



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: March 11, 2021

REF: SUP-1001-21

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Amendment to Special Use Permit, originally granted by Ord. 117-14, Recreational Field Improvements

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 11, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit, originally granted by Ord. 117-14, Recreational Field Improvements
Location	-	4244 Suder Avenue
Applicant	-	Kadee Anstadt, Superintendent Washington Local Schools 3505 W Lincolnshire Blvd Toledo, OH 43606
Engineer	-	Rusty Wilke The Collaborative One SeaGate, Park Level 118 Toledo, OH 43604
Construction	-	Keith Recknagel Program Solutions 1718 Indian Wood Circle, Suite D Maumee, OH 43537

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	±4.66 acres
Frontage	-	±125' along Suder Avenue
Existing Use	-	Single family dwelling and agricultural land
Proposed Use	-	Athletic fields

GENERAL INFORMATION (cont'd)

Area Description

North	-	Parking and baseball field / RS6
South	-	Single family homes / RS6
East	-	Single family homes / RS6
West	-	Single family homes / RS6

Parcel History

SUP-11002-13	-	Special Use Permit for baseball fields at 4262 Suder Avenue. PC recommended approval 02/13/2014. CC recommended approval 03/19/2014. Ord. 117-14 passed 03/25/2014. <i>Site is adjacent.</i>
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Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting an amendment to an existing Special Use Permit for Recreational Field Improvements located at 4244 Suder Avenue. The site is ±4.66 acres and is zoned RS6 Single-Family Residential. The site is occupied by a single-family residential property and a vacant farm field. Surrounding land uses include an existing baseball field and parking lot to the north, and single-family residences to the east, south, and west.

A Special Use Permit for the baseball field and parking lot to the north was approved by City Council on 03/25/2014 via Ord. 117-14. At the time, the applicant of the Special Use Permit was Trilby Youth Sports Foundation. Since the baseball field was developed, Washington Local School District purchased the property, and is now proposing to expand the site to include three (3) soccer fields and one (1) football field. Per TMC 1104.1000, the use is classified as a “community recreation – active” and requires a Special Use Permit in all residential zoning districts.

As this review is an amendment to an existing Special Use Permit at 4262 Suder Avenue, the conditions of approval from Ordinance 117-14 must be met for 4244 Suder Avenue to be included in Special Use Permit as an amendment. Conditions of approval which were not met for 4262 Suder Avenue that are still applicable will be identified in this analysis and added to the conditions of approval for 4244 Suder Avenue.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The existing parking lot at 4262 Suder Avenue will serve the proposed soccer and football fields at 4244 Suder Avenue. Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. Therefore, Schedule "D" parking allows the minimum off-street parking requirements to be established via a parking study provided by the applicant. At time of print, the applicant has not provided a parking study or submitted documentation indicating the anticipated demand for off-street parking spaces in regard to the number of attendees and rate at which games will be played. As a condition of approval, the applicant shall provide documentation stating the potential number of attendees, hours of operation and the anticipated number of games in a season. Additionally, as a condition of approval, wheel stop devices shall be installed at each parking space.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight foot (8') drive aisle and three (3) car accessible spaces with five foot (5') drive aisles for persons with physical disabilities. The off-street parking at 4262 Suder Avenue includes four (4) van accessible spaces and is in compliance with the accessible parking requirement. However, if the Alternative Parking Plan indicates that additional off-street parking spaces are necessary, additional accessible spaces shall be provided in accordance with TMC§1107.1701.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The existing parking lot at 4262 Suder Avenue has ninety-two (92) total parking spaces, requiring at least nine (9) bicycle parking spaces. A revised site plan with at least nine (9) bicycle parking spaces is required as a condition of approval.

Landscaping

The applicant is proposing that the existing vegetation within twenty feet (20') of the residential properties to the south remain, as well as the existing vegetation within fifty feet (50') of the residential properties to the east. The site is zoned RS6 Single-Family Residential, and all abutting properties are RS6 Single-Family Residential, and therefore no landscape buffering is required per the Toledo Zoning Code. However, as the proposed use for the site is not a residential use, and will be a site for youth sporting activities, the applicant is required to provide fencing around the site where there are abutting residential properties. Fencing that is provided by the abutting properties counts towards this requirement.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

As previously stated, parking for the site will be located at 4262 Suder Avenue. On 10/13/14, a landscape plan for SUP-11002-13 was approved depicting interior and perimeter parking lot landscaping. However, the landscaping was never installed. As a condition of approval, the perimeter and interior parking lot landscaping shall be installed as depicted on the approved SUP-11002-13 landscape plan, or a landscape plan meeting the requirements of TMC§1108.0204 shall be submitted and approved by the Plan Director.

Building Design and Materials

No structures are proposed for this site. However, an existing single-family dwelling is located on the western portion of the site. Preliminary plans are to demolish the dwelling, as well as improve 4262 Suder Avenue, both at a later date. Plan Commission review is not required for demolition, however an amendment shall be obtained for the improvement of 4262 Suder Avenue.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Single Family Residential land uses. This district is intended to accommodate the development of single-family dwelling units on individual lots. This district may also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The proposed active community recreational use is compatible with Single Family Residential land uses.

Staff recommends approval of the amendment to a Special Use Permit as the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1001-21, an amendment to a Special Use Permit, originally granted by Ordinance 117-14, for Recreational Field Improvements at 4244 Suder Avenue, to the Toledo City Council, for the following reason:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A))

The Toledo City Plan Commission further recommends approval of SUP-1001-21, an amendment to a Special Use Permit, originally granted by Ordinance 117-14, for Recreational Field Improvements at 4244 Suder Avenue, to the Toledo City Council, subject to the following **twenty-five (25)** conditions:

PLAN COMMISSION RECOMMENDATION (cont'd)

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

Engineering Services

1. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

Stormwater Drainage: Lorie Haslinger 419-245-3221; Andy Stepnick 419-245-1338

Sanitary Sewers: Mike Elling 419-936-2276

2. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
3. All commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal curb cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
4. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from One Stop Shop, (419) 245-1220.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

5. In the event of site plan approval as-is without stormwater planning shown, future site plan changes made during the process of stormwater plan finalization shall be done with the Plan Commission included. Stormwater approval will be dependent on their approval of site plan changes.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

6. Completion of the stormwater review requires submittal of the following:
 - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements.
 - Long term operations and maintenance (O&M) plan for Detention and Post-Construction BMP's.
 - A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.
7. Following the review process, the following will be needed for final stormwater approval:
 - Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
 - SWP3 contact list for responsible parties. Form is available at <http://www.tmacog.org/storc/swp3.htm>.
 - Covenant for the approved O&M plan.
8. Future installation of drainage tiles in athletic fields would change the runoff calculations and require a stormwater resubmittal for review and approval.

Sewer & Drainage Services

9. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
10. S&DS requires that the private sanitary lines (after they have cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past (2) two years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

11. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

- b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
12. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
13. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
14. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
[http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives to Ohio Invasive Plant Species.pdf](http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives%20to%20Ohio%20Invasive%20Plant%20Species.pdf)
15. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Fire Prevention

No comments or concerns.

Transportation

16. Transportation has concerns that existing parking will not be adequate for the combined use of existing baseball field with new soccer and football fields.

Plan Commission

17. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to ensure the existing parking at existing parking at 4262 Suder Avenue is adequate. **Applicant shall provide documentation stating the potential number of attendees, hours of operation, and anticipated number of games in a season.**
18. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted on site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

19. Per TMC§1107.0400, Off-Street Parking Schedule “A” requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted, a minimum of nine (9) bicycle parking spaces are required and shall be depicted on a revised site plan.**
20. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
21. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk or other suitable restraint as approved by the Planning Director must be installed to prevent any part of a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)). **Not acceptable as depicted on site plan. Wheel stop devices shall be added to prevent damage to the required landscaping.**
22. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. As the site and all abutting properties are zoned RS6 Single Family Residential, no landscape buffer is required. However, **fencing shall be installed where the site abuts single-family dwellings. Dwellings with existing fencing abutting the site are exempt from this condition of approval;**
 - b. On 10/13/2014, Plan Commission approved a landscape plan for SUP-11002-13. The parking lot landscaping shall be installed per the approved landscape plan, or shall meet the requirements of TMC§1108.0204 *Parking Lot Landscaping (Interior and Perimeter)*. The requirements are outlined below;
 - c. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place, or driveway, or which is visible from an immediately adjacent property, and must be at least ten feet (10’) in width. A minimum of at least one (1) canopy tree must be provided for each thirty linear feet (30’), plus a continuous shrub row with a minimum height eighteen inches (18”), **shall be depicted on a landscape plan;**

PLAN COMMISSION RECOMMENDATION (cont'd)

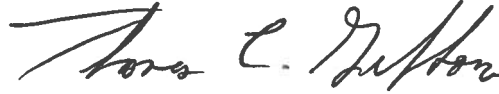
Plan Commission (cont'd)

- d. Interior landscaping required in parking lots is twenty square feet (20') per parking space. Two (2) canopy trees and six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot; **shall be depicted on a landscape plan;**
 - e. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - f. Landscaped areas may not contain bare soil, aggregated stone or decorative rock. Any ground area must be covered with hardwood mulch, grass or other vegetative ground coverage;
 - g. The location number, height, diameter and species of any materials to be planted and maintained, as well as the location and number of any existing trees to be retained;
 - h. The location, height, and materials for any fencing to be installed and maintained; and,
 - i. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).
23. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. **If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation. Parking lot landscaping must be installed within one (1) year of approval.**
24. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
25. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

TO: President Cherry and Members of Council
March 11, 2021
Page 10

REF: SUP-1001-21

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with a prominent initial "T" and "G".

Thomas C. Gibbons
Secretary

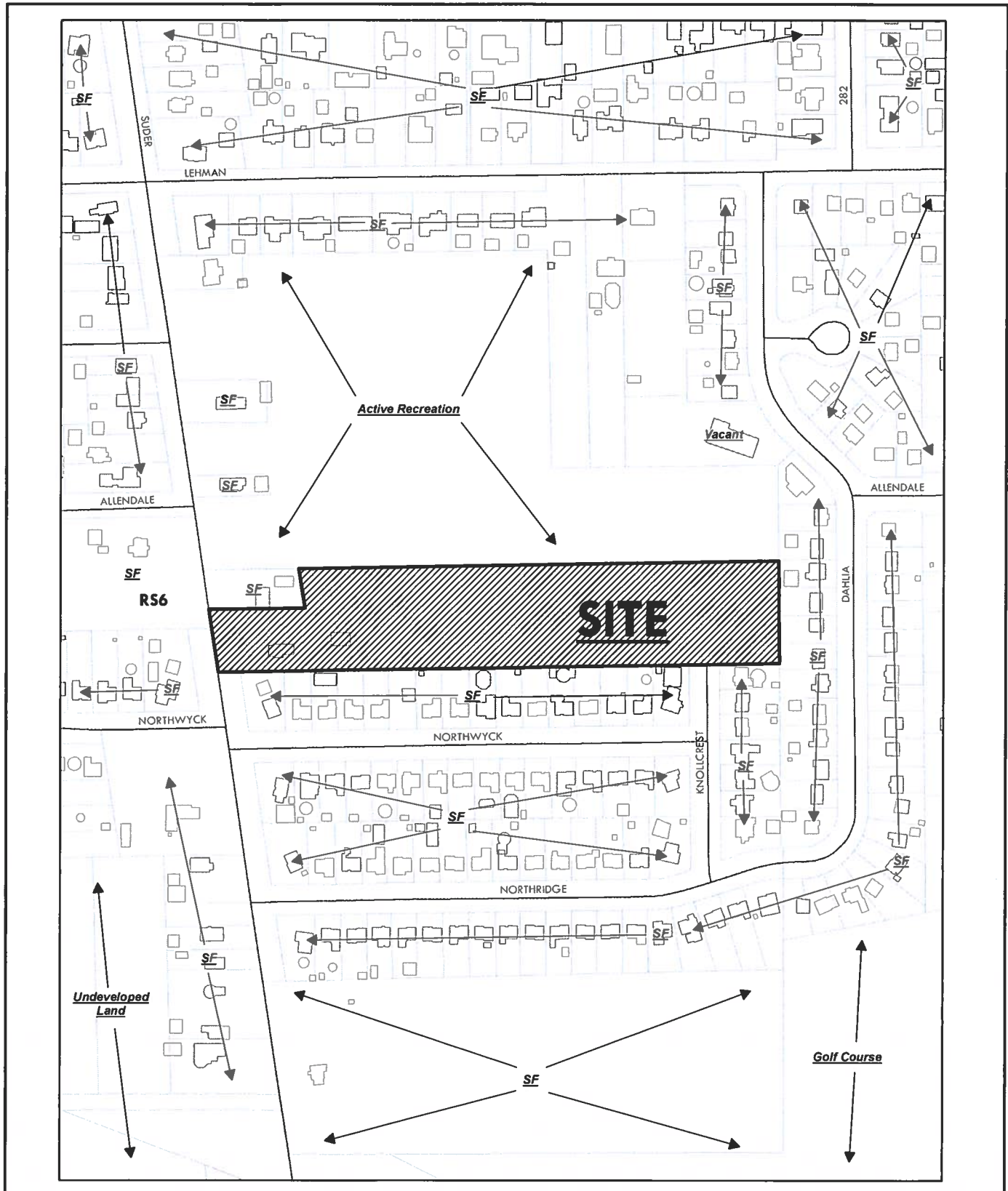
DR

Four (4) sketches follow

Cc: Kadee Andstadt, Washington Local Schools, 3505 W Lincolnshire Blvd, Toledo OH 43606
Rusty Wilke, The Collaborative, One Seagate, Park Level 118, Toledo OH 43604
Keith Recknagel, Program Solutions, 1718 Indian Wood Circle Suite D, Maumee OH 43537
Lisa Cottrell, Administrator
Dana Reising, Planner

ZONING & LAND USE

SUP-1001-21
ID 62



SITE PLAN

SUP-1001-21
ID 62

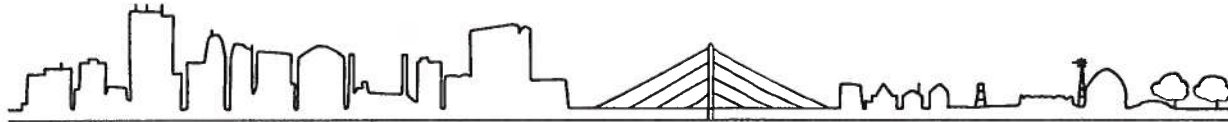


THE
COLLAB
ORATIVE

Temporary Recreation Fields

Suder Avenue Park / Washington Local Schools

SCALE: 1"=100'



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 26, 2021
REF: SUP-1001-21
PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, March 11, 2021

Request: Amendment to a Special Use Permit, originally granted by Ord. 117-14 for recreational field improvements

Location: 4244 Suder Avenue

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, March 11, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android:

<https://toledo-oh-gov.zoom.us/j/82797725260?pwd=QS9oM3pGNGFVb2lrSWZaVE1ZW5UUT09>

Passcode: 682523

Or Telephone:

Dial: 602-333-2017 or 888-204-5987 (US Toll Free)

Conference code: 291916

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at dana.reising@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: February 26, 2021
Ref: SUP-1001-21

NOTICE OF PUBLIC HEARING

Wednesday, April 14, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, April 14, 2021 at 4:00 p.m., will consider the following request:

Amendment to a Special Use Permit, originally granted by Ord. 117-14 for recreational field improvements at 4244 Suder Avenue

When: April 14, 2021 04:00PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84767280845?pwd=MURmc0hVSG83Y3V2b2FKbDRralg3UT09>

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

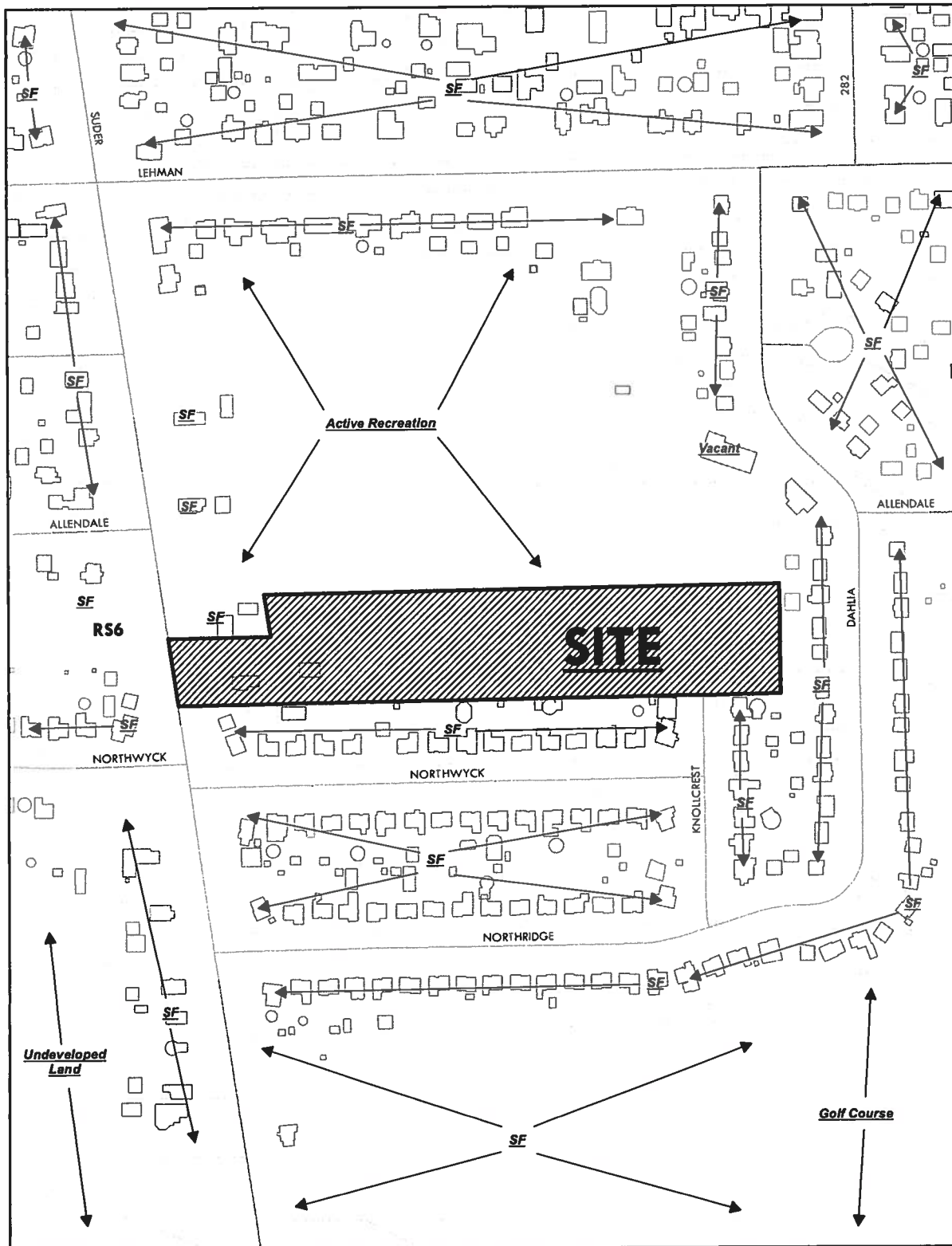
Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ZONING & LAND USE

SUP-1001-21
ID 62





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: February 26, 2021
REF: SUP-1001-21
PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

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TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: February 26, 2021
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Conference code: 623767

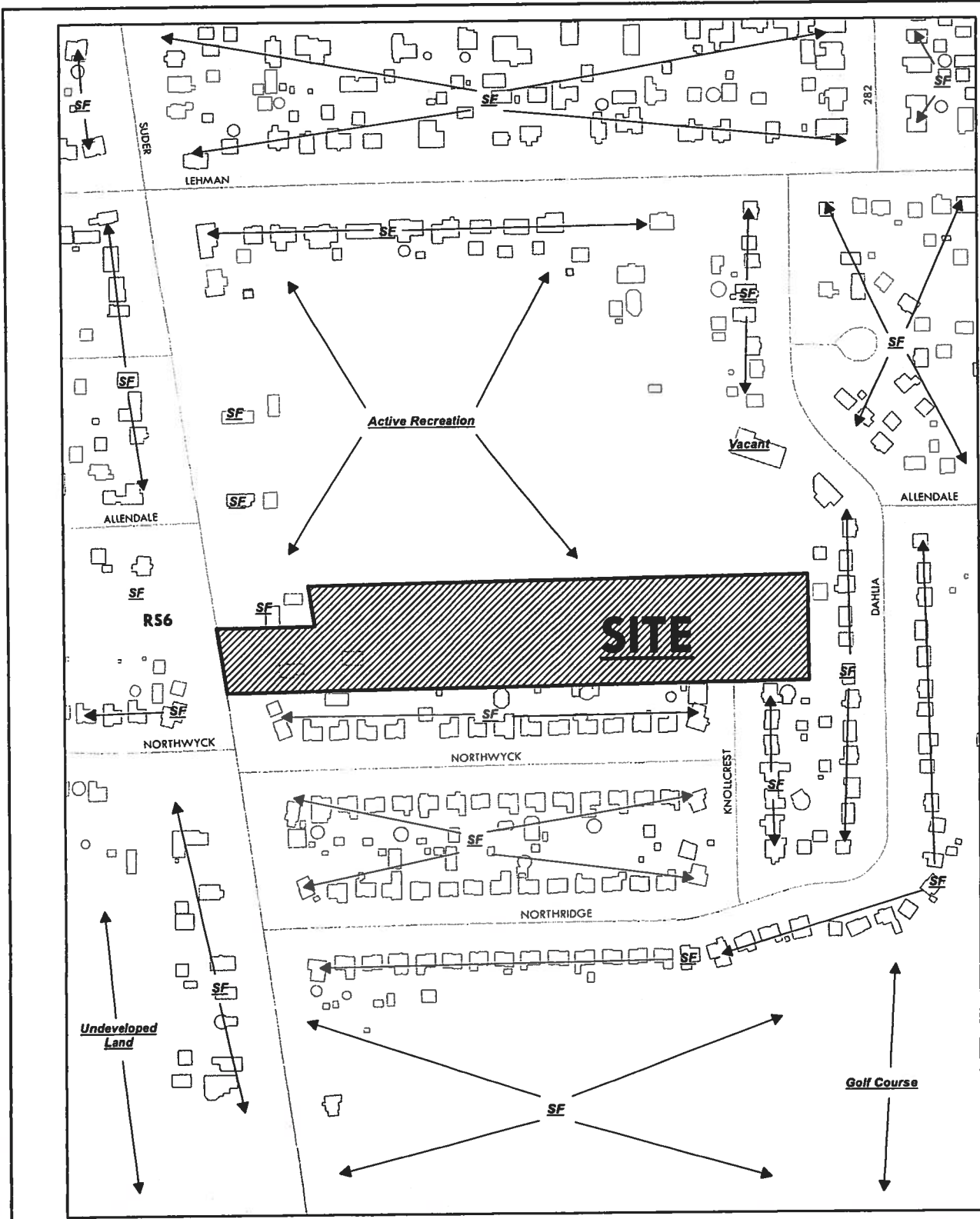
Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ZONING & LAND USE

SUP-1001-21
ID 62



CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk (or edge of public street).** Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 02/23/21 to 04/23/21.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Riley Ewing
(Applicant or Agent)

Riley Ewing
(Print Name or Organization)

(Telephone No.)

I issued 1 signs for this application 2/19/21
(Date)

Dana Reising
(Staff Member)

Location of sign(s) Suder Avenue

CASE NUMBER SUP-1001-21

PUBLIC HEARING

CASE NO. SUP-1001-21

REQUEST: Amendment to a Special Use Permit, originally granted by Ord. 117-14, for recreational field improvements at 4244 Suder Avenue

APPLICANT NAME: Washington Local Schools

ADDRESS: 3505 W Lincolnshire Blvd

DATE: March 11, 2021 **TIME:** 2:00pm

Contact Person: Rusty Wilke

Contact Person Phone Number: 419-242-7405

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

owner	mailing address 1	mailing address 2
4253 DAHLIA TOLEDO LLC	6321 COUNTY RD 1-1	SWANTON OH 43558
A V R E HOLDINGS LLC	10734 MONCLOVA RD	MONCLOVA OH 43542
BAIN JOSEPH	2051 NORTHWYCK DR	TOLEDO OH 43611
BALDWIN BENJAMIN D & MARY S	4218 SUDER AVE	TOLEDO OH 43611 2935
BARTIC CHRISTINE E	4244 KNOLLCREST RD	TOLEDO OH 43611 2950
BROWN ALBERT	4237 DAHLIA DR	TOLEDO OH 43611
BROWN TODD	3485 WIMBLEDON CT	LAMBERTVILLE MI 48144 8699
BUNN STEPHAN	1979 NORTHWYCK DR	TOLEDO OH 43611
CALHOUN SHARON C	4208 DAHLIA DR	TOLEDO OH 43611 2945
CALVIN EDWARD P	2023 NORTHWYCK DR	TOLEDO OH 43611 2962
CARROLL CRAIG L & STACY L	1975 NORTHWYCK DR	TOLEDO OH 43611 1759
CAUGHORN CHRISTIAN	2067 NORTHWYCK DR	TOLEDO OH 43611
CHRISTENSEN MARK	1275 NW 21ST TER	DELRAY BEACH FL 33445 2624
COLE ALLEN JR	4218 KNOLLCREST RD	TOLEDO OH 43611 2950
DAVIS LARRY R & GLORIA J	2017 NORTHWYCK DR	TOLEDO OH 43611 2962
FAGAN ANTHONYESHA	4311 DAHLIA DR	TOLEDO OH 43611
FISHER THOMAS R & DARLENE A	4257 SUDER AVE	TOLEDO OH 43611 2967
FLOORING ROBERT F & CAROL J	2033 NORTHWYCK DR	TOLEDO OH 43611 2962
FLORES GERALDINE M & MICHAEL D MECK	2014 NORTHWYCK DR	TOLEDO OH 43611 2961
FRANCIS JAMES PATRICK	4433 VICKSBURG DR	SYLVANIA OH 43560 3211
GIBSON RICHARD A & GAYLE L	2130 LEHMAN AVE	TOLEDO OH 43611 2933
GILMER JAMES L & PHYLLIS D	4167 DAHLIA DR	TOLEDO OH 43611 2944
GOWING DAVID M JR & TINA M FLORES	4224 KNOLLCREST	TOLEDO OH 43611
GREEN KERRY J & PRICILLA	4241 DAHLIA DR	TOLEDO OH 43611 2946
GROH FREDERICK	2051 NORTHRIDGE DR	TOLEDO OH 43611
HARDISON JEAN	4240 DAHLIA DR	TOLEDO OH 43611 2945
HARMON DEWEY R	2050 NORTHWYCK DR	TOLEDO OH 43611
HAWKINS HEATH R	4166 DAHLIA DR	TOLEDO OH 43611 2943
HEINRICHS THOMAS J & KAY L	4314 SUDER AVE	TOLEDO OH 43611 2938
HELTON PATRICIA	4203 DAHLIA DR	TOLEDO OH 43611 2946
HUTCHISON JOSHUA DANIEL	2074 NORTHWYCK DR	TOLEDO OH 43611
JOHNSON DERRYL H	2911 D ST	TOLEDO OH 43608
JONES LADAWN	15455 DALLAS PKWY # 900	ADDISON TX 75001

KERN FRANCIS	P O BOX 241	ONSTED MI 49265
KETRON CLIFTON & SHANNON	2054 NORTHWYCK DR	TOLEDO OH 43611
KLINK MURL	2001 NORTHWYCK DR	TOLEDO OH 43611
KOLINSKI GARY J & TINA R	4234 KNOLLCREST RD	TOLEDO OH 43611 2950
MALLERY ALEX M & JAIME	2060 NORTHWYCK DR	TOLEDO OH 43611
MANOR WANDA J & CHRISTOPHER L	2007 NORTHWYCK DR	TOLEDO OH 43611 2962
MENDOZA JESUSCITA	4250 SUDER AVE	TOLEDO OH 43611
MILLER THOMAS R	1991 NORTHWYCK DR	TOLEDO OH 43611 1759
MIRELES CHICO	3160 SHORELAND	TOLEDO OH 43611
MITTEEN TRACY	2020 NORTHWYCK DR	TOLEDO OH 43611 2961
NED LLC	5716 BENNETT RD	TOLEDO OH 43612
NOBLE BRENDA K	2010 NORTHWYCK DR	TOLEDO OH 43611
PARKER ALINE	4221 DAHLIA DR	TOLEDO OH 43611 2946
PITTS MARIE	4209 DAHLIA	TOLEDO OH 43611
POCSE JOHN T	4228 KNOLLCREST RD	TOLEDO OH 43611
POTTER JAMES T	2024 NORTHWYCK DR	TOLEDO OH 43611
SAWYERS NOLA M	2114 LEHMAN AVE	TOLEDO OH 43611 2933
SCOTT PATRICK M & FRANCES L	2064 NORTHWYCK DR	TOLEDO OH 43611 2961
SHIELDS TINA M	2047 NORTHWYCK DR	TOLEDO OH 43611 2962
SHROYER TIMOTHY & MADELINE	2013 NORTHWYCK DR	TOLEDO OH 43611 2962
SILER CONSTANCE D	2080 NORTHWYCK DR	TOLEDO OH 43611 2961
SIMMONS FRANK J SR & CHARLENE A	4231 DAHLIA DR	TOLEDO OH 43611 2946
SIMON MURTLAND & CLAVILLE I	2070 NORTHWYCK DR	TOLEDO OH 43611 2961
SMITH JAMES E & HEIDI J	1985 NORTHWYCK DR	TOLEDO OH 43611 1759
TOLLES WILLIAM H JR	4270 SUDER AVE	TOLEDO OH 43611 2937
UPP EARL R & PAMELA M	2034 NORTHWYCK DR	TOLEDO OH 43611 2961
WATKINS AUDREY J	4220 DAHLIA DR	TOLEDO OH 43611 2945
WATKINS DEREK M	2508 EASTMORELAND	OREGON OH 43616
WIGGINS PATRICE R	4224 DAHLIA DR	TOLEDO OH 43611 2945
WILLIAMS CASSANDRA L	2057 NORTHWYCK DR	TOLEDO OH 43611
WOOTEN KYLE P & SARA F	4301 SUDER AVE	TOLEDO OH 43611 2939
YOUNGS BRANDON M	4238 KNOLLCREST RD	TOLEDO OH 43611
ZERVAS MELISSA A & STEVEN J	2063 NORTHWYCK DR	TOLEDO OH 43611 2962
POINT PLACE BUSINESS ASSOCIATION	P.O. BOX 5074	TOLEDO OH 43611

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THE COLLABORATIVE; ATTN: RUSTY WILKE
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TOLEDO OH 43606
TOLEDO OH 43604
MAUMEE OH 43537

