

*LUCAS COUNTY  
PLAN COMMISSION  
REPORT*

*October 22, 2025*

*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

BRANDON REHKOPF  
(Chairman)

KRISTOPHER BALL  
(Vice Chairman)

ERIC GROSSWILER

EMORY WHITTINGTON III

RACHEL MOMENEE

### LUCAS COUNTY PLANNING COMMISSION

DON MEWHORT  
(Chairman)

JOSHUA HUGHES  
(Vice Chairman)

ANITA LOPEZ  
(County Commissioner)

PETER GERKEN  
(County Commissioner)

LISA A. SOBECKI  
(County Commissioner)

MIKE PNIEWSKI

ERIC GROSSWILER

MEGAN MALCZEWSKI

BRANDON REHKOPF

JACK JOLLEY

KRISTOPHER BALL

LISA COTTRELL, INTERIM SECRETARY

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS  
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING  
SCHEDULE - 2025**

<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>			
December 2	December 30	January 3	January 16
December 30	January 27	January 31	February 13
January 27	February 24	February 28	March 13
February 24	March 24	March 28	April 10
March 24	April 21	April 25	May 8
April 28	May 27*	May 30	June 12
May 19	June 18	June 20	July 3**
June 30	July 28	August 1	August 14
July 28	August 25	August 29	September 11
August 25	September 22	September 26	October 9
September 22	October 20	October 24	November 6**
October 20	November 17	November 21	December 4**
<b>COUNTY PLANNING COMMISSION</b> <i>(HEARINGS BEGIN AT 9AM)</i>			
December 9	January 8	January 10	January 22
January 13	February 10	February 14	February 26
February 10	March 10	March 14	March 26
March 10	April 7	April 11	April 23
April 14	May 12	May 16	May 28
May 12	June 9	June 13	June 25
June 9	July 7	July 11	July 23
July 14	August 11	August 15	August 27
August 11	September 8	September 12	September 24
September 8	October 6	October 10	October 22
October 6	November 3	November 7	November 19**
November 3	December 1	December 5	December 17**

\* 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**

**October 22, 2025**

**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-17-25: Final Plat of Stonegate Plat 8, Located at the NW Corner of Salisbury and Holloway Roads, Monclova Township (mlm)

**ZONE CHANGE - SPRINGFIELD TOWNSHIP**

1. Z19-C697: Zone Change from C-2 to R-A at 6848 Nebraska Avenue (mlm)
2. Z19-C699: Text Amendment Modifying Section 1926 Economic Development District (mlm)

**ZONE CHANGE - SYLVANIA TOWNSHIP**

3. Z20-C1089: Zone Change from A-3 To R-4 at 9125 and 9251 W. Central Avenue (mlm)

**DIRECTOR'S REPORT**

**ADJOURNMENT**

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**REVISED**

**GENERAL INFORMATION**

Subject

- Request - Zone Change from C-2 General Commercial District to R-A Suburban Residential District
- Location - 6848 Nebraska Avenue
- Applicant/Owner - Jerry W. & Jodi L. Cox  
6848 Nebraska Avenue  
Toledo, OH 43615

Site Description

- Zoning - C-2 General Commercial
- Area - ± .24 Acres
- Frontage - ± 105 Feet along Nebraska Avenue
- Existing Use - Single-family home

Area Description

- North - Vacant land / C-2 General Commercial
- South - Single-family homes / R-A-4 Rural Residential
- East - Single-family homes / C-2 General Commercial
- West - Single-family homes / C-2 General Commercial

Parcel History

Nothing on file at the Plan Commissions office.

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 applicant is requesting a Zone Change from C-2 General Commercial to R-A Low Density Residential for the property located at 6948 6848 Nebraska Avenue. The .24-acre site is occupied by an existing single-family house and is located in a residential neighborhood. Adjacent land uses include residential uses to the west, east, and south side with undeveloped commercial land to the north fronting on Nebraska Avenue and McCord Street.

The subject site is zoned C-2 General Commercial and the applicant is requesting the Zone Change in order to correct the non-conforming land use of the property. The Plan Commission staff recommended the down zoning request in order to assist the property owner with applying for accessory use, and future property sale. Unfortunately, financial institutions do not provide lending for single-family homes that are zoned commercial or industrial, therefore, a re-zoning is required prior to the sale of the property.

The subject site is part of the Hill and McCord Planning Area that is bounded by King Road, Angola Road, Holland-Sylvania Road, South Avenue, US 23/I-475, Hill Avenue, McCord Road and Nebraska Avenue. The land use plan describes this area as a largely single-family residential area with a mix of older and newer single-family subdivisions, acreage residential parcels and apartments. There are small commercial nodes at the intersections of Hill/McCord and Nebraska/McCord. There are a few houses that were built prior to 1950 and have been placed in the future commercial zones. At this time, the residential uses are still occupied with the vacant, commercial land remaining wooded.

Based on the property's location in conjunction with established single-family uses and subdivisions in the immediate area, the site is consistent with the Springfield Township Land Use Plan and is anticipated to have minimal adverse impacts on the surrounding properties in the area; staff recommends approval of the zone change.

## **STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend to the Springfield Township Zoning Commission and Township Trustees, approval of Z19-C697, a Zone Change from C-2 General Commercial to R-A Suburban Residential District for the property located at 6848 Nebraska Avenue to the Springfield Township Zoning Commission and Trustees for the following two (2) reasons:

1. The request is compatible with surrounding Land Uses, and
2. The proposed Zone Change is anticipated to not have adverse impacts on surrounding properties.

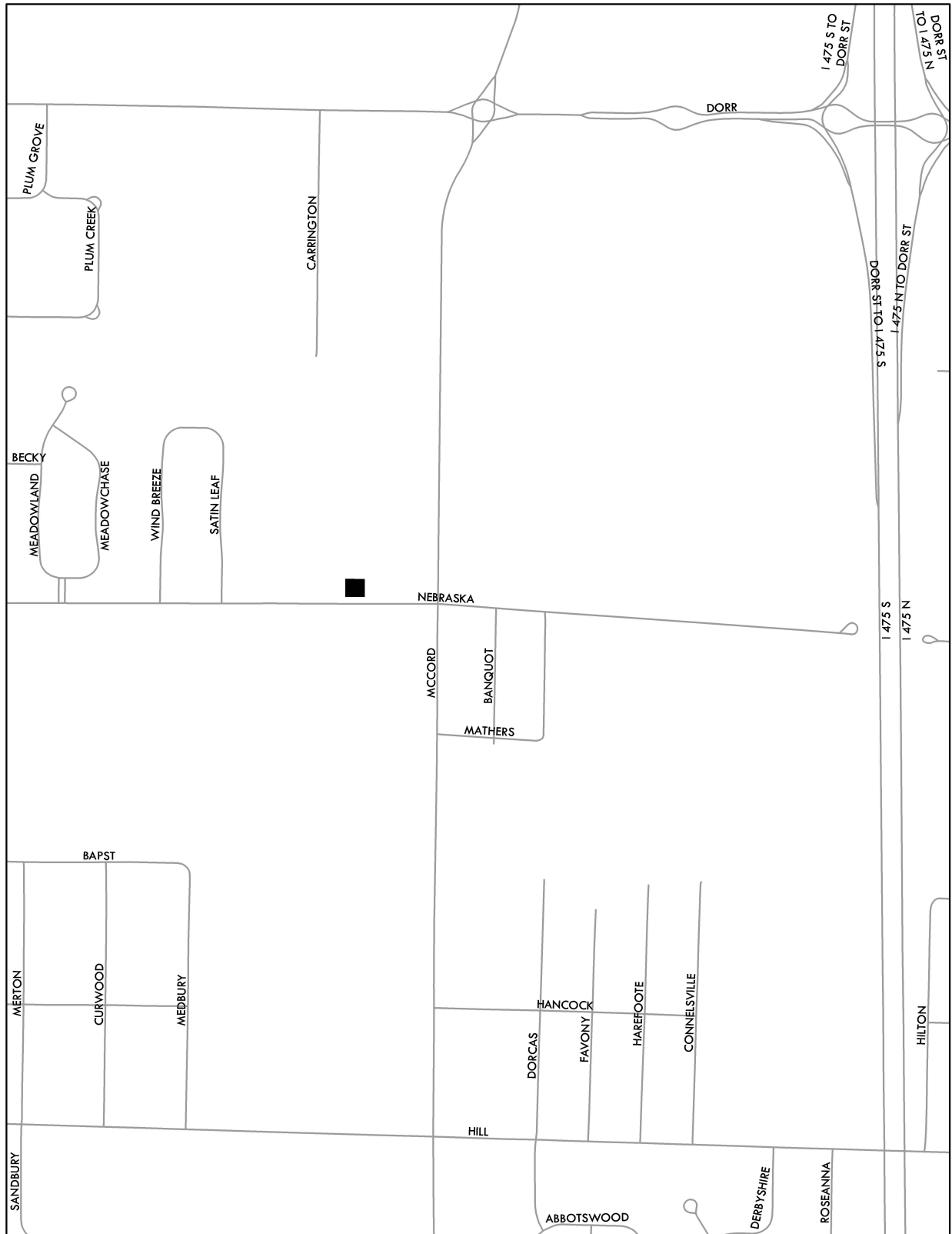
REF: Z19-C697. . . October 22, 2025

ZONE CHANGE  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z19-C697  
DATE: October 22, 2025  
TIME: 9:00 a.m.

MLM  
Two (2) sketches follow

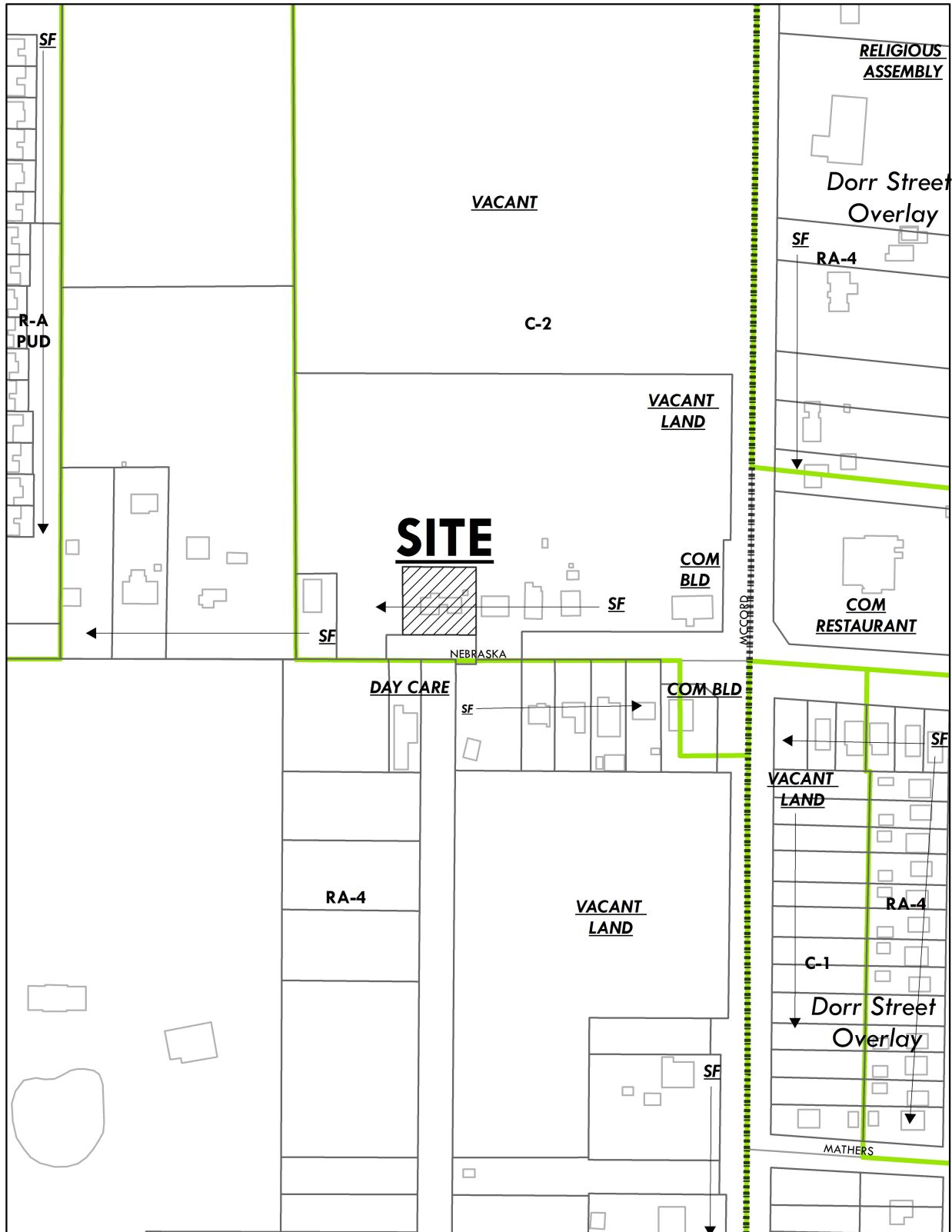
# GENERAL LOCATION

Z19-C697



# ZONING & LAND USE

Z19-C697



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**GENERAL INFORMATION**

Subject

- Request - Text amendment to the Springfield Township Zoning Resolution to revise Section 1926 Economic Development District
- Location - Springfield Township
- Applicant - Springfield Township Zoning Commission

**STAFF ANALYSIS**

The Springfield Township Zoning Commission requests an amendment to the Springfield Township Zoning Resolution to revise Section 1926 for the Economic Development District. The township is removing two conditions that would require a business owner to join the Economic Development District. Currently, if a business owner applies for a Conditional Use permit for their property or is a new occupant in an existing tenant space, they would be required to join the economic development district. With the new text amendment, the only two triggers for requiring a business owner to join the economic development district is if a property is re-zoned for a new development or an existing property is demolished and will be re-developed.

The new language supports existing businesses, and wants to apply the economic development zone to re-developments, and new construction taking place in the township. Staff supports the text amendment for the economic development district. The amendment is shown in EXHIBIT "A."

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission approve the amendment to the Springfield Township Zoning Resolution to revise Section 1926 Economic Development District shown in EXHIBIT "A" to the Springfield Township Zoning Commission and Township Trustees.

REF: Z19-C699  
DATE: October 22, 2025

TEXT AMENDMENT  
SPRINGFIELD TOWNSHIP  
LUCAS COUNTY PLANNING  
COMMISSION  
REF: Z19-C699  
DATE: October 22, 2025  
TIME: 9:00 A.M.

MLM  
EXHIBIT "A" follows

**EXHIBIT "A"**

(Deletions in strike out, additions in bold italics)

**1926 ECONOMIC DEVELOPMENT DISTRICT**

~~Unless otherwise excluded by resolution approved by the Board of Trustees upon finding that it is in the best interest of the Township, property located in the Township and included in any of the following actions after the effective date of this provision shall be included in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Springfield Township is a contracting party:~~

- ~~1. Application for a Zoning Change.~~
- ~~2. Application for a Conditional Use.~~
- ~~3. Change in Use/New Occupant. This is where a new business occupies an existing space in the Township.~~
- ~~4. Application for site plan review to either develop vacant property or redevelop an existing property in the Township.~~

*Unless otherwise excluded by resolution approved by the Board of Trustees upon finding that it is in the best interest of the Township, property located in the Township and included in any of the following actions after \_\_\_\_\_, 2025 shall be included in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Springfield Township is a contracting party:*

- 1. Application for a Zoning Change; or*
- 2. Application for site plan review to either develop vacant property or demolish an existing structure and redevelop an existing property in the Township.*

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**REVSIED**

**GENERAL INFORMATION**

Subject

- Request - Zone Change from A-3 Agriculture to R-4 High Density Residential
- Location - 9125 and 9251 W. Central Avenue
- Owner - Northwest Ohio Properties LTD  
1701 Woodlands Drive  
Maumee, OH 43537
- Agent - Feller, Finch and Associate  
1683 Woodlands Dr.  
Maumee, OH 43537

Site Description

- Zoning - A-3 Agriculture
- Area - ± 30 40 Acres
- Frontage - ±1200 Feet along Central Avenue and ± 1350 Feet along N. Crissey Road
- Existing Use - Vacant land
- Overlay - Central Avenue Overlay

Area Description

- North - Farmland / A-3 Agriculture
- South - Secor Metropark / A-3 Agriculture
- East - Vacant land and Single-family Residential uses / A-3 Agriculture
- West - Secor Metropark / A-3 Agriculture

Parcel History

Nothing on file at the Plan Commissions office.

**GENERAL INFORMATION (cont'd)**

Applicable Plans and Regulations

Sylvania Township Zoning Resolution  
Sylvania Township Land Use Plan 2018  
Lucas County Subdivision Rules and Regulations  
Lucas County Land Use Policy Plan (within the “expansion zone”)

**STAFF ANALYSIS**

The applicant is requesting a Zone Change from A-3 Agriculture to R-4 High Density Residential for the properties located at 9125 and 9251 W. Central Avenue. The subject site is 30 acres in size and is zoned Agriculture. Adjacent land uses include farmland to the north, vacant land and single-family residential uses to the east and the Secor Metropark is located to the south and west side of the subject site.

The applicant is requesting the Zone Change for a multi-family development. The development will be constructed into two phases if the zone change request is approved by the township trustees. The development will be designed around the natural topography of the site and the number of units will be ten (10) to fifteen (15) units per acre with green space. The site is also located in the Central Avenue Overlay and the proposed multi-family development is a permitted use.

The 2018 Sylvania Township Land Use Plan identifies this area for transitional uses. Transitional uses provide buffers for areas with significant existing or potential commercial expansion in established residential areas. Appropriate transitional uses include but are not limited to professional offices, two-family and multi-family uses at densities from ten to fifteen units per acre, small businesses and personal services. Typically, all uses are inside buildings that do not exceed 10,000 square feet in size.

Based on the property’s location, and the site’s consistency with the 2018 Sylvania Township Land Use Plan and its anticipated minimal adverse impacts on surrounding properties in the area, staff recommends approval of the Zone Change from Zone Change from A-3 Agriculture to R-4 High Density Residential.

**STAFF RECOMMENDATION**

The staff recommends that the Lucas County Planning Commission recommend to the Sylvania Township Zoning Commission and Township Trustees, approval of Z20-C1089, a Zone Change from Zone Change from A-3 Agriculture to R-4 High Density Residential District for the property located at 9125 and 9251 W. Central Avenue to the Sylvania Township Zoning Commission and Trustees for the following three (3) reasons:

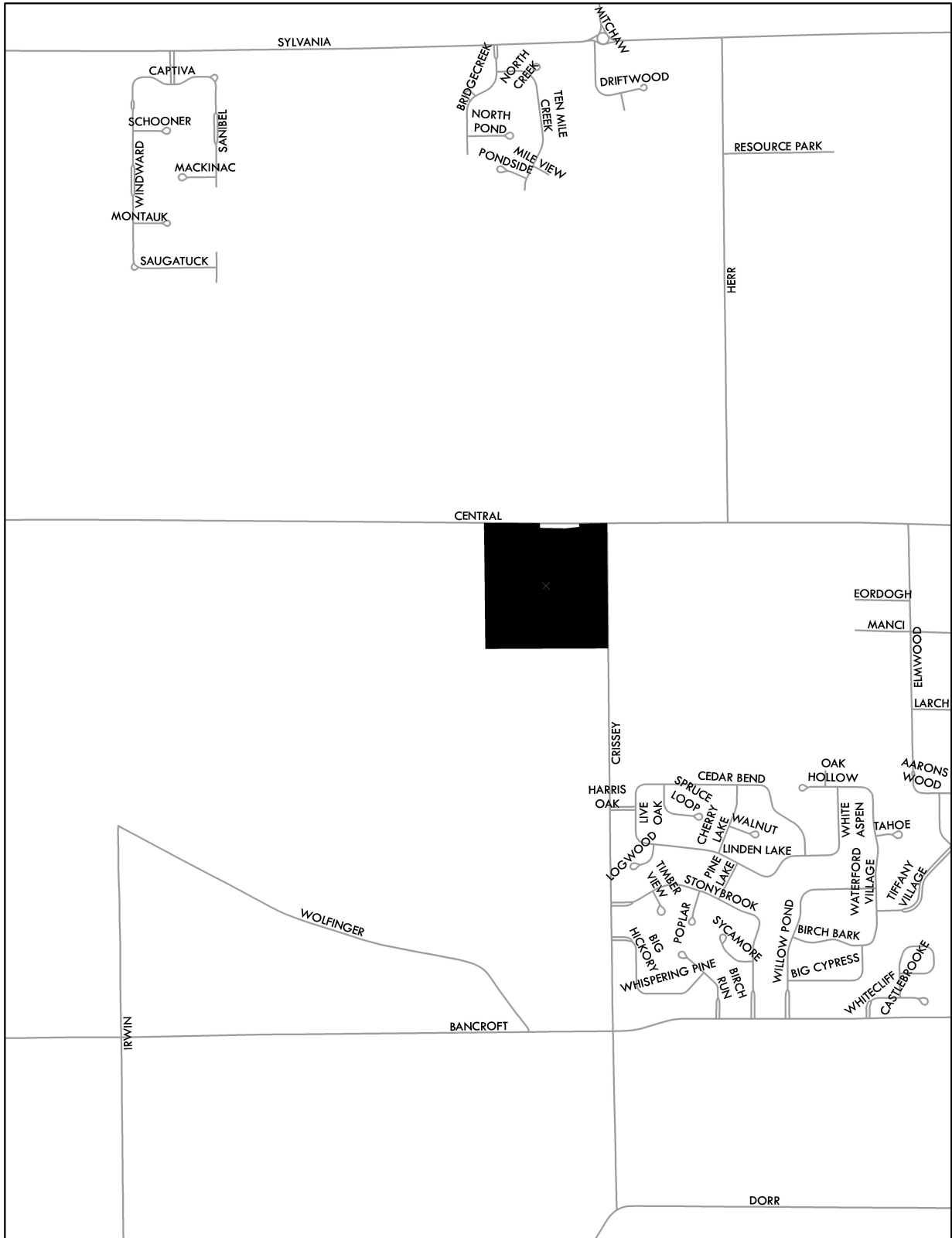
1. The request is compatible with surrounding Land Uses,
2. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties; and
3. The Zone Change request is consistent with the 2018 Sylvania Township Land Use Plan which recommends transitional uses for this area.

MLM  
Three (3) sketches follow

ZONE CHANGE  
SYLVANIA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z20-C1089  
DATE: October 22, 2025  
TIME: 9:00 a.m.

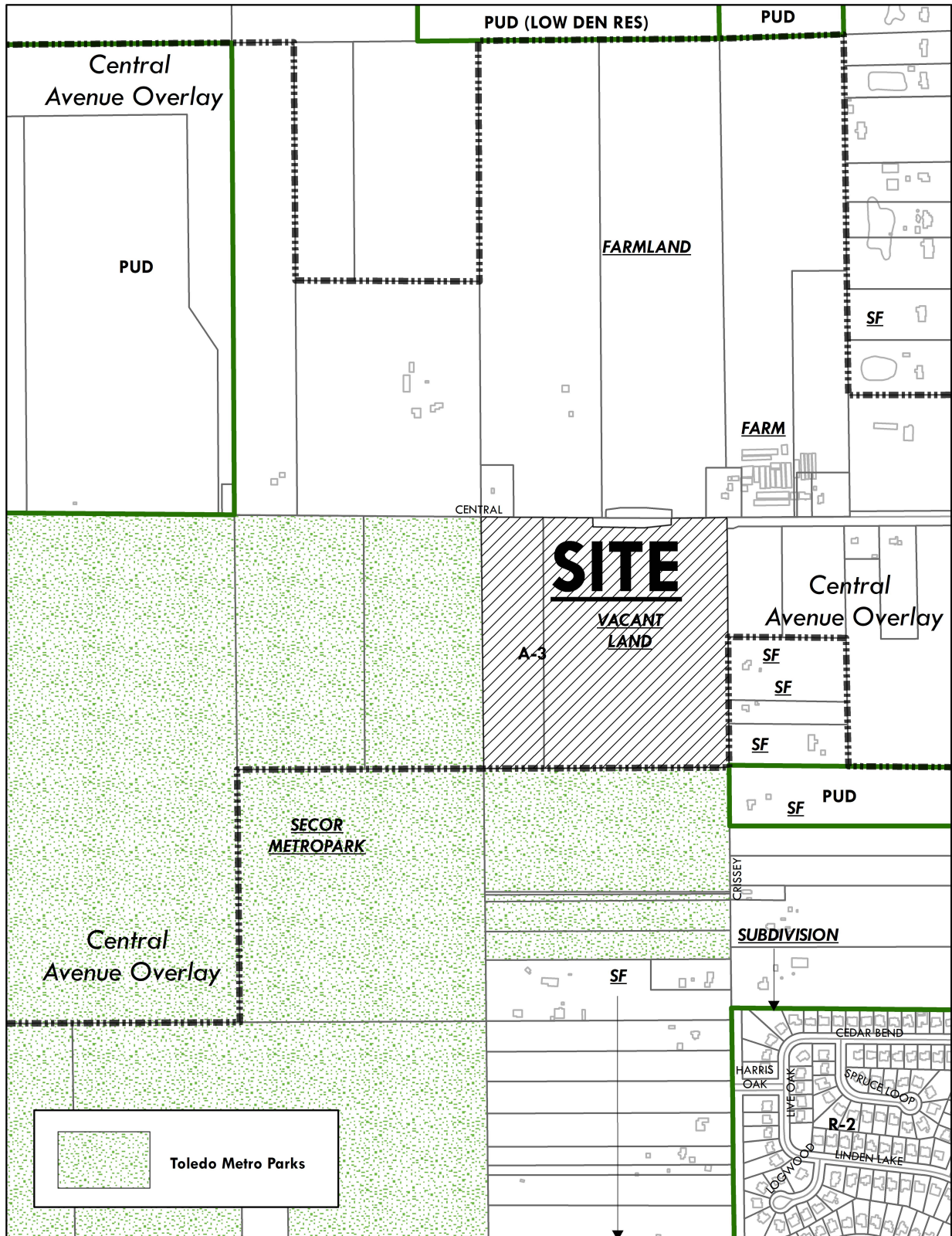
# GENERAL LOCATION

Z20-C1089



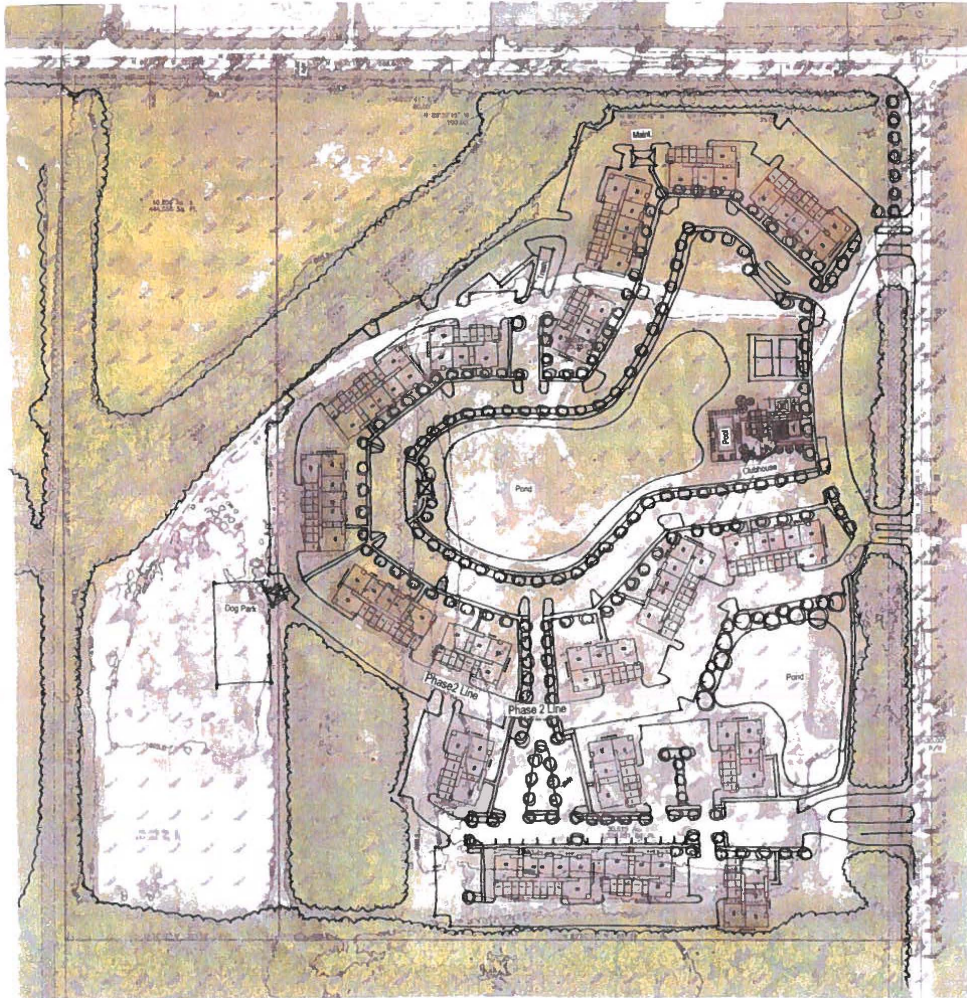
# ZONING & LAND USE

Z20-C1089



# SITE PLAN

Z20-C1089



Illustrative Site Plan

Scale 1"= 100'-0"

Data:

248 Flats Phase 1 + 106 Flats Phase 2 = 354 Flats Total

Parking at 2.1 parking ratio

weaver sherman design  
architects and land planners

Crissey and Central Site



## 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

