

## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 10, 2022

REF: SUP-12002-21

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 a convenience store at 2067 Airport Highway

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

### GENERAL INFORMATION

#### Subject

|           |   |   |
|-----------|---|---|
| Request   | - | Special Use Permit for a convenience store                                      |
| Location  | - | 2067 Airport Highway  |
| Owner     | - | Mohamed Shohatee<br>5746 Ogden Street<br>Detroit, MI 48210                      |
| Architect | - | Angela Holm<br>Architecture by Design<br>20 Broadway Street<br>Toledo, OH 43604 |

#### Site Description

|              |   |   |
|--------------|---|---|
| Zoning       | - | RD6 Residential Duplex (CN proposed)              |
| Area         | - | ± 0.114 acres                                     |
| Frontage     | - | ± 40' along Airport Hwy & ± 121.86' along Decatur |
| Existing Use | - | Vacant barbershop                                 |
| Proposed Use | - | Convenience store                                 |

#### Area Description

|       |   |   |
|-------|---|---|
| North | - | Tattoo parlor, Single-family & Residential Duplexes / RD6 |
| East  | - | Single-family & Residential Duplexes / RD6                |
| South | - | Single-family & Residential Duplexes / RD6                |

**GENERAL INFORMATION (cont'd)**

West - Single-family & Residential Duplexes / RD6  
RM36 Multi-family Residential

Parcel History

Z-12001-21 - *Zone Change from RD6 Residential Duplex to CN  
Neighborhood Commercial*

Applicable Plans and Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a Convenience Store located at 2067 Airport Highway. The ±0.114-acre site is comprised of one (1) parcel, which is a vacant two-story mixed use residential-commercial building on a corner lot constructed in 1919. Surrounding land uses include a tattoo parlor and single-family residential and residential duplexes to the north with single-family residential and residential duplexes to the west, east and south.

An overview of project details is included in this analysis. A detailed list of all project related items is included in the agency conditions at the end of this report.

Use Specific Regulations

Spacing Requirements: Per TMC 1104.0603 Location: A convenience store shall not be located within a 2,000-foot radius of another convenience store, whether that other convenience store is operating pursuant to a Special Use Permit or operating without such Special Use Permit by virtue of having been in operation prior to the requirement to obtain such permit. The proposed site is situated between two existing convenience stores: one which is 874' to the northeast and another which is 715' to the southwest. A convenience store shall not be located within a 1,000-foot radius of a school, public park, public library, licensed child day care center, or other use established specifically for the activities of minors. The proposed site is situated 878' west of Highland Park.

Hours of Operation: Per TMC 1104.0601 The hours of operation of a convenience store may be limited to 5:30 a.m. to 1 a.m. or other hours consistent with a liquor permit issued by the State of Ohio, as a condition of development approval. Particular attention will be given to convenience stores located adjacent to any residential district, school, place of religious assembly, park, or playground. The applicant's letter of intent does not indicate hours of operation. Hours of operation are limited to 5:30 a.m. to 1 a.m. as a condition of approval, if the SUP is approved.

**STAFF ANALYSIS (cont'd)**

Negative Secondary Effects: Per TMC 1104.602 The Special Use permit granted for a convenience store shall be subject to review on an annual basis and may be amended or revoked by action of City Council in consultation with the Plan Commission if said convenience store is determined to have significant negative secondary effects that have not been sufficiently alleviated under zoning, building or health code regulations. Negative secondary effects are defined as:

- a. Litter, broken bottles and paper discards that diminish the aesthetics of the immediate area.
- b. Noise, disruption from the carryout to the quiet enjoyment of adjoining residential districts, and public and civic uses.
- c. Traffic, traffic noise and congestion.
- d. Pedestrian congestion which can intimidate individual patrons and disrupt neighborhood civility.

Parking

- a. There is not adequate parking for the use as the on-street parking is for residences and customer parking is not allowable on the concrete pad in front of the garage. The Division of Transportation is requiring the addition of bicycle parking as well as a dumpster with the appropriate screening and concrete pad. All improvements are listed as conditions, if the SUP is approved.

Landscaping

- a. The reuse of an existing site is not required to comply fully with current landscape standards, but must bring the site closer to compliance. Turf landscaping exists around the perimeter of the building with a small hedge in the front. With the change in zoning to Neighborhood Commercial, there must be a Type A landscape buffer between the convenience store and abutting residence. As there is an existing fence the buffer width can be ten feet (10'). However, the fifty-six (56') edge must have two (2) canopy trees and eight (8) shrubs to bring the site into compliance. A revised site plan indicating a Type A landscape buffer is listed as a condition, if the SUP is approved.

Elevations

- a. The building is existing, therefore there is no review of the building elevation.
- b. In keeping with current Plan Commission policy and the requirements of the updated Sign Code (soon to be adopted); new ground signage will be limited to low-profile monument signage, and is listed as a condition if the SUP is approved.

**STAFF ANALYSIS (cont'd)**

20/20 Plan

The *Toledo 20/20 Comprehensive Plan* targets this area as Single-family Residential, which is intended to accommodate the development of single dwelling units on individual lots. The districts are intended to create, maintain and promote housing opportunities for individual households, although they do permit nonresidential uses that are typically compatible with residential neighborhoods.


Staff is recommending disapproval of this SUP; however, review agency conditions are attached as Exhibit "A" for informational purposes.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends disapproval of SUP-12002-21, a request for a Special Use Permit for a Convenience Store located at 2067 Airport Highway, to the Toledo City Council, for the following **three (3) reasons**:

1. The use does not comply with all applicable provisions of the Zoning Code **TMC 1111.0706.B**;
2. The use does not meet the spacing requirements of **TMC.1104.0603 A & B**; and
3. The use is not compatible with adjacent uses in terms of operating characteristics (such as noise, traffic generation, and other impacts associated with the use's operation) **TMC 1111.0706.C**.

Respectfully Submitted,



Thomas C. Gibbons  
Secretary

**Exhibit "A"**  
Agency Conditions

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. Applicant is responsible for preventing stormwater pollution by using erosion and sediment control construction practices.

Sewer and Drainage Services

6. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
7. 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 to the public sewer system if this has not been done in the past (2) two years. An electronic (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning and integrity.

Environmental Services

8. 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.
9. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
10. 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.
11. 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_to_Ohio_Invasive_Plant_Species.pdf)
12. 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 Department

13. It appears that this building will undergo a change of use. This will require compliance with all applicable Fire Sprinkler and Alarm, Building, Electrical, Mechanical and Plumbing code requirements.
14. Approved premise identification is required.

Transportation

15. Bicycle parking must be shown per TMC 1107.
16. Dumpster location must be shown on the site plan.
17. Parking on the concrete area cannot block the garage entrances.
18. Business access drives shall not be located across from a residential zone property. (Concrete Driveway and Alley)
19. Business parking cannot block residential on street parking.

Transportation (cont'd)

20. Parking spaces shall not be allowed directly off of alley. Alley not wide enough for two-way traffic.

Plan Commission

21. The hours of operation of a convenience store shall be limited to 5:30 a.m. to 1 a.m. per TMC 1104.0601.

22. Dumpsters shall be screened from view and may not be located in any required setback or landscape buffers and as far from residential areas as possible. TMC 1108.0203.G: **Shall be indicated on a revised site plan.**

23. If applicable, new ground signage shall be limited one (1) low-profile monument sign per TMC 1387.02(2).

24. In addition to the existing landscaping at the site, a Type A landscape buffer of **two (2) new canopy trees and eight (8) shrubs along** the property line abutting the eastern residence to bring the site closer to compliance with the requirements of TMC§1108.0202: **Shall be indicated on a full landscaping site plan.**

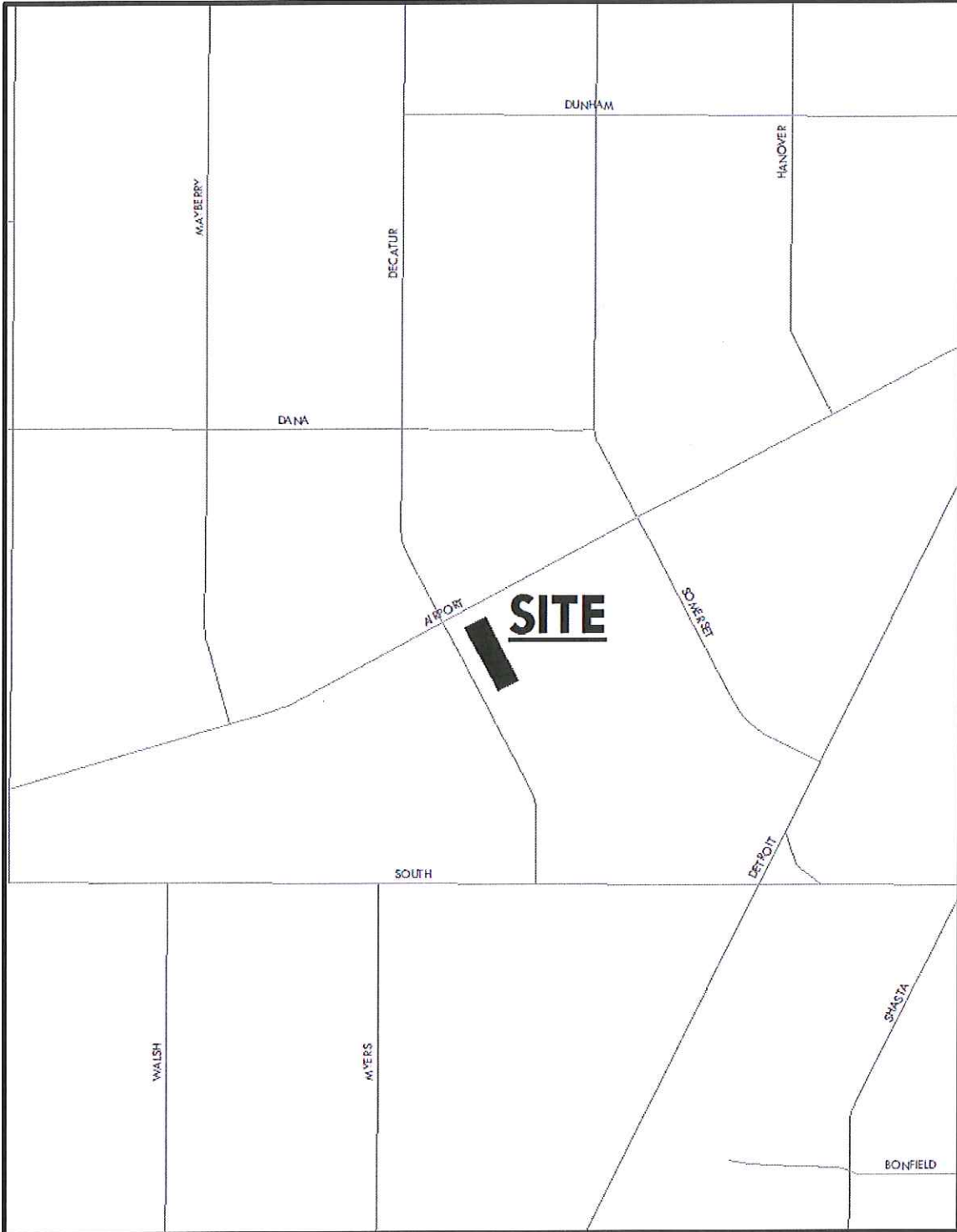
25. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Zoning Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.

26. 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. Major adjustments will require an amendment to the Special Use Permit.

27. No permits shall be issued until arrangements satisfactory to the Director of the Toledo City Plan Commission have been made for compliance with the conditions as set forth above.

GENERAL LOCATION

SUP-12002-21





ZONING & LAND USE

SUP-12002-21





**MAILING MAP**

**SUP-12002-21  
Z-12001-21**



OHIO MINI-MART NEIGHBORHOOD PETITION

I, the undersigned, is aware that Mr. Mohammed N. Shohatee is seeking to open a convenience store within the neighborhood in the building located at 2067 Airport Highway, Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.



| Name                | Address           | Signature   |
|---------------------|-------------------|-------------|
| 1. Austin Zabrowski | 325 Somerset St.  | [Signature] |
| 2. Glen YurStare    | 317 Somerset      | [Signature] |
| 3. Melissa Chaley   | 322 Somerset      | [Signature] |
| 4. De'Vante Meyers  | N/A               |             |
| 5. Micheal Brown    | N/A               | [Signature] |
| 6. MARRY TORRES     | 381 SUMERSET      | [Signature] |
| 7. STEV HOVERMANN   | 525 APPLE         | [Signature] |
| 8. JESSE OTNEY      | 532 APPLE         | [Signature] |
| 9. KANDY JOHN       | 528 APPLE         | [Signature] |
| 10. ALLAN THOMPSON  | 533 APPLE         | [Signature] |
| 11. RAYMOND FRATER  | 536 APPLE         | [Signature] |
| 12. [scribble]      |                   |             |
| 13. CIERRA JONES    | 2216 Dana         | [Signature] |
| 14. KELLEY SPEELMAN | 2219 Dana         | [Signature] |
| 15. RICH LEBLANC    | 2223 Dana         | [Signature] |
| 16. DERRICK RIVESV  | 2224 dana         | [Signature] |
| 17. JOHN LOTH       | 2232 Ward         | [Signature] |
| 18. GIHA WIMBERLY   | 2235 ward         | [Signature] |
| 19. EMILIA RUIZ     | 2236 Ward         | [Signature] |
| 20. JAKE WILLIAMS   | 2319 ward         | [Signature] |
| 21. ROB HALEY       | 2318 ward         | [Signature] |
| 22. SHANNON KELLY   | 2320 WARD         | [Signature] |
| 23. DAMIEN MCCOY    | 401 BENDER        | [Signature] |
| 24. ADAM MASCHSZAK  | 406 BENEDE        | [Signature] |
| 25. CONNIE MOMSEN   | 2511 Brentford ct | [Signature] |
| 26. TOM MOMSEN      | 2511 Brentford ct | [Signature] |
| 27. CAROL WATTESS   | 2519 Brentford    | [Signature] |

I oppose a Zoning Change and Special Permit at 2067 Airport Highway.

Name:

Address:

Nichole Freshour

2109 Airport Hwy, Toledo, OH, 43609

John Frantal

444 Deatur St Toledo OH 43609

Donna Swartz

2101 Airport Hwy Toledo, OH 43609

Aliguel Lozano

2104 Airport

## Hirsch, Nancy

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**From:** Pedro Carrizales <pedrotoledorealtor@gmail.com>  
**Sent:** Thursday, February 10, 2022 11:06 AM  
**To:** Hirsch, Nancy  
**Subject:** Concerns on the following cases: Z-12001-21, SUP12002-21  
**Attachments:** Screen Shot 2022-02-10 at 9.51.25 AM.png

Hello Nancy,

I'm a homeowner and neighbor to the property at 2067 Airport Highway and I wanted to share my concerns with the Zoning Change and Special Use Permit for the proposed convenience store at 2067 Airport Highway.

Attached is a Google map showing businesses within a mile radius offering the exact same service as the proposed location. I don't see the community benefiting from having another convenience store and all the issues that come along with them such as littering, loitering, increased neighborhood traffic, and criminal activity that is already an issue for my neighborhood. Across the street is a Tattoo/Barber Shop shop with lots of increased traffic and just this past week I witnessed it being surveilled by undercover cops this past week. Also, this part of Airport Highway is heavily trafficked throughout the day and is easily a traffic jam in the mornings and late afternoon hours.

Below are 9 establishments in the Airport Highway corridor all within a mile of the proposed location and I think you will find the area is saturated with convenience type stores.

1. **Family Dollar 1703 Airport Highway**
2. **Save A Lot 1703 Airport Hwy.**
3. **La Candalelaria Mexican Store 2625 Airport Hwy.**
4. **Dollar General Store 2857 Airport Hwy**
5. **The Corner Store 250 S. Fearing Blvd.**
6. **Sunoco Gas Station 324 S. Detroit**
7. **Airport Market 2154 South Ave.**
8. **Stop By Carryout 2350 Airport Highway**
9. **Cigarette Outlet 2620 Airport Highway**

I'm in support of small businesses that meet the needs of my community that haven't already been met and feel free to contact me if you would like to discuss the matter further.

Respectfully,

**Pedro Carrizales, Realtor**

**419-266-1305**

[PedroToledoRealtor@gmail.com](mailto:PedroToledoRealtor@gmail.com)

[Pedro.Danberry.com](http://Pedro.Danberry.com)

**Danberry Realtors**

**3555 Briarfield Blvd.**

**Maumee, OH 43537**

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## Parking, zoning bring concerns for proposed Airport Highway carryout



TREVOR HUBERT ✓

The Blade

thubert@theblade.com 

FEB 3, 2022

11:42 AM

The Toledo City Plan Commission is recommending against granting a special use permit for a proposed convenience store at 2067 Airport Highway.

The latest commission report cites inadequate parking and a location that fails to meet certain zoning requirements.

Currently, the lot on the corner of Airport Highway and Decatur Street is a vacant barber shop. Burroughs Neighborhood Organization President Robert Worthington said the prospect of another store has brought mixed feelings around the area.

“It’s double edged, like, I’d rather have somebody in there, but then again, we have carry outs, gas stations, Dollar General every three or four blocks around here,” he said. “So it doesn’t seem necessary.”

Per the Toledo Municipal Code, convenience stores are not allowed to be located within 2,000 feet of each other. They also cannot be located within 1,000 feet of a school, public park, library, or licensed day care center.

The proposed location is in too close of proximity to two existing stores, and would be too close to Highland Park.

Commission staff also determined that the building would be “not compatible” with the area, which is now mostly made up of single-family duplexes, outside of the tattoo parlor that sits on the same corner as the proposed site. Mr. Worthington said that the tattoo shop already attracts a steady flow of traffic to the corner.

“Allowing this use will exacerbate a challenging site location due to limited parking, potentially reducing residential on-street parking within the neighborhood. Additionally, there are two existing convenience stores within 1,000 feet of this site,” the plan commission report reads.

Mr. Worthington, a former Toledo City Council candidate, also expressed concern with how a convenience store could impact traffic in the area.

“It backs up during rush hour,” he said. “Even if there’s a sign that’s like ‘don’t turn onto Airport,’ people are going to turn onto Airport and make it a mess.”

Should the permit be granted, the site would also need to update its landscaping to become closer to compliance of the “neighborhood commercial” zone. Other conditions would include limiting store hours from 5:30 a.m. to 1 a.m., adding bicycle parking and ensuring store parking would not disrupt nearby residents.

Once the recommendation is confirmed by the commission, which is scheduled to meet next on Feb. 10, it will be up to Toledo City Council to decide whether or not to approve the store.

In recent months, council has had discussions and taken up legislation regarding convenience stores. They’ve weighed shutdowns for several different stores and in December they passed an ordinance that will bring new licensing requirements for stores beginning in May.





## Plan commission rejects proposed Airport Highway carryout



TREVOR HUBERT ✓  
The Blade  
thubert@theblade.com

FEB 10, 2022

6:00 PM

The Toledo City Plan Commission voted 5-0 on Thursday to reject a zoning change and the granting of a special use permit for a proposed convenience store at 2067 Airport Hwy. in South Toledo.

Property owner Mohamed Shohatee and Angela Holm of Architecture by Design, the project architect, came forward together to advocate for approval.

The initial staff report cited issues with parking, zoning requirements, and a failure to meet spacing requirements. Ms. Holm said that they could resolve the parking situation by creating spaces behind the property's residential garage.

"It is a dirt area where people park anyhow, so what we were proposing was to just take that out and create actual parking spaces in the area," she told the commission.

Mr. Shohatee testified that he went door-to-door around the neighborhood and collected at least 27 signatures of support for the project.

One nearby resident, Jason Palicki, testified that he's lived in the area for over a year and also talked to his neighbors, but didn't hear about any support from them for the store. He brought his concerns about more crime being attracted to the area by adding another carryout.

"What value is it going to bring, putting a fourth carryout in walking distance?" he said. "I can't get a fresh loaf of bread, a fresh piece of cheese, a fresh cut of meat, but I can get a pack of Marlboros and a beer in any direction of 800 [feet]."

Ultimately, the commission agreed with its staff report, which recommended disapproval of the zoning change and special use permit.

"There doesn't seem to be enough room for commercial traffic at that site... [and] it would seem to affect the character of the neighborhood," Vice Chairman Brandon Rehkopf said.

In other business Thursday, the commission approved making Toledo Municipal Code changes that would eliminate spacing requirements for convenience stores. New convenience store licensing requirements, passed by Toledo City Council in December, are set to go into effect in May.

Currently, the code prohibits stores from being within 2,000 feet of each other and within 1,000 feet of a school, public park, public library, and any day care or other facility "established specifically for the activities of minors."

Even if spacing requirements were removed from Airport Highway case, other factors still would have provided a challenge to gain approval from the plan commission.

The next step for both the proposed Airport Highway convenience store and the municipal code changes would be further review from Toledo City Council's Planning and Zoning Committee.

*First Published February 10, 2022, 5:55pm*

OHIO MINI-MART NEIGHBORHOOD PETITION

I, the undersigned, is aware that Mr. Mohammed N. Shohatee is seeking to open a convenience store within the neighborhood in the building located at 2067 Airport Highway, Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

| Name                  | Address         | Signature         |
|-----------------------|-----------------|-------------------|
| 1. Nazirich Shouder   | 801 Hampton     | Nazirich Shouder  |
| 2. Roberta Sanders    | 802 Hampton Ave | Roberta Sanders   |
| 3. Dominique Coley    | 803 HAMPTON     | Dominique Coley   |
| 4. Deathe Smith       | 803 Hampton     | Deathe Smith      |
| 5. Austin Petre       | 814 Hampton     | Austin Petre      |
| 6. Blake Jackson      | 828 Hampton     | Blake Jackson     |
| 7. Seth Hefferan      | 829 Hampton     | Seth Hefferan     |
| 8. Norma Campos       | 531 Sumner St   | Norma Campos      |
| 9. Joe Winter         | 331 Sumner St   | Joe Winter        |
| 10. Tito Elizondo     | 637 Sterling    | Tito Elizondo     |
| 11. Veronica Gonzales | 637 Sterling    | Veronica Gonzales |
| 12. Sabina Elizondo   | 332 Eastern     | Sabina Elizondo   |
| 13. Michelle Newman   | 329 Sumner      | Michelle Newman   |
| 14. Randy Bulk        | 329 Sumner      | Randy Bulk        |
| 15. Cherry Bulk       | 329 Sumner      | Cherry Bulk       |
| 16. Jason Huggs       | 329 Sumner      | Jason Huggs       |
| 17. James Bishop      | 1476 South Ave  | James Bishop      |
| 18. Chad Hicks        | 1477 South Ave  | Chad Hicks        |
| 19. Justin Brink      | N/A             | Justin Brink      |
| 20. Armando Revilla   | 1500 South      | Armando Revilla   |
| 21. Ann Gilsdorf      | 1503 South      | Ann Gilsdorf      |
| 22. Anqi Huang        | 1507 SOUTH AVE  | Anqi Huang        |
| 23. Judy Rodriguez    | 1508 South Ave  | Judy Rodriguez    |
| 24. Edmund Rodriguez  | 1508 South Ave  | Edmund Rodriguez  |
| 25. Jacob Rodriguez   | 1508 South Ave  | Jacob Rodriguez   |
| 26. Damien Rodriguez  | 1508 South      | Damien Rodriguez  |
| 27. Samantha Stevens  | 1508 South Ave  | Samantha Stevens  |

OHIO MINI-MART NEIGHBORHOOD PETITION

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| Name                 | Address           | Signature         |
|----------------------|-------------------|-------------------|
| 1. Kyanna Douglas    | 1533 South        | Kyanna Douglas    |
| 2. Tia Palm          | 1539 South Ave    | Tia Palm          |
| 3. Charles Kahle     | 1542 south ave    | Charles Kahle     |
| 4. Lynnette Kahle    | 1542 south Ave    | Lynnette Kahle    |
| 5. Robert Gan        | N/A               | Robert Gan        |
| 6. Alberto Rodriguez | 148 Spencer St    | Alberto Rodriguez |
| 7. Martha Quintana   | 148 Spencer St    | Martha Quintana   |
| 8. Esmeralda         | 203 Fairstead Dr. | Esmeralda         |
| 9. Esmeralda Escam   | 204 Fairstead     | Esmeralda Escam   |
| 10. Mercedes Reyes   | 148 Spencer St.   | Mercedes Reyes    |
| 11. Aniceto Reyes    | 148 Spencer St.   | Aniceto Reyes     |
| 12. TROY JONES       | 2020 Spencer      | Troy Jones        |
| 13. Axtion & Viv     | N/A               | Axtion & Viv      |
| 14. Emma Ulis        | N/A               | Emma Ulis         |
| 15. Avi Ulis         | N/A               | Avi Ulis          |
| 16. Maria Escarrega  | 12701 Am Ave      | Maria Escarrega   |
| 17. Karina Casillas  | 5201 Kelan St     | Karina Casillas   |
| 18. Noel Casillas    | N/A               | Noel Casillas     |
| 19. Taneli Rodriguez | N/A               | Taneli Rodriguez  |
| 20. Margarita Corona | N/A               | Margarita Corona  |
| 21. Rolando Veras    | —                 | Rolando Veras     |
| 22. Ricardo Villegas | —                 | Ricardo Villegas  |
| 23. Joel Flores      | 259 Knowlton      | Joel Flores       |
| 24. Davilio James    | N/A               | Davilio James     |
| 25.                  |                   |                   |
| 26.                  |                   |                   |
| 27.                  |                   |                   |

*[Handwritten signature]*

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| Name                       | Address          | Signature   |
|----------------------------|------------------|-------------|
| 1. James Hinesman          | 7018 Wendley Ter | [Signature] |
| 2. Varnell White           | 440 EURETT ST    | [Signature] |
| 3. [Signature]             |                  | [Signature] |
| 4. Desiré McQueen          |                  | [Signature] |
| 5. Leslie Finney           |                  | [Signature] |
| 6. Abigail Green           |                  | [Signature] |
| 7. [Signature]             | 745 Ogden Ave    | [Signature] |
| 8. [Signature]             | 3310 Middlesex   | [Signature] |
| 9. Emma Caldwell           | 2282 FULTON ST   | [Signature] |
| 10. Felisha Hill           | 2052 Balkan Pl   | [Signature] |
| 11. Shambreea Agee         |                  | [Signature] |
| 12. [Signature]            |                  |             |
| 13. Derrick L. [Signature] |                  |             |
| 14. Homer Brown            |                  |             |
| 15. John [Signature]       |                  |             |
| 16. Doree Snodden          | 224 Clinton Rd.  | [Signature] |
| 17.                        |                  |             |
| 18.                        |                  |             |
| 19.                        |                  |             |
| 20.                        |                  |             |
| 21.                        |                  |             |
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| 26.                        |                  |             |
| 27.                        |                  |             |

OHIO MINI-MART NEIGHBORHOOD PETITION

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| Name  | Address  | Signature           |
|---|--|---------------------|
| 1. DUSTIN SWATZ   | 2101 Airport hwy   | <i>[Signature]</i>  |
| 2. STEVE WALKER   | 538 WESTWOOD   | <i>[Signature]</i>  |
| 3. Chris M...<br>4. H. d...<br>5. Crystal...<br>6. DAN BARDA  | 105 South Detroit<br>1941 Airport Hwy<br>1941 Airport Hwy<br>638 HAMPTON | <i>[Signatures]</i> |
| 7. Dawn Stiffin   | 1109 Independence  | <i>[Signature]</i>  |
| 8. Alvin  | 3601 Hill Ave 103  | <i>[Signature]</i>  |
| 9. P...<br>10. Alton Williams                                 | 7307 Ronald<br>1445 Ferwood  | <i>[Signatures]</i> |
| 11. James<br>12. Rayana Hick                                  | 1418 Locust<br>2041 Dancer   | <i>[Signatures]</i> |
| 13. James Pouse<br>14. Katherine Morgan<br>15. April Davis    | 723 Bockley ST<br>531 Shast Dr<br>728 Woodside                           | <i>[Signatures]</i> |
| 16. BARAA Alkhatieb<br>17. Aser Alkhatieb                     | 1915 airport Hwy<br>1918 airport Hwy                                     | <i>[Signatures]</i> |
| 18. Diana + Bobb<br>19. Brian Frischkorn                      | 1136 Gordon ST<br>1267 1/2 Western Ave                                   | <i>[Signatures]</i> |
| 20. Curtis Richardson<br>21. Tanika Watson<br>22. Javon Finn  | 300 Hanover<br>1733 Fredonia<br>1733 Fredonia Avenue                     | <i>[Signatures]</i> |
| 23. James...<br>24. Nicolas Popovich<br>25. Mahmoud Al-Jhatar | 2063 airport hwy<br>2651 airport<br>301 South Peating Blvd               | <i>[Signatures]</i> |
| 26.   |  |                     |
| 27.   |  |                     |

I, the undersigned, is aware that Mr. Mohammed N. Shohatee is seeking to open a convenience store within the neighborhood in the building located at 2067 Airport Highway, Toledo, Ohio. By signing this petition, I have no objections and approve of this plan.

| Name              | Address            | Signature                 |
|-------------------|--------------------|---------------------------|
| 1. Kimberly Ward  | 2068 Airport Ave   | Kimberly Ward             |
| 2. VERANIA WILDER | 2169 AIRPORT       | <del>Verania Wilder</del> |
| 3. Regina Foster  | 2068 Airport Ave   | Regina Foster             |
| 4. Doreen Foster  | 4123 Kingsbury Ave | Doreen Foster             |
| 5. Melinda Taylor | 2068 Airport Hwy   | Melinda Taylor            |
| 6.                |                    |                           |
| 7.                |                    |                           |
| 8.                |                    |                           |
| 9.                |                    |                           |
| 10.               |                    |                           |
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| 12.               |                    |                           |
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| 19.               |                    |                           |
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| 21.               |                    |                           |
| 22.               |                    |                           |
| 23.               |                    |                           |
| 24.               |                    |                           |
| 25.               |                    |                           |
| 26.               |                    |                           |
| 27.               |                    |                           |

OHIO MINI-MART NEIGHBORHOOD PETITION

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| Name                | Address     | Signature       |
|---------------------|-------------|-----------------|
| 1. Brian Price      | 574 Durango | Brian Price     |
| 2. Moriah Cunniff   | 530 Durango | Moriah Cunniff  |
| 3. Alfonso Miller   | 532 Durango | Alfonso Miller  |
| 4. Brea Webb        | 535 Durango | Brea Webb       |
| 5. Maurice Webb     | 535 Durango | Maurice Webb    |
| 6. Laura Deleon     | 522 Durango | Laura Deleon    |
| 7. Tommy Lytten     | 525 Durango | Tommy Lytten    |
| 8. Lamont Walker    | 527 Durango | Lamont Walker   |
| 9. Damien K. Smith  | 517 Durango | Damien K. Smith |
| 10. TRACY Hall      | 205 FEARING | Tracy Hall      |
| 11. Aziel Dixon     | 205 Fearing | Aziel Dixon     |
| 12. JAYLA PERRYMAN  | 236 Fearing | Jayla Perryman  |
| 13. Erin-Humphrey   | 211 Fearing | Erin-Humphrey   |
| 14. Carlos Guerrero | 220 Fearing | Carlos Guerrero |
| 15. MONICA MYERS    | 228 Fearing | Monica Myers    |
| 16. Jazmond Deaton  | 224 Fearing | Jazmond Deaton  |
| 17. Chara Andrey    | 236 Fearing | Chara Andrey    |
| 18. Rob Otney       | 201 Fearing | Rob Otney       |
| 19. Tyler Macre     | 522 Walsh   | Tyler Macre     |
| 20. Ebony Winston   | 534 Walsh   | Ebony Winston   |
| 21. Ruben Perez     | 560 Walsh   | Ruben Perez     |
| 22. Erica Hill      | 303 HANOVER | Erica Hill      |
| 23. Alyssa Garza    | 309 Hanover | Alyssa Garza    |
| 24. JAMES COOPER    | 314 HANOVER | James Cooper    |
| 25. Scoot Luce      | 242 Hanover | Scoot Luce      |
| 26. Terra Nettles   | 244 Hanover | Terra Nettles   |
| 27. Megan Hyde      | 238 Hanover | Megan Hyde      |



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| Name                  | Address     | Signature         |
|-----------------------|-------------|-------------------|
| 1. Gary Wenger        | 534 Walsh   | Gary Wenger       |
| 2. Jake Villagomez    | 541 Walsh   | Jake Villagomez   |
| 3. Tia Howe           | 506 Myers   | Tia Howe          |
| 4. Caitlin Opel       | 515 Myers   | Caitlin Opel      |
| 5. ALONSO LOYA        | 518 Myers   | Alonso Loya       |
| 6. Erin Boone         | 521 Myers   | Erin Boone        |
| 7. Rob Shoemaker      | 527 Myers   | Rob Shoemaker     |
| 8. Tanisha Mills      | 532 Myers   | Tanisha Mills     |
| 9. Ben King           | 534 Myers   | Benjamin King     |
| 10. Seth Chapman      | 535 Myers   | Seth Chapman      |
| 11. Allison Bailey    | 536 Myers   | Allison Bailey    |
| 12. Brandon Crisp     | 538 Myers   | Brandon Crisp     |
| 13. Rich Hicks        | 541 Myers   | Rich Hicks        |
| 14. John Berry        | 553 Myers   | John Berry        |
| 15. Brittney Castillo | 554 Myers   | Brittney Castillo |
| 16. JESSICA BAKER     | 555 Myers   | Jessica Baker     |
| 17. Cerenity Pope     | 607 MYERS   | Cerenity Pope     |
| 18. Robert Boone      | 614 Myers   | Robert Boone      |
| 19. Linda Nelson      | 624 Myers   | Linda Nelson      |
| 20. Juan Perez        | 625 Myers   | Juan Perez        |
| 21. Ariel Jarchow     | 633 Myers   | Ariel Jarchow     |
| 22. Caleb Curtis      | 620 Durango | Caleb Curtis      |
| 23. Stacy Schütz      | 619 Durango | Stacy Schütz      |
| 24. June London       | 601 Durango | June London       |
| 25. Ashley McAllister | 612 Durango | Ashley McAllister |
| 26. Emily Siravo      | 595 Durango | Emily Siravo      |
| 27. Jennifer Boyd     | 578 Durango | Jennifer Boyd     |

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| Name                   | Address            | Signature           |
|------------------------|--------------------|---------------------|
| 1. Mylene Morales      | 2019 Southmoor Dr  | Mylene Morales      |
| 2. MIANACIO BROWN      | 345 SOMERSET       | Mianacio Brown      |
| 3. Amber Ashcraft      | 345 Somerset       | Amber Ashcraft      |
| 4. Paulatte Sroczynski | 311 Somerset       | Paulatte Sroczynski |
| 5. Patricia Winter     | 331 Sumner St.     | Patricia Winter     |
| 6. Elissa Taylor       | 1771 Airport HWY   | Elissa Taylor       |
| 7. Jared Sailer        | 1771 Airport HWY   | Jared Sailer        |
| 8. Gracelynn Sailer    | 1771 Airport HWY   | Gracelynn Sailer    |
| 9. Jayden Wedsworth    | 1771 Airport HWY   | Jayden Wedsworth    |
| 10. Alicianna TOSKA    | 1212 Brookview     | Alicianna Toska     |
| 11. Rodney Caine       | 477 Western        | Rodney Caine        |
| 12. Brent Reynolds     | 1104 western AVE   | Brent Reynolds      |
| 13. Katina Fandler     | 1104 western Ave   | Katina Fandler      |
| 14. Jessica Nutra      | 314 S. Detroit Ave | Jessica Nutra       |
| 15. EMILY Sifers       | 2144 Airline Ave   | Emily Sifers        |
| 16. Isaac Pittard      | 2156 Air line Ave  | Isaac Pittard       |
| 17. Matthew Schutt     | 2325 Airline Ave   | Matthew Schutt      |
| 18. Donald Blevins     | 2460 Airline Ave   | Donald Blevins      |
| 19. Victoria Essing    | 2521 Airline Ave   | Victoria Essing     |
| 20. Shynique Warren    | 515 Bronx Dr       | Shynique Warren     |
| 21. Anthony Pope       | 516 Bronx Dr       | Anthony Pope        |
| 22. Caelen Frahn       | 522 Bronx Dr       | Caelen Frahn        |
| 23. Keon Rayford       | 547 Bronx          | Keon Rayford        |
| 24. James Perez        | 555 Bronx Dr       | James Perez         |
| 25. MELANIE BUND       | 556 Bronx Dr       | Melanie Bund        |
| 26. OCTAVIA CRISP      | 561 BRONX DR       | Octavia Crisp       |
| 27. Erick Martinez     | 926 Woodsdale      | Erick Martinez      |

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| Name                | Address       | Signature       |
|---------------------|---------------|-----------------|
| 1. Brianna Pope     | 224 Hanover   | Brianna Pope    |
| 2. Angela Williams  | 228 Hanover   | Angela Williams |
| 3. Nicole Rush      | 222 Hanover   | Nicole Rush     |
| 4. Heaven Day       | 223 Hanover   | Heaven Day      |
| 5. Maria Pultz      | 224 Hanover   | Maria Pultz     |
| 6. Daquan Lewis     | 205 Hanover   | Daquan Lewis    |
| 7. Kara Garza       | 309 Hanover   | Kara Garza      |
| 8. Paris James      | 319 Hanover   | Paris James     |
| 9. Latasia Lemons   | 320 Hanover   | Latasia Lemons  |
| 10. Monica White    | 334 Hanover   | Monica White    |
| 11. Maria Jimenez   | 24 Danberry   | Maria Jimenez   |
| 12. Ramero Wesley   | 247 Danberry  | Ramero Wesley   |
| 13. Camille Gist    | 305 Danberry  | Camille Gist    |
| 14. Melissa Hansen  | 301 Danberry  | Melissa Hansen  |
| 15. Brenda Allen    | 323 Danberry  | Brenda Allen    |
| 16. Joe Williams    |               | Joe Williams    |
| 17. Antony Jones    | 402 Danberry  | Antony Jones    |
| 18. Nikki Royce     | 414 Danberry  | Nikki Royce     |
| 19. Brenda King     | 418 Danberry  | Brenda King     |
| 20. Tiffany Bowers  | 430 Danberry  | Tiffany Bowers  |
| 21. Joe Cromer      | 433 Danberry  | Joe Cromer      |
| 22. Kara Hill       | 436 Danberry  | Kara Hill       |
| 23. Byron Finley    | 1912 Glencove | Byron Finley    |
| 24. Alex Bailey     | 1919 Glencove | Alex Bailey     |
| 25. Danny Bredol    | 1922 Glencove | Danny Bredol    |
| 26. Sam Moneal      | 1938 Glencove | Sam Moneal      |
| 27. Tiffany Lapoint | 2018 Glencove | Tiffany Lapoint |

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| Name                | Address           | Signature       |
|---------------------|-------------------|-----------------|
| 1. Jimmy Beard      | 2522 Brentford    | Jimmy Beard     |
| 2. Matt Haney       | 2507 Brentford ct | Matt Haney      |
| 3. Amber Haney      | 2507 Brentford    | Amber Haney     |
| 4. Nick Williams    | 1816 Dunham       | Nick Williams   |
| 5. Tony Booker      | 1822 Dunham       | Tony Booker     |
| 6. Nick Blaylock    | 1832 Dunham       | Nick Blaylock   |
| 7. Brian Pietz      | 2234 Dunham       | Brian Pietz     |
| 8. Kalen Branch     | 2243 Dunham       | Kalen Branch    |
| 9. Luis Raley       | 2248 Dunham       | Luis Raley      |
| 10. Marques Floyd   | 2302 Dunham       | Marques Floyd   |
| 11. Maria Jimenez   | 235 Danberry      | Maria Jimenez   |
| 12. Ramero Wesley   | 247 Danberry      | Ramero Wesley   |
| 13. Angela Williams | 327 Danberry      | Angela Williams |
| 14. Pat Girardot    | 2334 Airline      | Pat Girardot    |
| 15. Matt Schutt     | 2325 Airline      | Matt Schutt     |
| 16. Donny Stevens   | 2440 Airline      | Donny Stevens   |
| 17. Cody Krecki     | 2504 Airline      | Cody Krecki     |
| 18. Tom Farmer      | 2510 Airline      | Tom Farmer      |
| 19. Chris Niel      | 2534 Airline      | Chris Niel      |
| 20. Dale Piff       | 668 GREENE        | Dale Piff       |
| 21. Andrew Wolf     | 519 Walsh st.     | Andrew Wolf     |
| 22. Casey Clapper   | 535 Walsh         | Casey Clapper   |
| 23. Tim Reed        | 536 Walsh         | Tim Reed        |
| 24. Shannen Wesley  | 301 Decatur       | Shannen Wesley  |
| 25. Rachel Sheppard | 310 Decatur       | Rachel Sheppard |
| 26. Trevon Allen    | 314 Decatur       | Trevon Allen    |
| 27. Megan Rizer     | 321 Decatur       | Megan Rizer     |

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|-----------------------|---------------|-------------------|
| 1. Michael Gomez      | 926 Woodsdale | Michael Gomez     |
| 2. DeJilah Muniz      | 926 Woodsdale | DeJilah Muniz     |
| 3. Michael Smith      | 602 Bronx Dr  | Michael Smith     |
| 4. Thomas Williams    | 605 Bronx     | Thomas Williams   |
| 5. Maya Young         | 609 Bronx     | Maya Young        |
| 6. Rebecca Harris     | 734 Bronx Dr  | Rebecca Harris    |
| 7. James Craig        | 748 Bronx     | James Craig       |
| 8. Darla Fuller       | 591 Andora    | Darla Fuller      |
| 9. Jamie Kinsey       | 543 Andora    | Jamie Kinsey      |
| 10. Andrea Moore      | 545 Andora    | Andrea Moore      |
| 11. Noah Smith        | 576 Andora    | Noah Smith        |
| 12. Janet Smith       | 609 Andora    | Janet Smith       |
| 13. Carla Cunningham  | 616 Andora    | Carla Cunningham  |
| 14. Keshra Love       | 625 Andora    | Keshra Love       |
| 15. Angelo Garza      | 628 Andora    | Angelo Garza      |
| 16. Amy Jones         | 628 Andora Dr | Amy Jones         |
| 17. Bree McGee        | 629 Andora Dr | Bree McGee        |
| 18. Douglas Smith     | 636 Andora    | Douglas Smith     |
| 19. Walter Williams   | 642 Andora    | Walter Williams   |
| 20. Tiffany Hood      | 712 Andora    | Tiffany Hood      |
| 21. Julia Tucker      | 712 Andora    | Julia Tucker      |
| 22. Ayesha Zaneer     | 716 Andora    | Ayesha Zaneer     |
| 23. Dameka Ford       | 729 Andora    | Dameka Ford       |
| 24. Jacqueline Rogers | 740 Andora    | Jacqueline Rogers |
| 25. Joseph Buck       | 737 Andora    | Joseph Buck       |
| 26. Norma Beck        | 750 Andora    | Norma Beck        |
| 27. Heaven Jackson    | 514 Skirte    | Heaven Jackson    |

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| 1. Brian Price      | 574 Durango | Brian Price     |
| 2. Mariah Cunniff   | 530 Durango | Mariah Cunniff  |
| 3. Alfonso Miller   | 532 Durango | Alfonso Miller  |
| 4. Brea Webb        | 535 Durango | Brea Webb       |
| 5. Maurice Webb     | 535 Durango | Maurice Webb    |
| 6. Laura Deleon     | 522 Durango | Laura Deleon    |
| 7. Tommy Lytten     | 525 Durango | Tommy Lytten    |
| 8. Lambert Walker   | 527 Durango | Lambert Walker  |
| 9. Tamara Austin    | 517 Durango | Tamara Austin   |
| 10. TRACY Hall      | 205 FEARING | Tracy Hall      |
| 11. Ariel Dixon     | 205 Fearing | Ariel Dixon     |
| 12. JAYIA PERRYMAN  | 236 Fearing | Jayia Perryman  |
| 13. Erin Thompson   | 211 Fearing | Erin Thompson   |
| 14. Carlos Guerrero | 220 Fearing | Carlos Guerrero |
| 15. MONICA MYERS    | 228 Fearing | Monica Myers    |
| 16. Jazmond DeKen   | 224 Fearing | Jazmond DeKen   |
| 17. Chara Andrey    | 236 Fearing | Chara Andrey    |
| 18. Bob Otney       | 201 Fearing | Bob Otney       |
| 19. Tyler Mace      | 522 Walsh   | Tyler Mace      |
| 20. Ebony Winston   | 534 Walsh   | Ebony Winston   |
| 21. Ruben Perez     | 560 Walsh   | Ruben Perez     |
| 22. Erica Hill      | 303 HANOVER | Erica Hill      |
| 23. Alyssa Garza    | 309 Hanover | Alyssa Garza    |
| 24. JAMES COOPER    | 314 HANOVER | James Cooper    |
| 25. Scoot Luce      | 242 Hanover | Scoot Luce      |
| 26. Terra Nettles   | 244 Hanover | Terra Nettles   |
| 27. Megan Hyde      | 238 Hanover | Megan Hyde      |