

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 11, 2022

REF: SUP-1003-22

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

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

SUBJECT: Special Use Permit for new AMI Pole at 114 Wellington St.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 10, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

| | | |
|-----------|---|---|
| Request | - | Special Use Permit for new AMI pole |
| Location | - | 114 Wellington Street |
| Applicant | - | City of Toledo Dept. of Public Utilities 420 Madison Avenue, 4 th Floor Toledo, OH 43605 |

Site Description

| | | |
|--------------|---|----------------------------|
| Zoning | - | RD6 / Duplex Residential |
| Area | - | ± 5.54 Acres |
| Frontage | - | ± 980' along Wellington St |
| Existing Use | - | Public Park |
| Proposed Use | - | Public Park |

Area Description

| | | |
|-------|---|---------------------------------|
| North | - | IG / General Industrial |
| South | - | IL / Railroad |
| East | - | IG / General Industrial |
| West | - | RS6 / Single Family Residential |

Parcel History

None on Record

GENERAL INFORMATION (Cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The City of Toledo Department of Public Utilities is in the process of updating their meter reading technology, including the installation of a new Automatic Metering Infrastructure (AMI) poles across the City of Toledo. These towers are 65' tall monopoles and will be a rust/copper color. Poles will help the City to read residents' water meters remotely, reducing the need for City staff to visit properties to read water meters. This pole is proposed to be located in Landers Park, west of Swan Creek, south of Nebraska Ave, and east of Hawley Street. The pole is located in the center of the park. As condition #1 of approval, staff recommends the location of the pole be moved to the southern edge of the park, either due south or south east, so that it is furthest from neighboring residential properties and activity areas within the park. These poles are classified in the Planning and Zoning Code as "Wireless Telecommunications Facilities, Freestanding" and a Special Use Permit is required because the site is located within a residential zoning district.

TMC§1104.1800 | Wireless Telecommunications Facilities

The Planning and Zoning Code outlines specific requirements for freestanding wireless facilities. Towers shall be of monopole design and located at least 100' from property lines where abutting residential zoning districts. Towers shall be screened by a Type A landscape buffer; this buffer shall include a solid fence and canopy trees surrounding the tower per TMC§1104.1801. Fencing and landscaping requirements are addressed as condition #2 of approval.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-1007-22, a Special Use Permit for new AMI pole at 114 Willington St, to Toledo City Council for the following **one (1) reason**:

1. The City and other service providers will be able to provide sufficient public safety, transportation, and utility facilities and services to the subject property while maintaining sufficient levels of service for existing development (TMC§1111.0706.E)

The Toledo City Plan Commission recommends approval of SUP-1007-22, a Special Use Permit for a new AMI pole at 114 Willington Street, to Toledo City Council subject to the following **seven (7) 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.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Plan Commissions

1. The proposed pole shall be moved to the southern edge of the property so that it is spatially separated from existing baseball fields and other recreation areas where children and other members of the public frequently gather.
2. The proposed pole shall be protected and visually screened by an 8 foot solid wood privacy fence, as well as a combination of evergreen and canopy trees surrounding the facility, subject to the approval of the Director. (TMC§1104.1801.C)
3. All operation of the facility shall be in accordance with the requirements of TMC§1104.1800, "*Wireless Telecommunications Facilities*".
4. 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.
5. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
6. 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.
7. 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.

Respectfully Submitted,



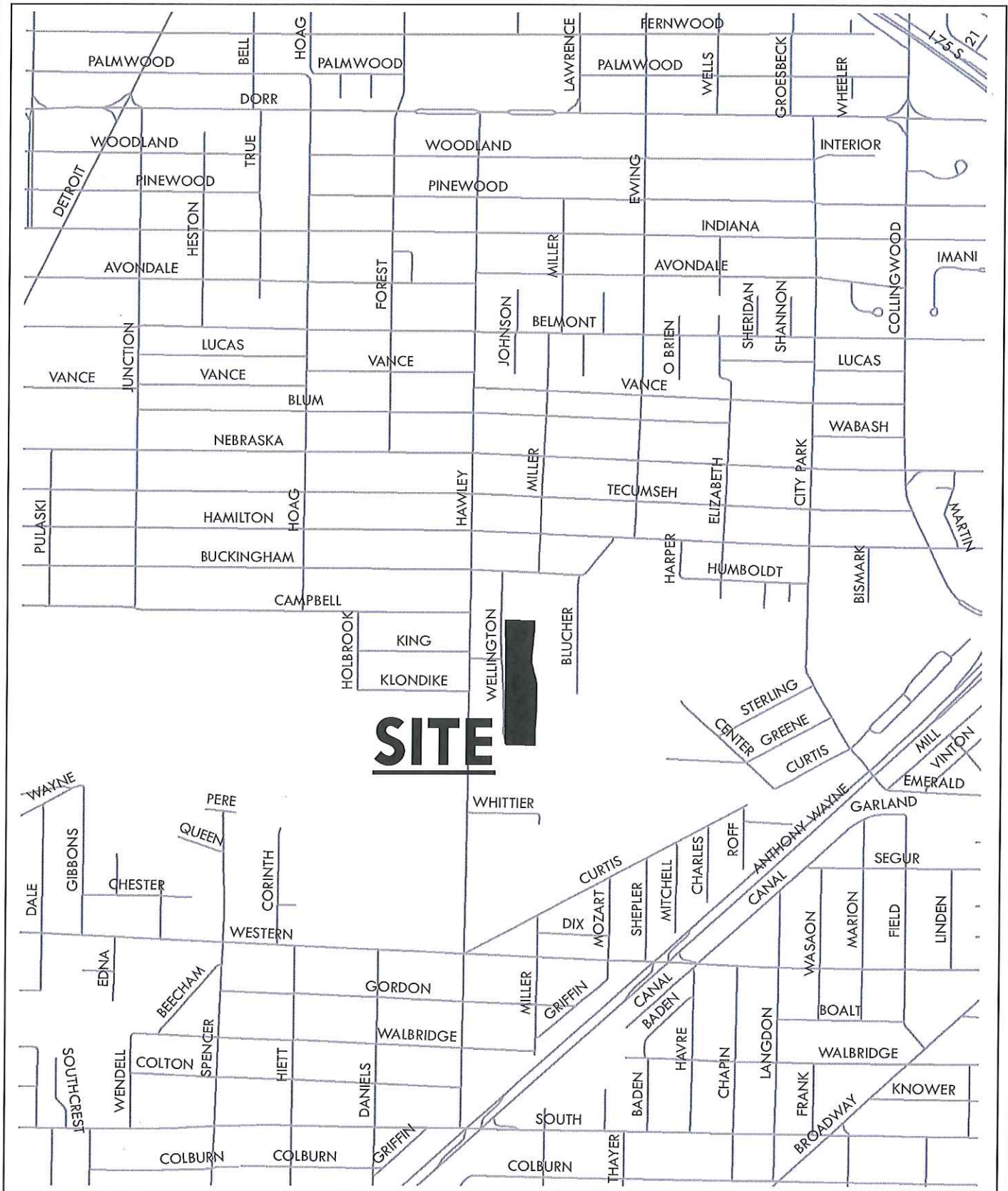
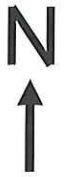
Thomas C. Gibbons
Secretary

Three (3) sketches follow

Cc: City of Toledo Dept. of Public Utilities; 420 Madison Avenue, 4th Floor; Toledo, OH 43605
Lisa Cottrell, Administrator
Matt Lascheid, Associate Planner

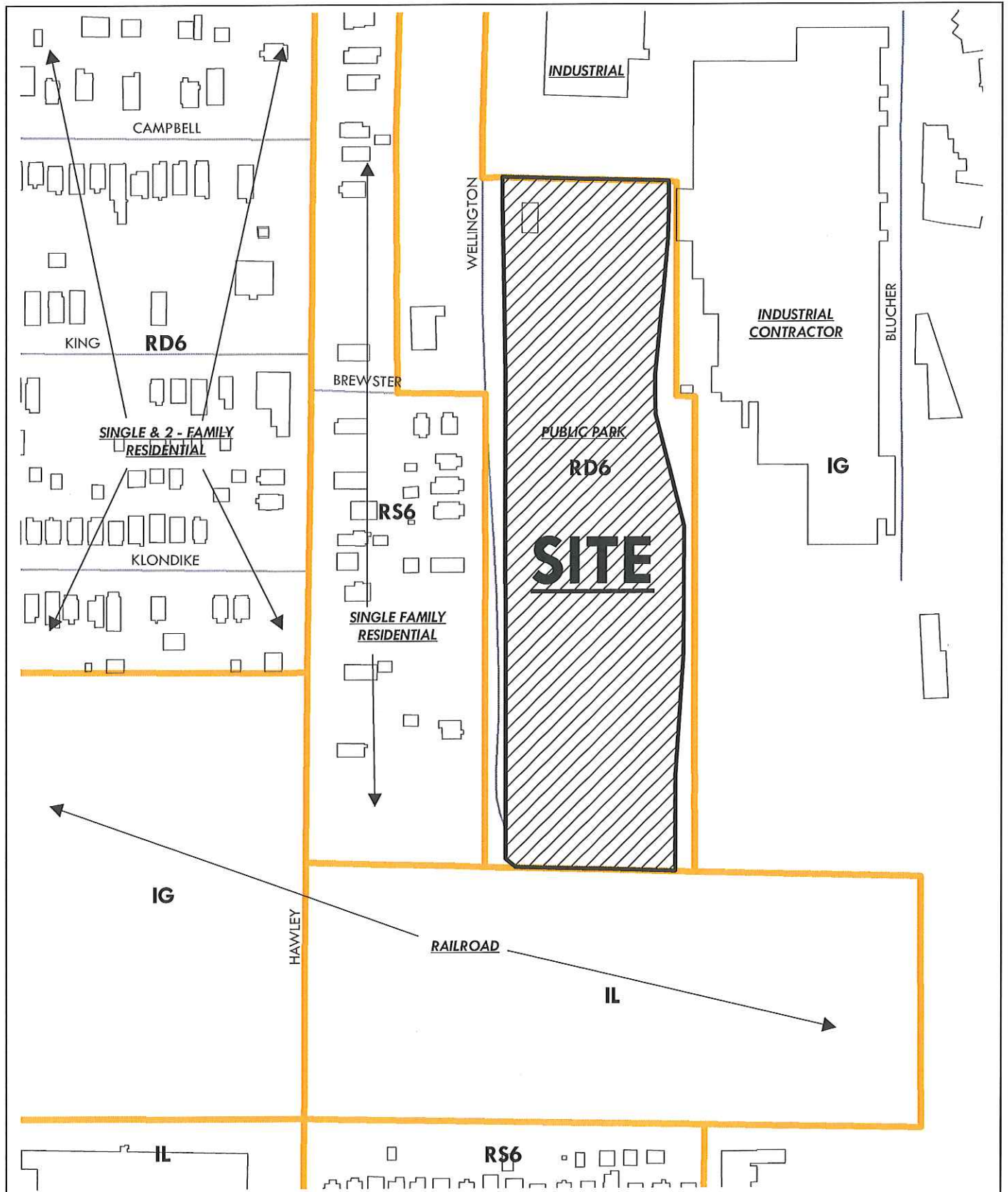
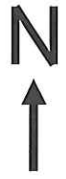
General Location

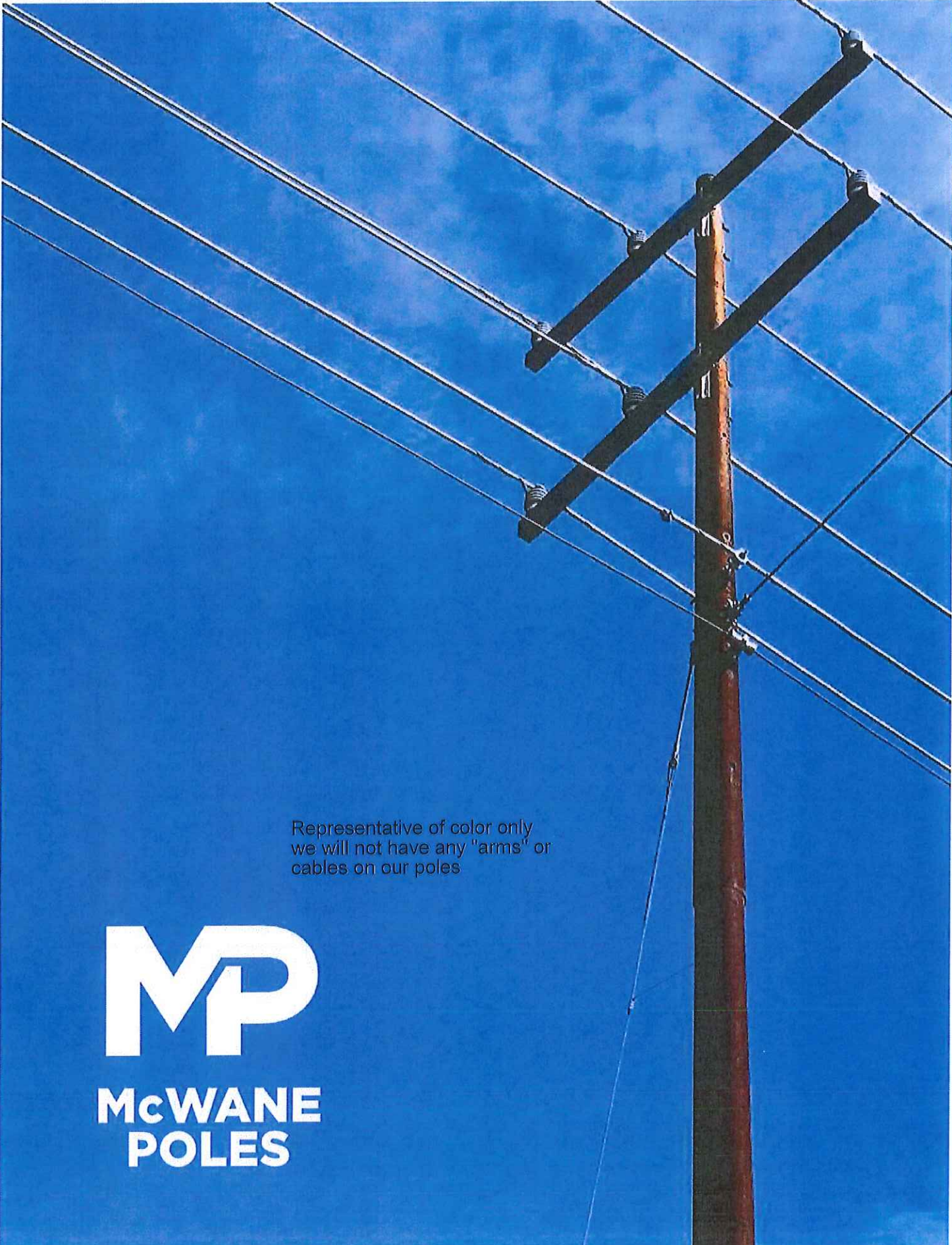
SUP-1007-22



General Location

SUP-1007-22





Representative of color only
we will not have any "arms" or
cables on our poles

MP
McWANE
POLES

POLE FINISHES AND FEATURES



1 Pole Cap Options



▶ HDPE Rantor Cap

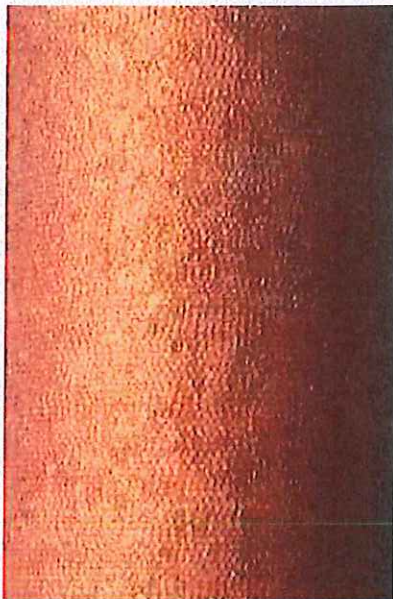


▶ HDPE Flat Cap



▶ Ductile Iron Flat Cap

2 Pole Finish Options



▶ Weathered Finish
Self-protecting finish



▶ Coated Finish
Arc-applied zinc base coat with gray acrylic top coat

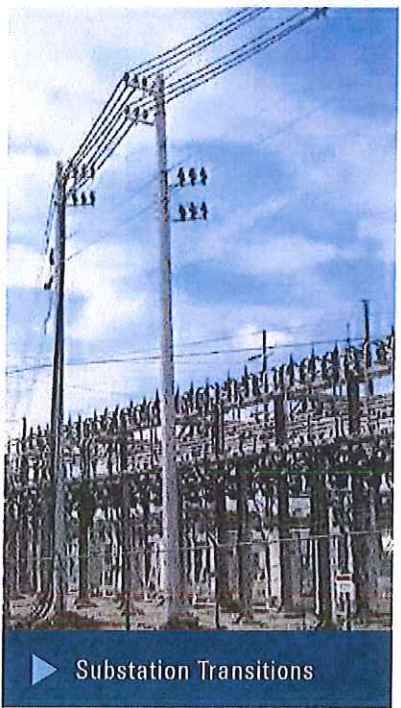
3 Pole Joint



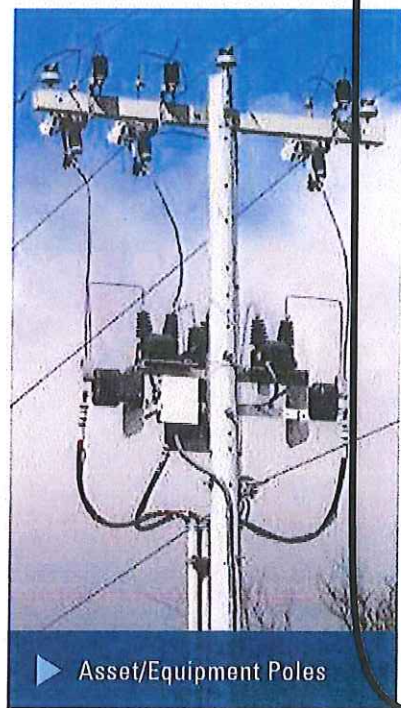
▶ Did you know that our ceramic epoxy embed coating is designed for corrosive environments? This ductile iron coating has an unmatched performance record in highly corrosive environments for over thirty years.



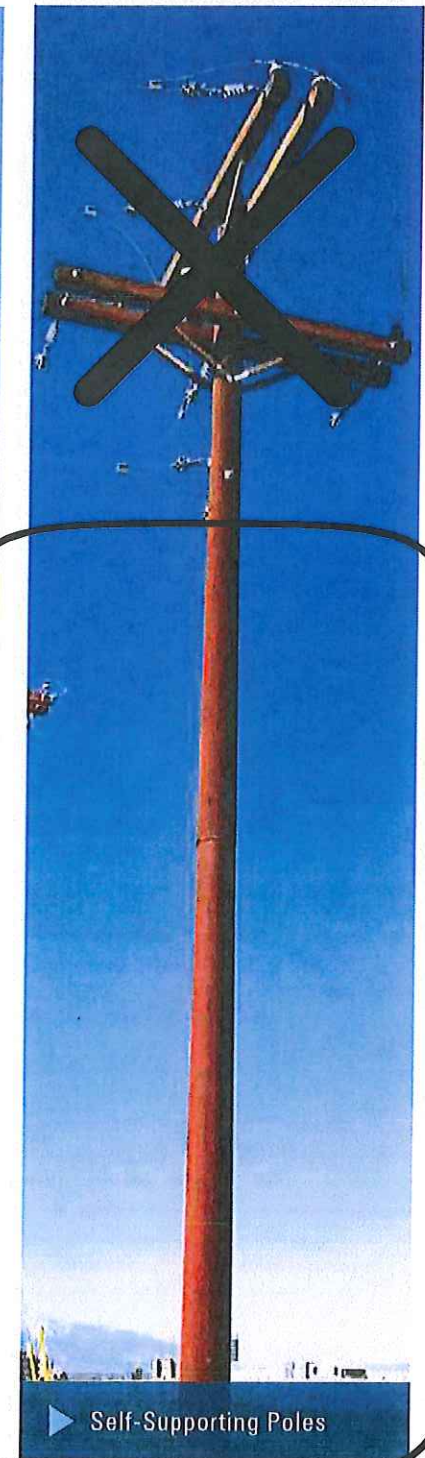
▶ 161 kV H-Frame



▶ Substation Transitions



▶ Asset/Equipment Poles



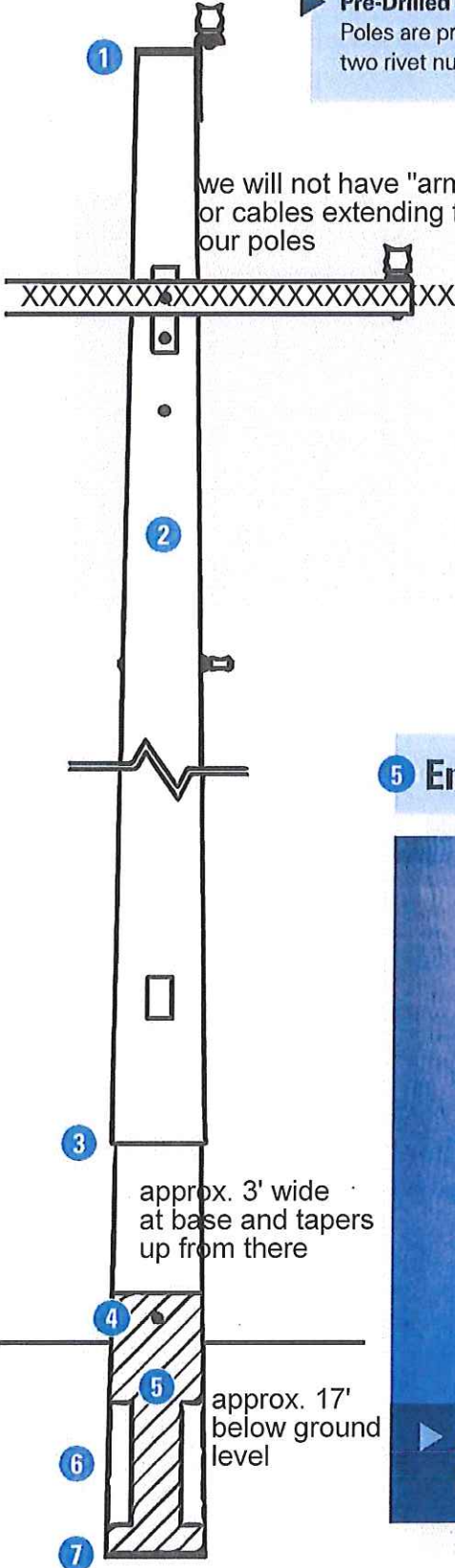
▶ Self-Supporting Poles

approx. 65' tall

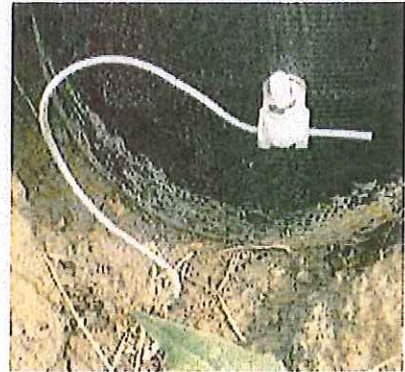
Pre-Drilled Holes:

Poles are pre-drilled to each customer's specifications. Forty holes or twenty through holes and two rivet nuts or threaded holes are provided with each pole at no additional charge.

we will not have "arms" or cables extending from our poles



Rivet Nut Ground 4



Ground Plates 6



5 Embed Coating



Base Plate 7



Ceramic Epoxy

Applied internally and externally from base to 1' above ground standard

approx. 3' wide at base and tapers up from there

approx. 17' below ground level