoning Appeals in connection with the issuance of a Conditional Use Permit.*

**E. CERTIFICATE OF ZONING COMPLIANCE**

- 1. *A certificate of zoning compliance shall be required before any construction is commenced on a Small Solar Facility.*
- 2. *Applicant shall provide the Township Zoning Inspector with the following items and/or information when applying for a certificate of zoning compliance:*
  - a. *An engineering report that shows:*
    - 1. *The total size and height of the proposed Small Solar Facility.*
    - 2. *Data specifying the megawatt size and generating capacity in megawatts of the particular Small Solar Facility.*
    - 3. *Hazardous materials containment and disposal plan.*
  - b. *A site drawing showing the location of the Small Solar Facility including all equipment and components thereof in relation to (and measurements of distances from) all existing structures on the property, roads and other public rights-of-way, and neighboring property lines.*
  - c. *Evidence of compliance with applicable setback and all other applicable zoning restrictions.*
  - d. *A maintenance schedule as well as a dismantling plan that outlines how the Small Solar Facility including all equipment and components thereof will be dismantled at the end of their use and/or upon abandonment.*
  - e. *Any other information or materials reasonably requested by the Zoning Inspector.*

## 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  
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

LUCAS COUNTY SOLID WASTE MGMT  
1011 MATZINGER ROAD  
TOLEDO, OH 43612  
419-213-2230

PUBLIC UTILITES  
420 MADISON AVE, SUITE 100  
TOLEDO, OH 43604  
419-245-1853

DIVISION OF WATER  
RECLAMATION  
3900 N. SUMMIT STREET  
TOLEDO, OH 43604  
419-727-2602

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

LUCAS SOIL AND  
CONSERVATION DISTRICT  
138 W. DUDLEY, SUITE A  
TOLEDO, OH 43611  
419-893-1966

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

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

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

PUBLIC SERVICE DEPARTMENT  
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  
1111 S. MCCORD ROAD  
HOLLAND, OH 43528  
419-213-2926

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

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

BUCKEYE BROADBAND  
MICHAEL SHEAHAN  
2700 OREGON ROAD  
NORTHWOOD, OH 43619  
419-724-3713

CENTURYLINK  
375 E. RIVERVIEW AVE  
NAPOLEON, OH 43502

OHIO GAS  
MIKE CREAGER  
13630 AIRPORT HWY.  
SWANTON, OH 43566  
419-636-1117

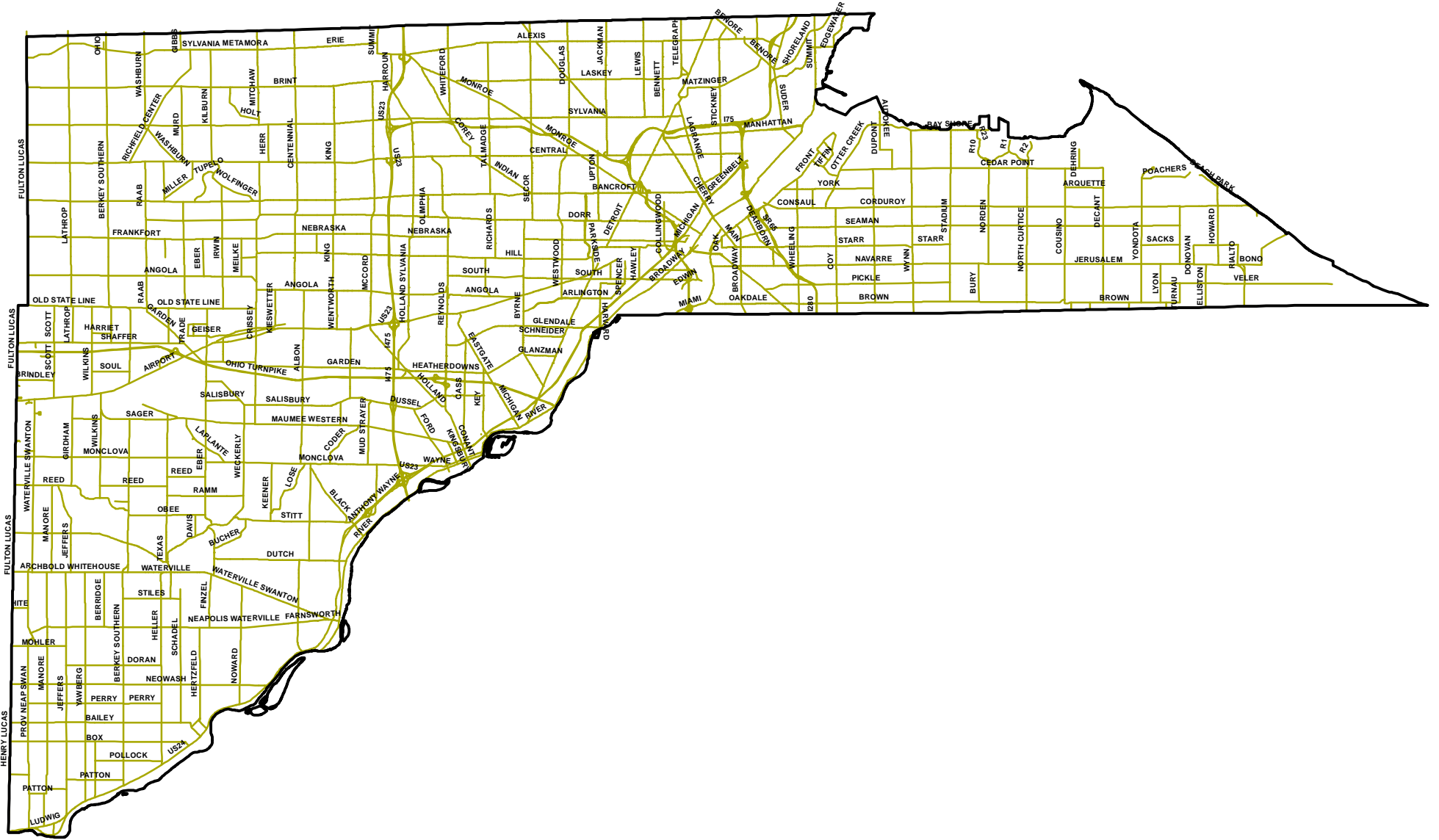
REPUBLIC SERVICES OF TOLEDO  
6749 DIXIE HIGHWAY  
ERIE, MI 48133  
734-848-3633

SPECTRUM  
3760 INTERCHANGE ROAD  
COLUMBUS, OH 43204  
614-481-5262

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

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

# Toledo - Lucas County General Street Map



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