



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 13, 2020

REF: SUP-5002-20

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 Community Recreation – Active at 4450 Hill Ave.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, July 9 at 2:00 P.M.

GENERAL INFORMATION

Subject

| | | |
|--------------|---|--|
| Request | - | Special Use Permit for Community Recreation- Active |
| Location | - | 4450 Hill Ave |
| Applicant | - | Attn: Adam Reny First Tee of Lake Erie LLC PO Box 351142 Toledo, OH 43635 |
| Architect | - | Attn: Matt Willbur The Collaborative One Seagate, Park Level 118 Toledo, OH 43604 |
| Engineer | - | Feller Finch and Associates 1683 Woodlands Drive Maumee, OH 43537 |
| Construction | - | Attn: Ryan Gundy The Lathrop Co. 28 N St. Clair St, Suite 200 Toledo, OH 43604 |

GENERAL INFORMATION (Cont'd)

Site Description

| | | |
|--------------|---|----------------------------------|
| Zoning | - | RS6 / Single-Family Residential |
| Area | - | ± 41.8 acres |
| Frontage | - | ± 1435' along Hill Ave |
| Existing Use | - | Agricultural Land |
| Proposed Use | - | Boys and Girls Club, Golf Course |

Area Description

| | | |
|-------|---|--------------------------------------|
| North | - | RS6 / Golf Course |
| South | - | RS6, RD6 / Single-Family Residential |
| East | - | RS6 / Single-Family Residential |
| West | - | RS6 / Park |

Parcel History

None on Record

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant, The First Tee of Lake Erie, is requesting a Special Use Permit for a Community Center – Active at 4450 Hill Ave. This application is for a Youth Leadership Center, which is proposed to offer indoor and outdoor programming in concert with the Boys and Girls Club of Toledo, as well as administrative space for the First Tee of Lake Erie. The applicant plans to develop a golf course in phases including putting greens and a driving range. For future phases, soccer field, an event lawn, and more are proposed.

The site is currently open agricultural land and is zoned RS6. The site has frontage on Hill Ave and is surrounded by single-family residential properties, as well as the Inverness Golf Course to the north. Because the site is zoned RS6, Active Community Recreation is permitted, subject to the approval of a Special Use Permit.

STAFF ANALYSIS (Cont'd)
Parking and Circulation

Pursuant to **TMC§1107.0304 – *Parking, Loading, and Access***, Community Recreation-Active falls under Schedule D. The Parking Requirements for this site are determined by evaluating similar uses and working with the applicant and transportation experts to see how many parking spaces are needed for this use. Staff supports a compromise between the requirements for Sports and Recreation, Indoor, and Sports and Recreation, Outdoor, or a compromise between 1 space per 150 square feet of activity area and 1 space per 500 square feet of activity area. The building is just over 15,000 square feet, and includes a large amount of outdoor activity area. Staff has been in communication with the design professionals throughout the process and are confident that the proposed fifty (50) spaces are adequate for this use. Because the site will be used by large groups of minors, a bus drop-off is also proposed. The parking spaces and bus drop-off are accessed together by two ingress/egress points on Hill Ave.

The Toledo 20/20 Plan recommends developing a Greenway along the Heldman Ditch to connect with major parks as a part of the City's Greenways Trail Plan. The Toledo Bike Plan (2015) calls for the Greenhouse Trail to run north-south through this site, connecting the site to Swan Creek Metropark, Winterfield Park, and the Toledo Botanical Garden. A trail may also connect this site to the stub street of Skye Drive to the east. This is a large site in a park-like setting with significant amounts of trails and greenspace proposed. To meet the objectives of the Toledo 20/20 Plan and the Toledo Bike Plan, the applicant is required to consult with the Division of Engineering Services and the Division of Parks, Recreation, and Forestry to connect this site with other existing and proposed trails.

Building Design

The applicant is proposing a building which is predominantly made of brick and architectural metal panels. The building offers a recessed entryway with a courtyard beneath a steel canopy. The building has been designed to allow for expansion of the proposed basketball court, expanding the building westward. A patio in the rear offers views of the golf course and other activities. Currently, the proposed elevations do not meet the Building Design Standards of TMC§1109.0205; the south elevations needs to be broken up using techniques such as variation in massing, wall articulation, and increased transparency.

STAFF ANALYSIS (Cont'd)

Landscaping

The site currently offers landscaping along the Hill Ave frontage, much of which is being preserved to meet the Toledo Municipal Code's requirements for landscaping and screening. Because the site is zoned residentially and is surrounded by residentially-zoned properties, no landscape buffers are required. However, for the comfort and safety of neighboring property owners, perimeter landscaping is encouraged near neighboring residential properties where possible. The requirements for interior parking lot landscaping have been met by the proposed landscape plan. Perimeter parking lot landscaping shall be provided to the east of the parking area to screen the parking and maneuvering areas from view of neighboring residential properties. Foundation plantings are required along elevations that are visible from the right-of-way, and at least one (1) tree shall be provided on-site for every one thousand (1,000) square feet of building coverage. Staff understands that the site is expansive, and this requirement will likely be met without effort.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Parks and Open Space. For Reynolds Corners, the 20/20 Plan recommends developing a greenway corridor along Heldman Ditch to connect with major parks as part of the City's Greenways Trail Plan. The proposed use is in line with these recommendations; staff recommends approval.

PLAN COMMISSION RECOMMENDATION

The Toledo-Lucas County Plan Commission recommends approval of SUP-5002-20, a Special Use Permit for Community Recreation, Active at 4450 Hill Ave, to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code [TMC§1111.0706(B) – *Review & Decision Making Criteria*], and
2. The proposed use complies with all applicable provisions of this Zoning Code [TMC§1111.0706(C) – *Review & Decision-Making Criteria*].

The Plan Commission recommends that the Toledo City Plan Commission approve the request for Community Recreation, Active at 4450 Hill Ave subject to the following **thirty-five (35)** conditions

PLAN COMMISSION RECOMMENDATION (Cont'd)

Division of 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.
5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Contact the Division of Engineering Services for information regarding the location of the existing 12-inch diameter public water main in Hill Avenue.
8. Detailed plans for the proposed water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
9. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Division of Engineering Services

10. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S. Erie Street, Toledo, OH 43602 for review and approval.
11. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
12. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
13. New water service taps will be installed by City of Toledo at the developer's expense.
14. Stormwater drainage for site development submittals are required in compliance with the latest version of the City of Toledo's Infrastructure Design and Construction Requirements <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
15. A Stormwater Pollution Prevention Plan (SWP3) submittal shall be approved by the city prior to commencement of construction.
 - Submittal of the completed CGP checklist is required for a full stormwater review of the proposal; therefore, it shall be submitted in order for the city to issue a list of required stormwater corrections.
 - SWP3 shall include, in its final form, a list of responsible parties and their contact information. Form is available at: <http://www.tmacog.org/storc/swp3.htm>.
16. Being in or adjacent to a flood hazard zone, this area is subject to Toledo Municipal Code, Chapter 1110, which must be complied with in full. Application shall be made for a Floodplain Hazard Development Permit through City Building Inspection One Stop Shop. An escrow agreement may be required if a Conditional Letter of Map Revision or Letter of Map Revision are required to be submitted to the Federal Emergency Management Agency per TMC 1110.
17. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Division of Sewer and Drainage Services

18. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
19. S&DS requires that the private sanitary lines (after they have been 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.

Department of Environmental Services

20. 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.
 - 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.
21. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
22. 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.
23. 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
24. 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.

PLAN COMMISSION RECOMMENDATION (Cont'd)
Fire and Rescue Department

26. Approved Premises identification is required.

Division of Transportation:

27. Wheel stops are required at all parking spots abutting buildings, property lines and sidewalks per TMC 1107.

Plan Commission

28. Revised elevations not yet received at time of print. The elevations that were originally presented to not meet the Building Design standards of TMC§1109 and cannot be approved. (Revised elevations have now been received which meet the standards of TMC§1109 and can be approved)

29. The Toledo 20/20 Plan recommends developing a Greenway Corridor along the Heldman Ditch to connect nearby parks and trails. The Toledo Bike Plan (2015) plans for the Greenhouse Trail to run within the perimeter of this site. The applicant is required to consult with the Division of Engineering Services and the Division of Parks, Recreation, and Forestry to make accommodations for multi-use trails around the site.

30. 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. Per TMC§1108.0202, an extensively landscaped frontage greenbelt shall be provided along public right-of-ways and shall include at least one (1) tree for every thirty (30) feet of frontage. Staff supports the use of existing tree credits to aid in meeting this requirement. The site offers 1434.68' of frontage along Hill Ave and shall provide a frontage greenbelt including at least forty-eight (48) trees. Acceptable as presented.
- b. Buffer landscaping is encouraged between the subject sites and neighboring residential properties.
- c. The dumpster shall be screened by a combination of a solid wall and evergreen plantings. The wall materials are encouraged to match the primary building materials. Evergreen landscaping shall also be provided surrounding the dumpster.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Plan Commission


- d. Perimeter parking lot landscaping shall be provided to the east of the eastern driveway and parking area, and shall include at least two (2) trees and a solid row of shrubs.
 - e. Foundation plantings shall be provided along all portions of the building that are visible from the public right-of-way.
 - f. Per TMC§1108.0205, at least one tree for every one thousand square feet of building coverage shall be provided. The landscape plan shows four (4) trees in front of the building that meet this requirement. At least fifteen (15) trees shall be provided. Staff encourages that this landscaping be located around the principal building.
 - g. 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.
 - h. 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.
 - i. Because the site is over one-half acre, an irrigation plan shall be submitted with site plans for final approval.
 - j. Canopy trees must be a minimum of 12' in overall height or a minimum caliper of 2 inches and evergreen trees must be a minimum of 5'.
 - k. Fencing is proposed to be black chain link. In a residential zoning district, fencing is limited to four (4) feet in height in the side yard and seven (7) feet in height in the rear yard. Shall be clarified on a revised site plan, or a variance shall be approved by the Board of Zoning Appeals.
31. No new free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code. Signage materials are encouraged to match masonry used on the primary building.

PLAN COMMISSION RECOMMENDATION (Cont'd)

Plan Commission

32. 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.
33. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
34. 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.
35. 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

ML

Four (4) sketches follow

CC: Lisa Cottrell, Administrator

Matt Lascheid, Associate Planner

Attn: Adam Reny; First Tee of Lake Erie LLC; PO Box 351142; Toledo, OH 43635

Attn: Matt Willbur; The Collaborative; One Seagate, Park Level 118; Toledo, OH
43604

Feller Finch and Associates; 1683 Woodlands Drive; Maumee, OH 43537

Attn: Ryan Gundy; The Lathrop Co.; 28 N St. Clair St, Suite 200; Toledo, OH 43604



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 26, 2020
REF: SUP-5002-20
PLANNER: Matt Lascheid

NOTICE OF PUBLIC HEARING

on

Date: Thursday, July 9, 2020

Request: Special Use Permit for Community Recreation, Outdoor

Location: 4450 Hill Ave

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, July 9, 2020** 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/92907880307>

Or by phone, dial:

USA 602 333 2017 USA 8882045987 (US Toll Free)

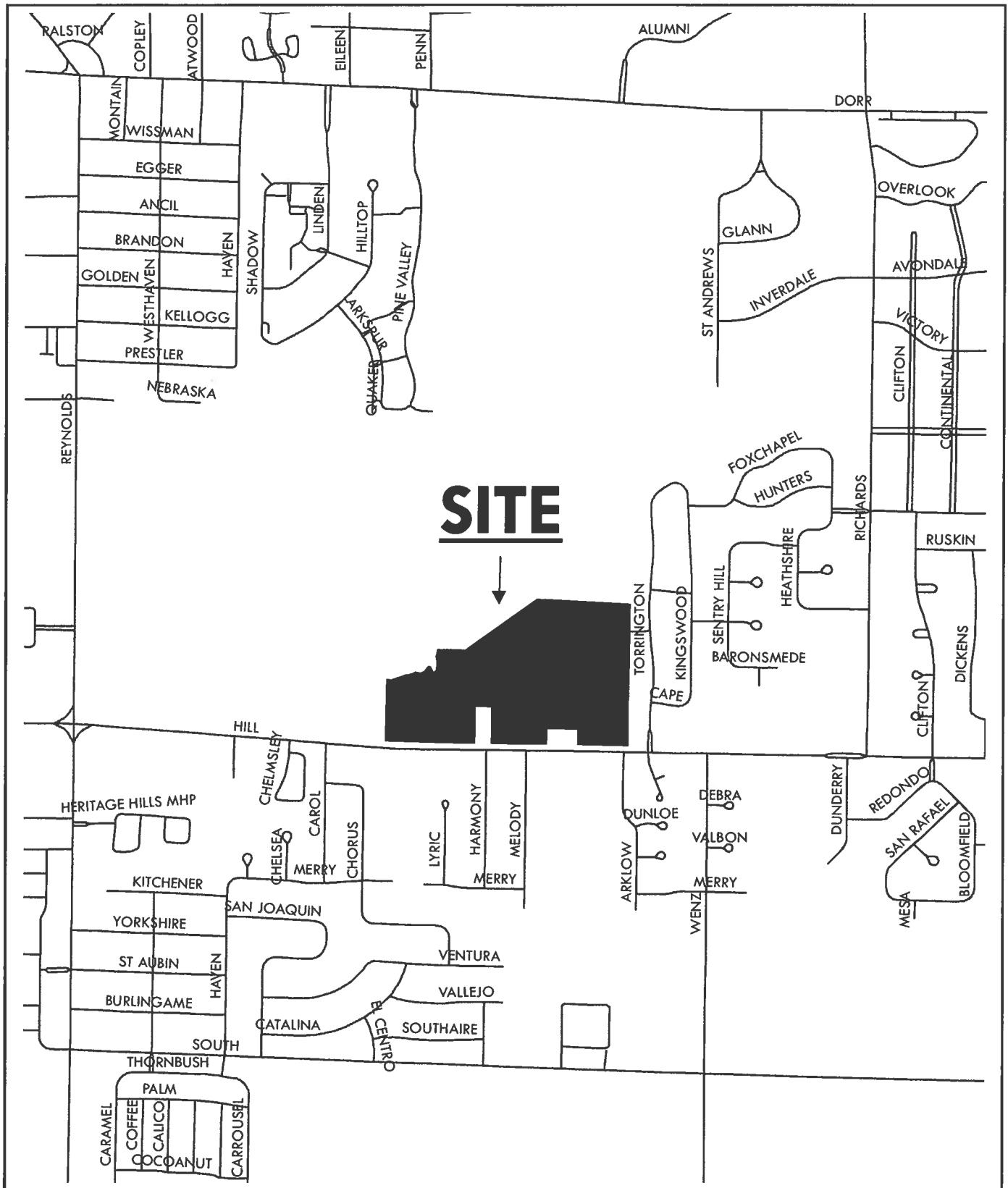
Conference code: 165882

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 matthew.lascheid@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

GENERAL LOCATION

SUP-5002-20
ID 102



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: June 26, 2020
Ref: SUP-5002-20

NOTICE OF PUBLIC HEARING

Wednesday, August 12, 2020

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, August 12, 2020 at 4:00 p.m., will consider the following request:

Special Use Permit for Community Recreation, Outdoor at 4450 Hill Ave

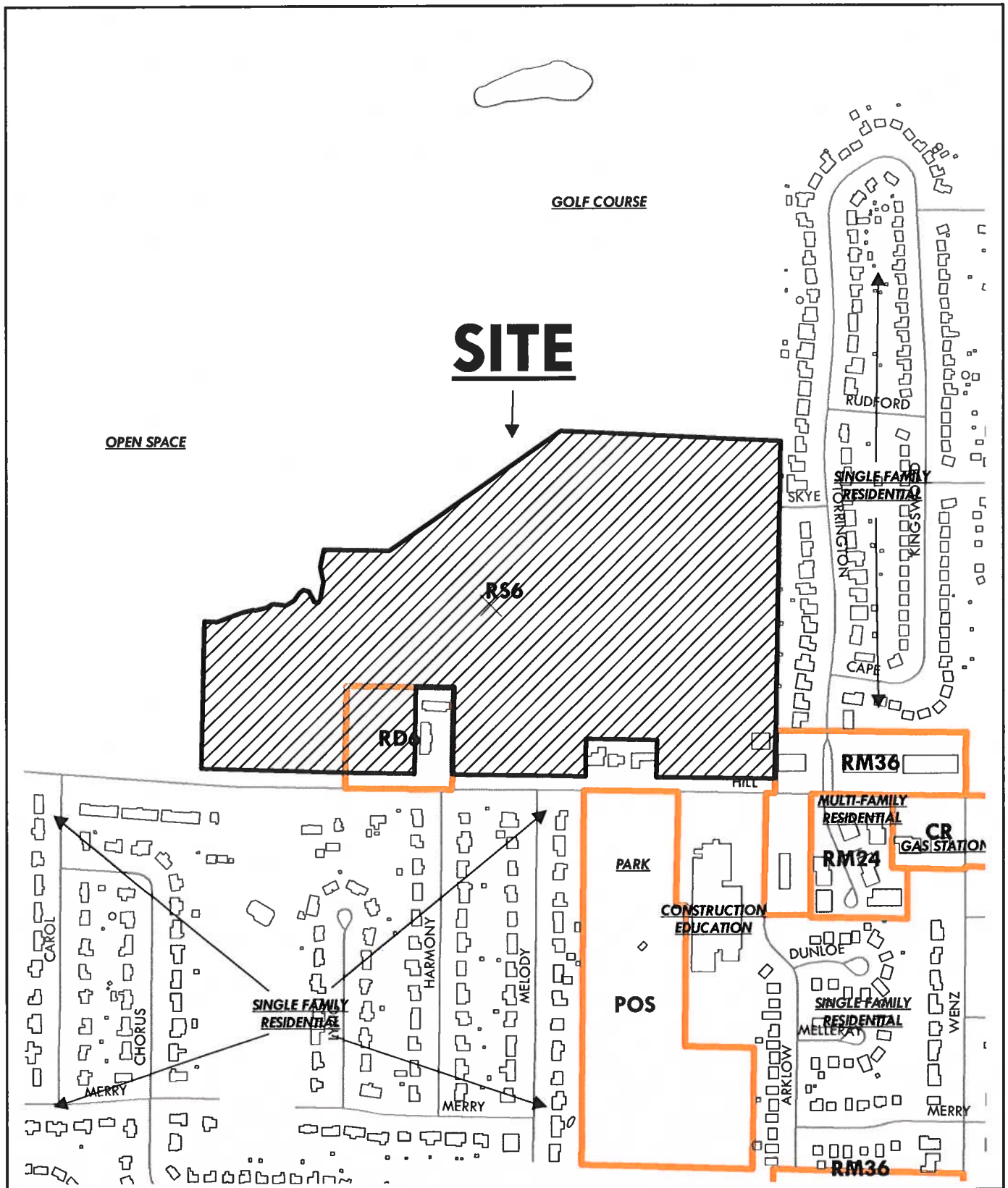
Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

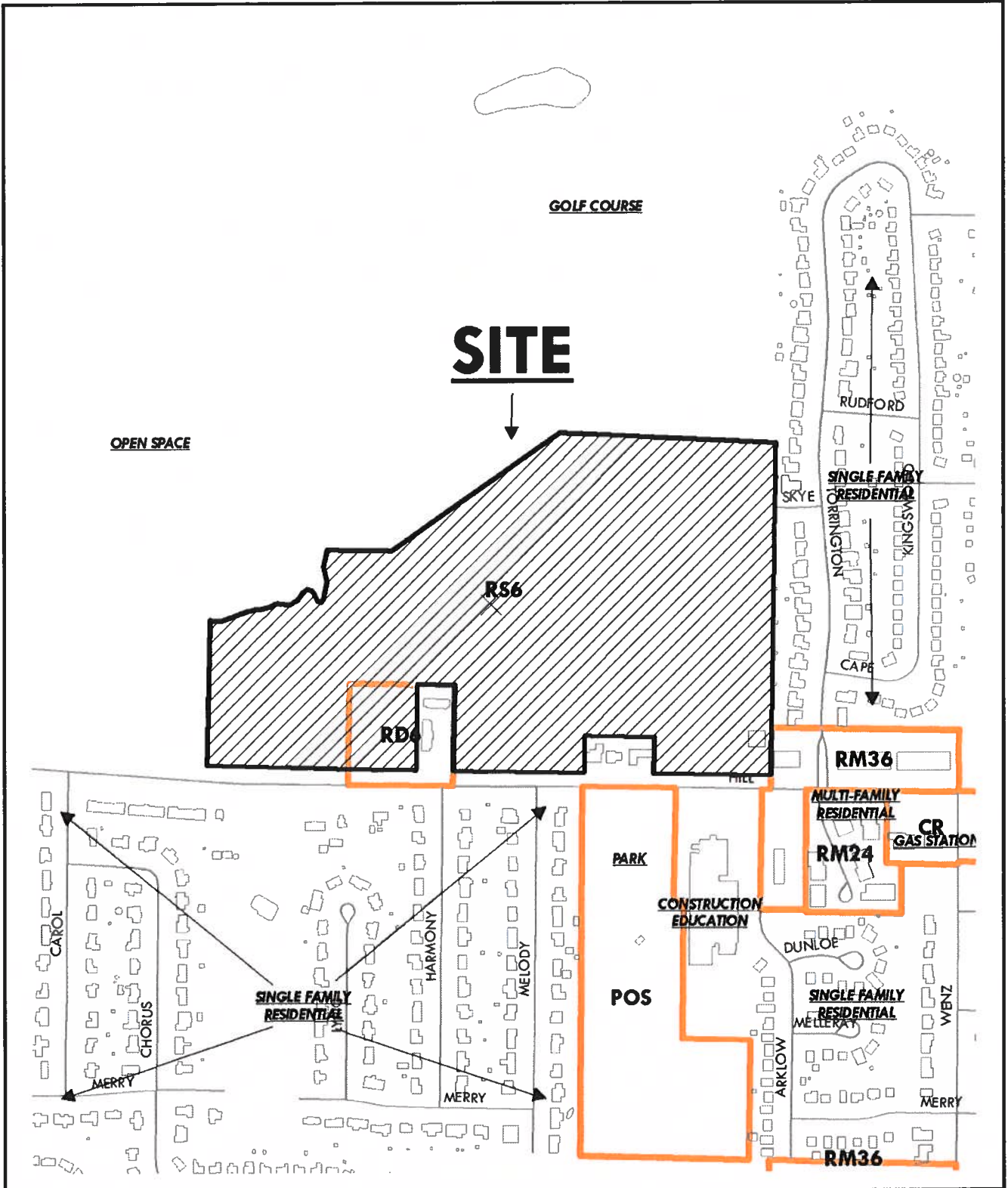
ZONING & LAND USE

SUP-5002-20
ID 102



ZONING AND LAND USE

SUP-5002-20
ID 107



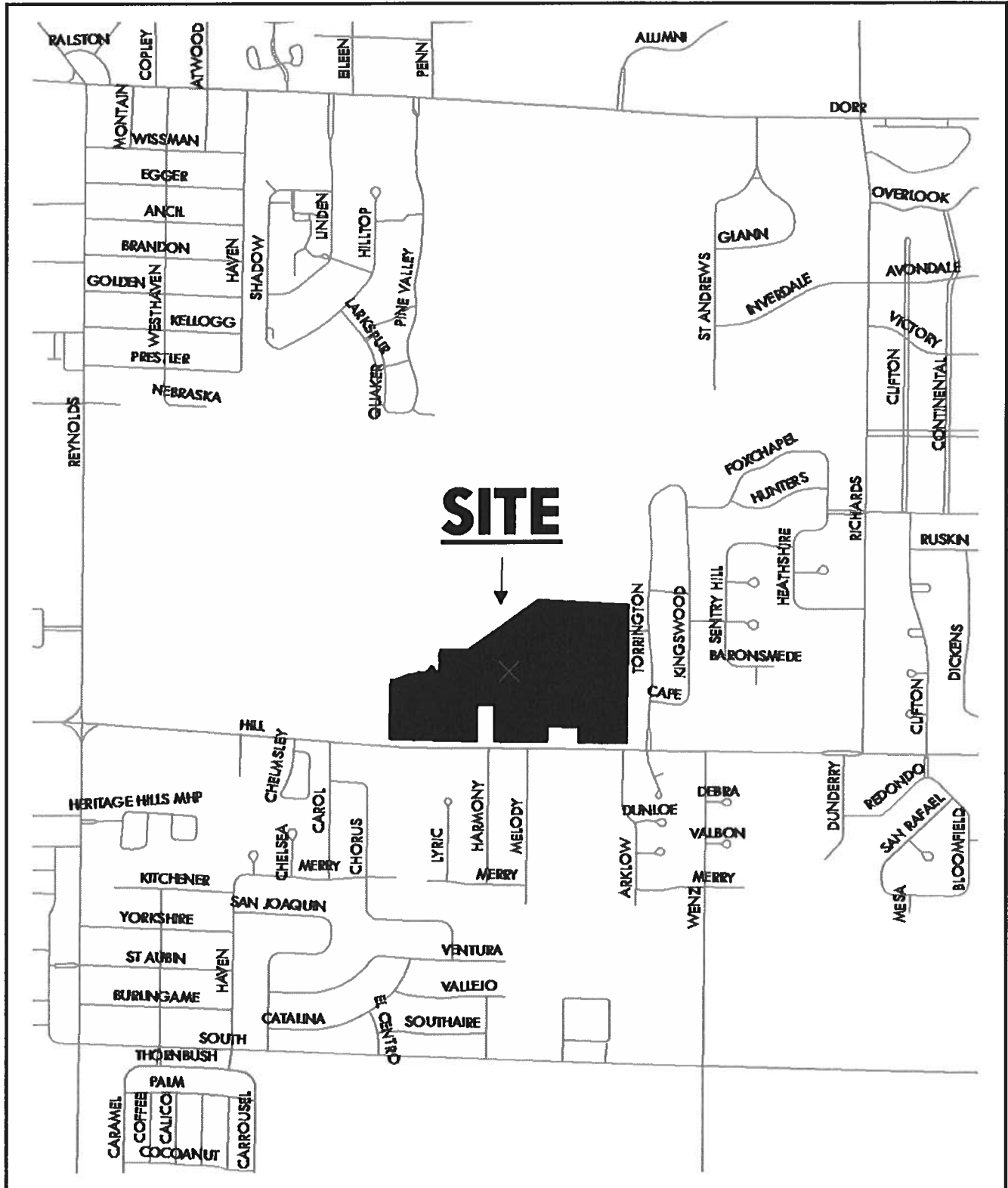
ELEVATIONS

SUP-5002-20
ID 107



GENERAL LOCATION

SUP-5002-20
ID 107



722 HILLTOP LANE, LTD., AN OHIO
LIMITED
29652 DUXBURY LN
PERRYBURG OH 43551

VASS BARBARA J
836 HILLTOP LN
TOLEDO OH 43615 7707

H.N.F. OF TEXAS LTD AN OHIO
LIMITED LIAB
3519 SECOR RD
TOLEDO OH 43606 1504

ROBERTS GEORGE HENRY &
BERNADINE A
5201 CANTERBURY LN
LOGANSPOUT IN 46947 2446

DAILEY TRIBUNE A
4560 HILL AVE
TOLEDO OH 43615 5302

SHAFFER LISA A
5104 PRESTLER RD
TOLEDO OH 43615 4745

KIPPLEN MARVIN W
503 TORRINGTON DR
TOLEDO OH 43615 5436

HOWARD JOHN & KIMBERLY
(ORSURVTC)
P O BOX 350361
TOLEDO OH 43635

GRAMMA JENNIE LLC AN
OHIOLIMITED LIABILI
5045 KELLOGG RD
TOLEDO OH 43615 4734

STOUGH BRADLEY
435 W RIVER ST
DEERFIELD MI 49238 9632

WATSON WILLIAM T III
754 HILLTOP LN
TOLEDO OH 43615

INVERNESS CLUB CO
4601 DORR ST
TOLEDO OH 43615

GREENFIELD BRUCE W &
MAGDALENE
5235 KELLOGG RD
TOLEDO OH 43615 4606

WILLIAMS BERNADINE
133 TORRINGTON DR
TOLEDO OH 43615 5401

MCDONALDS CORP
3534 STILLWATER BLVD
MAUMEE OH 43537 9410

B & R LORENZEN REAL ESTATE LLC
3603 BROOKSIDE RD
TOLEDO OH 43606

MOSLEY LAVERN ETAL
10 MELODY LN
TOLEDO OH 43615 6041

MUTUAL DEVELOPMENT COMPANY
INC
8838 GARDEN RD
MAUMEE OH 43537

NUDING CHERYL A
5022 PRESTLER RD
TOLEDO OH 43615 4743

R GANT PROPERTIES LLC AN OHIO
LLC
4424 HILL AVE UNIT B109
TOLEDO OH 43615

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

REYNOLDS AND HILL PLAZA X LLC
AN OHIO
6725 W CENTRAL AVE UNIT U
TOLEDO OH 43617 9851

CITY OF TOLEDO
ONE GOVERNMENT CENTER SUITE
2250
TOLEDO OH 43604

LOUISVILLE TITLE AGENCY FOR
N.W. OHIO
626 MADISON AVE
TOLEDO OH 43604

MILLS SANDRA L
5105 KELLOGG
TOLEDO OH 43615

B & R LORENZEN REAL ESTATE LLC
3603 BROOKSIDE RD
TOLEDO OH 43606

BRIAN INTL INC AN OH CORP
5062 SECRETARIAT RD
TOLEDO OH 43615 2126

ALVARADO DENISE M
5035 KELLOGG RD
TOLEDO OH 43615 4734

OTHOO JABEZ OKOTH
6247 W WYANDOTTE RD
MAUMEE OH 43537

R GANT PROPERTIES LLC AN OHIO
LLC
4424 HILL AVE UNIT B109
TOLEDO OH 43615

| | | |
|---|--|---|
| DAVIS C JR & B A 141 TORRINGTON DR TOLEDO OH 43615 5401 | VIZI ALEX J 18 MELODY LN TOLEDO OH 43615 6041 | JACKSON VALENCIA 10 HARMONY LN TOLEDO OH 43615 |
| BROWN CLEOPHUS B ETAL 4725 HILL AVE TOLEDO OH 43615 5305 | VO MINH QUAN JACK & HA THI-BICH 5749 ANCHOR HILLS DR SYLVANIA OH 43560 | METROPOLITAN PARK DISTRICT OF THE TOLEDO 5100 W CENTRAL AVE TOLEDO OH 43615 2106 |
| FRIENDSHIP BAPTIST CHURCHOF TOLEDO OH A P O BOX 351687 TOLEDO OH 43635 | STEINMILLER CHRISTOPHER J 215 N REYNOLDS RD TOLEDO OH 43615 5217 | MCCOY RONALD & TONI GARCIA 5246 NEBRASKA AVE TOLEDO OH 43615 4631 |
| INDEPENDENT INVESTMENT INC 650 PHILLIPS AVE TOLEDO OH 43612 | ALVARADO DENISE M 5035 KELLOGG RD TOLEDO OH 43615 4734 | KEVWEN LLC AN OHIO LLC 5312 FREDELIA DR TOLEDO OH 43623 |
| OTHOO JABEZ OKOTH 6247 W WYANDOTTE RD MAUMEE OH 43537 | RAGLAND JON H 17 MELODY LN TOLEDO OH 43615 6008 | WILKINS MARY ANN 17 HARMONY LN TOLEDO OH 43615 6003 |
| BROWN CLEOPHUS & MARY ANN 1629 NEBRASKA AVE TOLEDO OH 43607 3904 | NEELY BRYAN K & TRUDIE TURNER- 445 TORRINGTON DR TOLEDO OH 43615 5434 | RIXEY MAUDIE D 301 TORRINGTON DR TOLEDO OH 43615 5432 |
| SMITH VONTYNA S & ALLEN T 738 HILLTOP LN TOLEDO OH 43615 7705 | AUTOZONE, INC., A NV CORP 11000 RICHMOND STE 350 HOUSTON TX 77042 | DULTMEYER JAMES R & MARY E (ORSURVTC) 5115 KELLOGG RD TOLEDO OH 43615 4736 |
| MANI LLC AN OHIO LIMITED LIABILITY CORPORATION 726 N REYNOLDS RD TOLEDO OH 43615 | FATINIKUN OLATUNDE O & MONISOLA A 26533 W RIVER RD PERRYSBURG OH 43551 1010 | MEYER JOHN P 7955 MILLFORD SYLVANIA OH 43560 |
| LUNDY RICHARD L & CATHERINE E 5037 PRESTLER RD TOLEDO OH 43615 4742 | CAREY CHRIS R ETAL 606 N WESTHAVEN RD TOLEDO OH 43615 4764 | KNIGHTEN DRENDA 419 TORRINGTON DR TOLEDO OH 43615 |
| SHAVERS CHARLES & BARBARAJ 146 CHELSEA ST TOLEDO OH 43615 6022 | CRAIG SANDRA L 4934 CHORUS LN TOLEDO OH 43615 6139 | WILLIAMS SHIRLY A 43 CHORUS LN TOLEDO OH 43615 6023 |

WILLIAMS RETHA MAE
35 TORRINGTON DR
TOLEDO OH 43615

LUDWIKOWSKI NANCY C
5030 NEBRASKA AVE
TOLEDO OH 43615 5315

EMMENECKER JAMES J & BEVERLY
H
4759 HILL AVE
TOLEDO OH 43615 5305

COSTAIN ANN MARIE
708 HILLTOP LN
TOLEDO OH 43615 7705

REYNOLDS MARY LYNN
736 HILLTOP LN
TOLEDO OH 43615 7705

MILLSLACLE JEFFREY G & ORPHA J
820 HILLTOP LN
TOLEDO OH 43615

ZEPF HOUSING CORP FOUR,AN OH
NON PROFIT
6605 W CENTRAL AVE
TOLEDO OH 43617

CITY OF TOLEDO
ONE GOVERNMENT CENTER SUITE
2250
TOLEDO OH 43604

FRIENDSHIP BAPTIST CHURCH OF
TOLEDO OHIO
P O BOX 351687
TOLEDO OH 43635

PATEL HASMUKA B & USHA H
726 REYNOLDS RD
TOLEDO OH 43615

LORENZEN STEPHANIE A
5001 PRESTLER
TOLEDO OH 43615

ROBERTS GEORGE HENRY &
BERNADINE A
5201 CANTERBURY LN
LOGANSPOUR IN 46947 2446

BROWN ALOLSON
211 TORRINGTON DR
TOLEDO OH 43615

UZOIGWE CATHERINE
431 TORRINGTON DR
TOLEDO OH 43615 5434

GIBSON ANDREA K
26 HARMONY LN
TOLEDO OH 43615 6004

INVERWEST INVESTMENTS, LLC
P O BOX 286
PERRYSBURG OH 43551

ROME EDDIE JR & BARBARA J
730 HILLTOP LN
TOLEDO OH 43615 7705

UNIVERSITY CHURCH (THE)
4747 HILL AVE
TOLEDO OH 43615 5305

FRIENDSHIP BAPTIST CHURCH AN
OHIO NOT-
P O BOX 351687
TOLEDO OH 43635

STEINMILLER CHRISTOPHER J
215 N REYNOLDS RD
TOLEDO OH 43615 5217

COLUMBIA GAS OF OHIO
P O BOX 117
COLUMBUS OH 43216

NEIGHBORHOOD PROPERTIES,INC
AN OH CORP
2753 W CENTRAL AVE
TOLEDO OH 43606 3439

OGLE BERTHA
5051 WISSMAN RD
TOLEDO OH 43615

MCSELFRESH JEFFREY A & MELISSA
A
5019 PRESTLER RD
TOLEDO OH 43615 4742

THEPSOURINTHONE SOMKIET &
SOMCHAY (ORSURVTC)
2335 STONYBROOK BLVD
SYLVANIA OH 43560

B & R LORENZEN REAL ESTATE LLC
3603 BROOKSIDE RD
TOLEDO OH 43606

WALTON ELISHA & ROCHELLE D
425 TORRINGTON DR
TOLEDO OH 43615 5434

HILLS LINARD
9 MELODY LN
TOLEDO OH 43615 6041

MARS DORIS D
50 CHORUS LN
TOLEDO OH 43615 6024

J.A. BYRD & COMPANY LTD AN OHIO
LIMITED
29652 DUXBURY LN
PERRYSBURG OH 43551

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

MAAS CHRISTIE
1861 ATWOOD
TOLEDO OH 43615

HILL LONNIE L & DOROTHY J
TRUSTEES
333 TORRINGTON
TOLEDO OH 43615

DM535 LLC
535 N REYNOLDS RD
TOLEDO OH 43615

MOUSSA MOUNA
4537 SULGRAVE DR
TOLEDO OH 43623

HARRIS KIMBERLEE ETAL
5137 PRESTLER
TOLEDO OH 43615

SMITH B G & P A
27 HARMONY LN
TOLEDO OH 43615 6003

WEST CLEOLA
41 CAROL LN
TOLEDO OH 43615

LC COUNTRY CLUB B LLC AN OHIO
LLC
30195 CHARGIN BLVD # 320N
PEPPER PIKE OH 44124

STRAIN THOMAS E & SHARON R
5105 HILL AVE
TOLEDO OH 43615 5313

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

ALDRIDGE TIA SHAWN
29 TORRINGTON DR
TOLEDO OH 43615 5427

ROBINSON KEITH ANGELO
339 TORRINGTON DR
TOLEDO OH 43615 5432

YANG ZHI JIANG ETAL
513 TORRINGTON DR
TOLEDO OH 43615 5436

ONOFREY ELIZABETH
5057 KELLOGG RD
TOLEDO OH 43615

JONES RUBY G
235 TORRINGTON DR
TOLEDO OH 43615 5442

HEARN WENDY D
34 HARMONY LN
TOLEDO OH 43615 6004

SCHAICH TERRY L
316 N MICHIGAN ST
TOLEDO OH 43604

BOARD OF EDUCATION OF THE
CITY SCHOOL
1609 SUMMIT ST
TOLEDO OH 43604

TAYLOR JOHN R
5001 KELLOGG RD
TOLEDO OH 43615 4734

REYNOLDS AND HILL PLAZA X LLC
AN OHIO
6725 W CENTRAL AVE UNIT U
TOLEDO OH 43617 9851

BLANDEN JOYCE ETAL
325 TORRINGTON DR
TOLEDO OH 43615

YOUNG STEVEN M
405 TORRINGTON DR
TOLEDO OH 43615 5434

YOUNG CHERYL L
5236 NEBRASKA AVE
TOLEDO OH 43615

FATINIKUN OLATUNDE O &
MONISOLA A
26533 W RIVER RD
PERRYSBURG OH 43551 1010

JOHNSON BOBBY L & BEVERLY A
34 MELODY LN
TOLEDO OH 43615 6041

KLINE FRANCES E
4715 HILL AVE
TOLEDO OH 43615

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

UNIVERSITY CHURCH (THE)
4747 HILL AVE
TOLEDO OH 43615

TRISTAN ANITA M
5028 PRESTLER RD
TOLEDO OH 43615 4743

CRABTREE PATRICK
5113 PRESTLER RD
TOLEDO OH 43615 4744

ZUNK DONNA J & JEFFERY J
5123 PRESTLER RD
TOLEDO OH 43615 4744

HEFFNER FAYTHA I
25 CAROL LN
TOLEDO OH 43615 6018

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

TRADITIONS AG LLC
816 HILLTOP LN
TOLEDO OH 43615

SUTTON KEVIN A & TERRY J
(ORSURVTC)
828 HILLTOP LN
TOLEDO OH 43615

AUTOZONE, INC., A NV CORP
11000 RICHMOND STE 350
HOUSTON TX 77042

5002 PRESTLER ROAD LLC
1839 BIRDIE DR
TOLEDO OH 43615

WOOTEN SHEILA A
5049 PRESTLER RD
TOLEDO OH 43615 4742

B & R LORENZEN REAL ESTATE LLC
3603 BROOKSIDE RD
TOLEDO OH 43606

SCOTT ARTHELDIA J
27 MELODY LN
TOLEDO OH 43615 6008

ROJAS GERSAIN
35 MELODY LN
TOLEDO OH 43615

VONNER JONES L & ELAINE J
35 HARMONY LN
TOLEDO OH 43615 6003

NORTH REYNOLDS ROAD CENTER
LLC
P O BOX 1565
LAWRENCEVILLE GA 30046

CITY OF TOLEDO
ONE GOVERNMENT CENTER SUITE
2250
TOLEDO OH 43604

BUDENZ LAWRENCE
816 HILLTOP LN
TOLEDO OH 43615

INVERNESS CLUB AN OH
NONPROFIT CORP
4601 DORR ST
TOLEDO OH 43615

MCCOY RONALD & TONI GARCIA
5246 NEBRASKA AVE
TOLEDO OH 43615 4631

GRAMMA JENNIE LLC AN
OHIOLIMITED LIABILI
5045 KELLOGG RD
TOLEDO OH 43615 4734

PATEL HASMUKA B & USHA H
726 REYNOLDS RD
TOLEDO OH 43615

MOORE LARRY G
5122 PRESTLER RD
TOLEDO OH 43615

ABUHASHISH FAIZ & MINAWARA
5930 SUMMER PL
SYLVANIA OH 43560

SPANISH CAY, A WYOMING LLC
301 THELMA DR # 411
CASPER WY 82609

ROBERTS GEORGE HENRY &
BERNADINE
5201 CANTERBURY LN
LOGANSPOUT IN 46947 2446

GREGG MICHELLE D
127 TORRINGTON DR
TOLEDO OH 43615 5401

LAWSON E JR & H A
205 TORRINGTON DR
TOLEDO OH 43615 5400

PFOTENHAUER ANDREW A
37 LYRIC LN
TOLEDO OH 43615 6015

419 NORTH REYNOLDS ROAD LLC
419 N REYNOLDS RD
TOLEDO OH 43615 5221

AP FEDERAL CREDIT UNION
1627 HOLLAND RD
MAUMEE OH 43537

ROGERS GABRIEL W & CHRISTINE
M
35 CHORUS LN
TOLEDO OH 43615 6023

WILSON TARYN Y AKA TARYNY
HAYENS WILSON
49 CAROL LN
TOLEDO OH 43615 6037

711 SHADOW LANE LTD AN OHIO
LIMITED LIAB
29652 DUXBURY LN
PERRYBURG OH 43551

METROPOLITAN PARK DISTRICT OF
THE TOLEDO
5100 W CENTRAL AVE
TOLEDO OH 43615 2106

NEIGHBORHOOD PROPERTIES, INC
AN OH CORP
2753 W CENTRAL AVE
TOLEDO OH 43606 3439

MAAS CHRISTIE
1861 ATWOOD
TOLEDO OH 43615

ONOFREY ELIZABETH
5057 KELLOGG RD
TOLEDO OH 43615

MAYES RHONDA L ETAL
214 E INDIANA
PERRYSBURG OH 43551

HARPER JACOB & TIFFANY
5131 KELLOGG RD
TOLEDO OH 43615 4736

FATINIKUN OLATUNDE O &
MONISOLA A
26533 W RIVER RD
PERRYSBURG OH 43551 1010

PATEL HASMUKA B & USHA H
726 REYNOLDS RD
TOLEDO OH 43615

MCBRIDE CASSANDRA D
439 TORRINGTON DR
TOLEDO OH 43615 5434

STANTON FRED JR & JOANN
43 MELODY LN
TOLEDO OH 43615 6008

TOLEDO MEDICAL LLC AN OHIO LLC
4508 PROMENADE LN
SYLVANIA OH 43560 2984

NEIGHBORHOOD PROPERTIES INC
2753 W CENTRAL AVE
TOLEDO OH 43606 3439

CHEN BAO SUI ETAL
519 TORRINGTON DR
TOLEDO OH 43615 5436

SMITH GARLAND
523 TORRINGTON DR
TOLEDO OH 43615 5436

SHAH & WATTS A PARTNERSHI
398 SANTURE RD
MONROE MI 48162

KIM ROBERT W & KAREN L
718 HILLTOP LN
TOLEDO OH 43615 7705

STRAIN THOMAS E
5105 HILL AVE
TOLEDO OH 43615 5313

BERRY TYLER M
5025 PRESTLER RD
TOLEDO OH 43615 4742

OTHOO JABEZ OKOTH
6247 W WYANDOTTE RD
MAUMEE OH 43537

ROBERTS GEORGE HENRY &
BERNADINE A
5201 CANTERBURY LN
LOGANSPOUR IN 46947 2446

HARRIS OLLICER J
105 TORRINGTON DR
TOLEDO OH 43615 5401

ARMAGOST ELLA DIANA
40 CAROL LN
TOLEDO OH 43615

HORTON PAULA L
PO BOX 353012
TOLEDO OH 43635 3012

NOUR OF NORTHWEST OHIO LLC
2405 ST JAMESWOOD BLVD
TOLEDO OH 43617

KORALEWSKI SARAH
4544 HILL AVE
TOLEDO OH 43615

FRIENDSHIP BAPTIST CHURCH OF
TOLEDO OHIO
P O BOX 351687
TOLEDO OH 43635

NORTH REYNOLDS ROAD CENTER
LLC
P O BOX 1565
LAWRENCEVILLE GA 30046

| | | |
|---|---|---|
| HURST JANET M 20 CAROL LN TOLEDO OH 43615 6019 | 722 HILLTOP LANE, LTD., AN OHIO LIMITED 29652 DUXBURY LN PERRYBURG OH 43551 | SCHUBERG HOLLY B 2810 STONEFENCE DR PERRYSBURG OH 43551 8977 |
| LCB REAL ESTATE LLC 5224 SADDLECREEK TOLEDO OH 43617 | METROPOLITAN PARK DISTRICT OF THE TOLEDO 5100 W CENTRAL AVE TOLEDO OH 43615 2106 | ROBERTS GEORGE HENRY ET A 5201 CANTERBURY LN LOGANSPOUR IN 46947 2446 |
| SUCHALA JAMES 5121 KELLOGG RD TOLEDO OH 43615 4736 | COREY MILDRED 2655 MORRIN GROVE DR ERIE MI 48133 | ROURKE MICHAEL J & ALICES 5110 PRESTLER RD TOLEDO OH 43615 4745 |
| ERNST JOHN E 3808 W SYLVANIA AVE APT K TOLEDO OH 43623 | KAJTANIAK AARON J & LORRIE K 5012 PRESTLER RD TOLEDO OH 43615 4743 | RUSSELL KATHLEEN A 5041 PRESTLER RD TOLEDO OH 43615 |
| MANUSZAK KENNETH F 5057 PRESTLER RD TOLEDO OH 43615 4742 | BUCKLEY RICHARD & JENNIFER 5101 PRESTLER RD TOLEDO OH 43615 4744 | GREATER METROPOLITAN TITLE LLC AS TRUSTE P.O. BOX 1295 MAUMEE OH 43537 |
| MOOR BROTHERS REALTY CO 0 TOLEDO OH 43615 | WILLIAMS JERRY B & EMMA J 41 TORRINGTON DR TOLEDO OH 43615 5427 | KIMBROUGH BULISTA & JIM EBANKS 111 TORRINGTON DR TOLEDO OH 43615 5401 |
| SILVA JAIME & MARIA OR SURVTC 18 HARMONY LN TOLEDO OH 43615 6004 | 2 N. REYNOLDS PROPERTIES LLC 2 N REYNOLDS RD TOLEDO OH 43615 | ROBERTS GEORGE HENRY & BERNADINE A 5201 CANTERBURY LN LOGANSPOUR IN 46947 2446 |
| ROBERSON JOE L & BARBARA D 313 TORRINGTON DR TOLEDO OH 43615 5432 | TRUSS ROBERT E SR & PONDA R (ORSURVTC) 30 CAROL LN TOLEDO OH 43615 6019 | 419 NORTH REYNOLDS ROAD LLC 419 N REYNOLDS RD TOLEDO OH 43615 5221 |
| NGUYEN ANNTY THAO 3109 S MADDOCK ST SANTA ANA CA 92704 6628 | MOORE LARRY G 5122 PRESTLER RD TOLEDO OH 43615 | LUDWIKOWSKI NANCY C 5030 NEBRASKA AVE TOLEDO OH 43615 5315 |
| MARSHALL BRANARDINE P 26 MELODY LN TOLEDO OH 43615 6041 | BILLS CURLEY L & DIANA 43 HARMONY LN TOLEDO OH 43615 6003 | GILMORE G & M L 43 LYRIC LN TOLEDO OH 43615 6015 |

METROPOLITAN PARK DISTRICT OF
THE TOLEDO

5100 W CENTRAL AVE
TOLEDO OH 43615

TAYLOR JOHN R
5001 KELLOGG RD
TOLEDO OH 43615 4734

PAYDEN JAMES JR & LORENE

509 TORRINGTON DR
TOLEDO OH 43615 5436

COREY MILDRED
2655 MORRIN GROVE DR
ERIE MI 48133

MILLER ANTHONY B & KIMBERLEE C

605 N WESTHAVEN
TOLEDO OH 43615

PAYNE ROSIE L ET AL
328 RED CEDAR CT
HOLLAND OH 43528

TIGERS AFFORDABLE RENTALSLLC
A LIMITED L

3825 INVERNESS
TOLEDO OH 43607

RIEHLE RONALD J JR
5029 KELLOGG RD
TOLEDO OH 43615 4734

ROBERTS GEORGE HENRY &
BERNADINE A

5201 CANTERBURY LN
LOGANSPOUT IN 46947 2446

POON LAURA JONISE
44 MELODY LN
TOLEDO OH 43615 6041

GOODWILL BUILDING A MICHIGAN
CORP

0
OH 0

CRABTREE PATRICK
5113 PRESTLER RD
TOLEDO OH 43615 4744

HALL JAMES E & JUDY M

4460 SKYE DR
TOLEDO OH 43615 5426

TOPOLEWSKI DANIEL JOSEPH &
MARJORIE J

5050 PRESTLER RD
TOLEDO OH 43615 4743

NU REAL ESTATE HOLDINGS LLC A
OHIO LIMIT

8761 OAK VALLEY RD
HOLLAND OH 43528 9213

MALCOLM LORRAINE F ETAL

50 CAROL LN
TOLEDO OH 43615 6019

BUDENZ LAWRENCE ET AL
ORSURVTC

816 HILLTOP LN
TOLEDO OH 43615

MOORE LARRY G
5122 PRESTLER RD
TOLEDO OH 43615

STEVENS ROBIN C
307 TORRINGTON DR
TOLEDO OH 43615 5432

HOWARD TONYA M
44 LYRIC LN
TOLEDO OH 43615 6015

METROPOLITAN PARK DISTRICT OF
THE TOLEDO

5100 W CENTRAL AVE
TOLEDO OH 43615 2106

LUDWIKOWSKI DAVID P
5040 NEBRASKA AVE
TOLEDO OH 43615 5315

STRAIN THOMAS E & SHARON R

5105 HILL AVE
TOLEDO OH 43615 5313

COPE ROBERT

4800 WHITEHOUSE SPENCER RD
WHITEHOUSE OH 43571 9775

MCBRIDE CASSANDRA D

439 TORRINGTON DR
TOLEDO OH 43615 5434

PHI REAL ESTATE HOLDINGS LLC
AN OHIO LLC

8761 OAK VALLEY RD
HOLLAND OH 43528

CUTSHALL DAVID A & SHIRLEY J

4550 HILL AVE
TOLEDO OH 43615 5302

LUDWIKOWSKI NANCY C

5030 NEBRASKA AVE
TOLEDO OH 43615 5315

FIKE WILSON R JR

411 TORRINGTON DR
TOLEDO OH 43615 5434

BRYANT RONALD

31 CHORUS LN
TOLEDO OH 43615

LUDWIKOWSKI NANCY C
5030 NEBRASKA AVE
TOLEDO OH 43615 5315

THEPSOURINTHONE SOMKIET
2335 STONYBROOK BLVD
SYLVANIA OH 43560

ATTN: MATTHEW LASCHEID
ONE GOVERNMENT CENTER, SUITE
1620
TOLEDO, OH 43604

BEATRICE GRACIE
3921 INVERNESS AVE
TOLEDO, OH 43607

SUSAN MARTIN
915 N REYNOLDS RD
TOLEDO, OH 43615

Lascheid, Matthew

From: wsmarshalldds@aol.com
Sent: Thursday, July 9, 2020 11:59 AM
To: Lascheid, Matthew

My name is Branardine P. Marshall I live at 26 Melody Lane, Toledo, Ohio 43615. I am at work and will be unable to attend the zoom meeting today at 2:00. My concern is we already have issues with the basketball court there is the park, and not knowing what type of community recreation outdoor space this will be and how well maintained it will be worry me. Who is the applicant? Who will be responsible for the security?, etc.

Lascheid, Matthew

From: Red Doors <reddoorsoftoledo@gmail.com>
Sent: Monday, July 6, 2020 4:14 PM
To: Lascheid, Matthew
Cc: Gibbons, Julie
Subject: Re: 4450 Hill Ave - Special Use Permit

Thank you for the information!

Be Well,
John Howard
Red Doors of Toledo
www.RedDoors.info

On Mon, Jul 6, 2020 at 3:22 PM Lascheid, Matthew <Matthew.Lascheid@toledo.oh.gov> wrote:

John,

Thank you for your email. The applicant is the First Tee of Lake Erie, they are interested in opening a Youth Leadership Center, including a small golf course, putting green, and sports field which will be used by the Boys and Girls Club of Toledo. The Youth Leadership Center would provide indoor programming for the Boys and Girls Club, as well as administrative space for the First Tee of Lake Erie. The site is the large open property on the north side of Hill Ave, south of Inverness. The exact parcel can be seen here: <https://link.zixcentral.com/u/de7f144b/agplVcW-6hGbH7qflp85zA?u=http%3A%2F%2Ficare.co.lucas.oh.us%2FLucasCare%2Fmaps%2Fmap.aspx%3FUseSearch%3Dno%26pin%3D2000028%26jur%3D048%26taxyr%3D2020%26LMparent%3D20>

The Toledo-Lucas County Plan Commission will be hearing this case on Thursday at 2:00 entirely over Zoom. Zoom is a web-based video conference service, you can join online or by phone.

I've attached our Staff Report, which includes a summary of the proposal, including maps and the proposed site plan and building design at the end of the report. Let me know if you have any additional questions or concerns.

Best,

Matt

-
Matt Lascheid

Associate Planner

Toledo Plan Commissions

One Government Center, Suite 1620

(419) 245-1201

From: Red Doors <reddoorsoftoledo@gmail.com>

Sent: Monday, July 6, 2020 3:01 PM

To: Lascheid, Matthew <Matthew.Lascheid@toledo.oh.gov>; Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>

Subject: 4450 Hill Ave - Special Use Permit

Hello,

I received the "Notice of Public Hearing" to consider a Special Use Permit for 4450 Hill Ave. Thanks.
Please share immediately the relevant information: who is the applicant? The only listed use is Community Recreation? What exactly is the special use? Will this permit grant zoning changes, construction, or other privileges to the applicant? Or is it more of a special event? Citizens should know these things prior to making a decision about whether or not they want to go out in public during a pandemic.

Be Well,

John Howard
Red Doors of Toledo

www.RedDoors.info

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