TOLEDO - LUCAS COUNTY PLAN COMMISSIONS
One Government Center, Suite 1620, Toledo, OH 43604 P: 419 245-1200 F: 419 936-3730

DATE: April 11, 2025
REF: Z25-0007

TO: President Carrie Hartman and Members of Council, City of Toledo

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

SUBJECT: Zone Change from IL (Limited Industrial) to IG (General Industrial) at 3920 Angola Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 10, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from IL (Limited Industrial) to IG (General Industrial)
Location	-	3920 Angola Road
Applicant / Owner	-	Ed Moore Rocky Ridge Development LLC 3793 Silica Road Sylvania, OH 43560
Surveyor / Engineer	-	George Oravecz, P.E., P.S. Oravecz Consulting & Engineering Services 5333 Secor Road, Suite 2 Toledo, OH 43623

Site Description

Existing Zoning	-	IL (Limited Industrial)
Proposed Zoning	-	IG (General Industrial)
Area	-	± 20 Acres
Frontage	-	± 680 along Angola Road
Existing Use	-	Farmland
Proposed Use	-	Surface Mine

Area Description

North	-	RS6 / Farmland
South	-	CR, CO, RS12 / Vacant Commercial, Credit Union, Single-Dwelling Homes
East	-	RS6 / Farmland, Single-Dwelling Home
West	-	RS6 / Surface Mine, Single-Dwelling Homes

GENERAL INFORMATION (cont'd)

Parcel History

SUP-12001-08	-	Special Use Permit for AM Radio Towers for the property located at 3920 Angola Rd (P.C. approved 1/17/09; Council approved 3/31/09, Ord. 179-09; Council extended approval 1/30/10, Ord. 52-10)
Z-1001-09	-	Zone Change from RS6 to IL at 3920 Angola Rd (P.C. approved 2/12/09; Council approved 3/31/09, Ord. 178-09)

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from IL (Limited Industrial) to IG (General Industrial) for 3920 Angola Rd. The ±20-acre parcel is currently farmland. To the north is farmland, to the south is vacant commercial, a credit union and single-dwelling homes, to the east is farmland and a single-dwelling home, and to the west is a surface mine and single-dwelling homes.

TMC§1116.0232 defines Mining as "Mining or extraction of mineral or aggregate resources from the ground for off-site use. Examples include quarrying or dredging for sand, gravel or other aggregate materials; mining; and oil and gas drilling." The applicant is requesting the zone change to expand the existing open-pit sand mining operation currently located to the west. Mining is only permitted in IG (General Industrial) districts.

The Ohio Department of Natural Resources (ODNR) Division of Mineral Resources Management (DMRM) reviews and issues mining permits in the State of Ohio. The applicant currently maintains an ODNR mining permit on the adjacent 4004 Angola Road, which is being considered in companion case Z25-0001. On February 25, 2025, the applicant applied to expand their ODNR mining permit to cover an additional fifty-eight (58) acres including the subject site. Other acreage in this expansion is considered in companion case Z25-0002. ODNR DMRM promptly notified Staff when they received the application and sent us a copy of the submittal documents. The applicant was informed prior to this ODNR application that a zone change would be required as none of the involved properties are zoned for mining operations.

Applications for ODNR mining permits are required to contain a plan for reclamation and future use of the mine area (see ORC§1514.02). The applicant has submitted a request to the Ohio Environmental Protection Agency (OEPA) to continue their current reclamation plan, which uses Drinking Water Treatment Material (DWTM) – or spent lime – generated by the Collins Park

STAFF ANALYSIS (cont'd)

Water Treatment Plant to refill the mined site up to grade. The end result would be wetland soil which could be used for agricultural planting or conservation. Should this reclamation plan be approved and carried out the site will be left with wetland soil at the conclusion of the mining operation, which is estimated to take ten (10) to fifteen (15) years to complete. It is worth noting that the applicant is seeking an agreement with the City of Toledo and/or Toledo Metroparks to turn the land over as a public park / conservation area at the conclusion of their mining / reclamation activities.

Neighborhood Meeting

A neighborhood meeting was held on February 24, 2025. Roughly twenty (20) people were in attendance, most of whom were business owners along neighboring Marine Drive. These business owners were most concerned with ensuring the proposed project had nothing to do with a previous project which slated the property to the north to be used as a combination of a recycling facility and urban agriculture. The applicant assured them that this project had nothing to do with that project. The business owners and other attendees speaking on the expansion area otherwise sought mitigation of adverse negative impacts – chiefly that of dust. Other attendees either did not speak or spoke about impacts from the existing mine – this last group is explained further in companion case Z25-0001.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan targets this site Low Impact Industrial land uses. Designations in the plan have three components which must be evaluated for compatibility: physical design, land uses, and geographic characteristics. The Low-Impact Industrial land use designation provides space for industrial uses which do not noticeably affect the character of the neighborhood. These uses are typically smaller-scale facilities, higher technology, or research and development based facilities which often cater to the demand of High Impact Industrial users. The proposed use is a high impact industrial user which could have its impacts mitigated through certain measures; however, more intense, and permanent, industrial uses could follow after the conclusion of mining activities. Therefore, the proposed zone change to IG (General Industrial) is not consistent with the Forward Toledo Plan.

Staff recommends disapproval of Z25-0007, a Zone Change from IL (Limited Industrial) to IG (General Industrial) at 3920 Angola Road because it is not consistent with the Comprehensive Plan and it has the potential to detrimentally affect properties within the vicinity of the subject property.

Should this application be approved, this application should be contingent upon the recording of a commercial plat. See Exhibit "A".

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends disapproval of Z25-0007, a Zone Change from IL (Limited Industrial) to IG (General Industrial) for 3920 Angola Road, to the Toledo City Council, for the following two (2) reasons:

1. The proposed zone change is not consistent with the Forward Toledo Comprehensive Land Use Plan **(TMC§1111.0606(A))**; and

2. The proposed zone change may detrimentally affect properties within the vicinity of the subject property **(TMC§1111.0606(E))**.

Respectfully Submitted,

Thomas C. Gibbons
Secretary

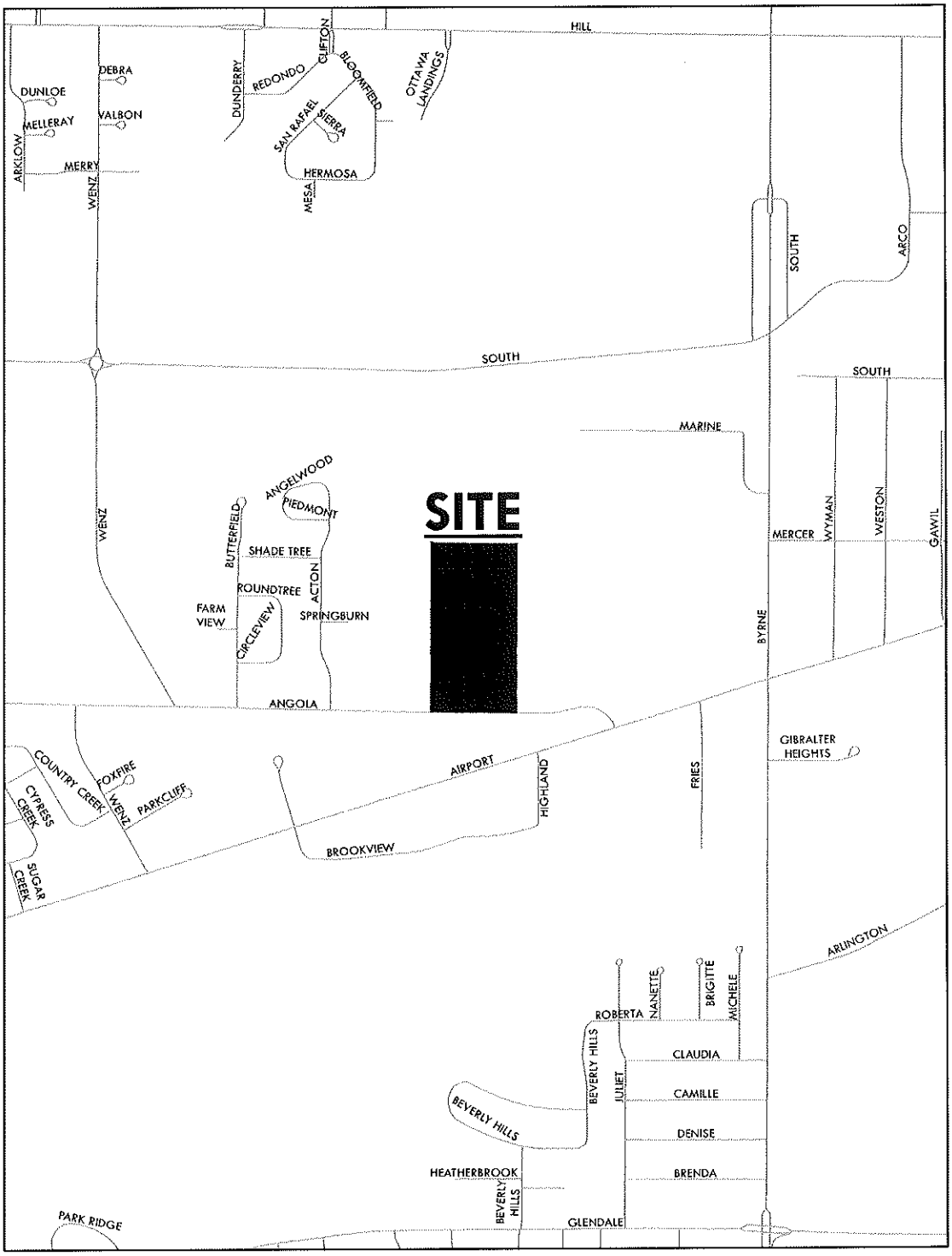
AS
Three (3) sketches follow
One (1) exhibit follows

Cc: Ed Moore, Rocky Ridge Development LLC, 3793 Silica Road, Sylvania, OH 43560
George Oravecz, P.E., P.S., Oravecz Consulting & Engineering Services, 5333 Secor Road, Suite 2, Toledo, OH 43623
Lisa Cottrell, Deputy Director
Alex Schultz, Planner

GENERAL LOCATION

Z25-0007
ID 84

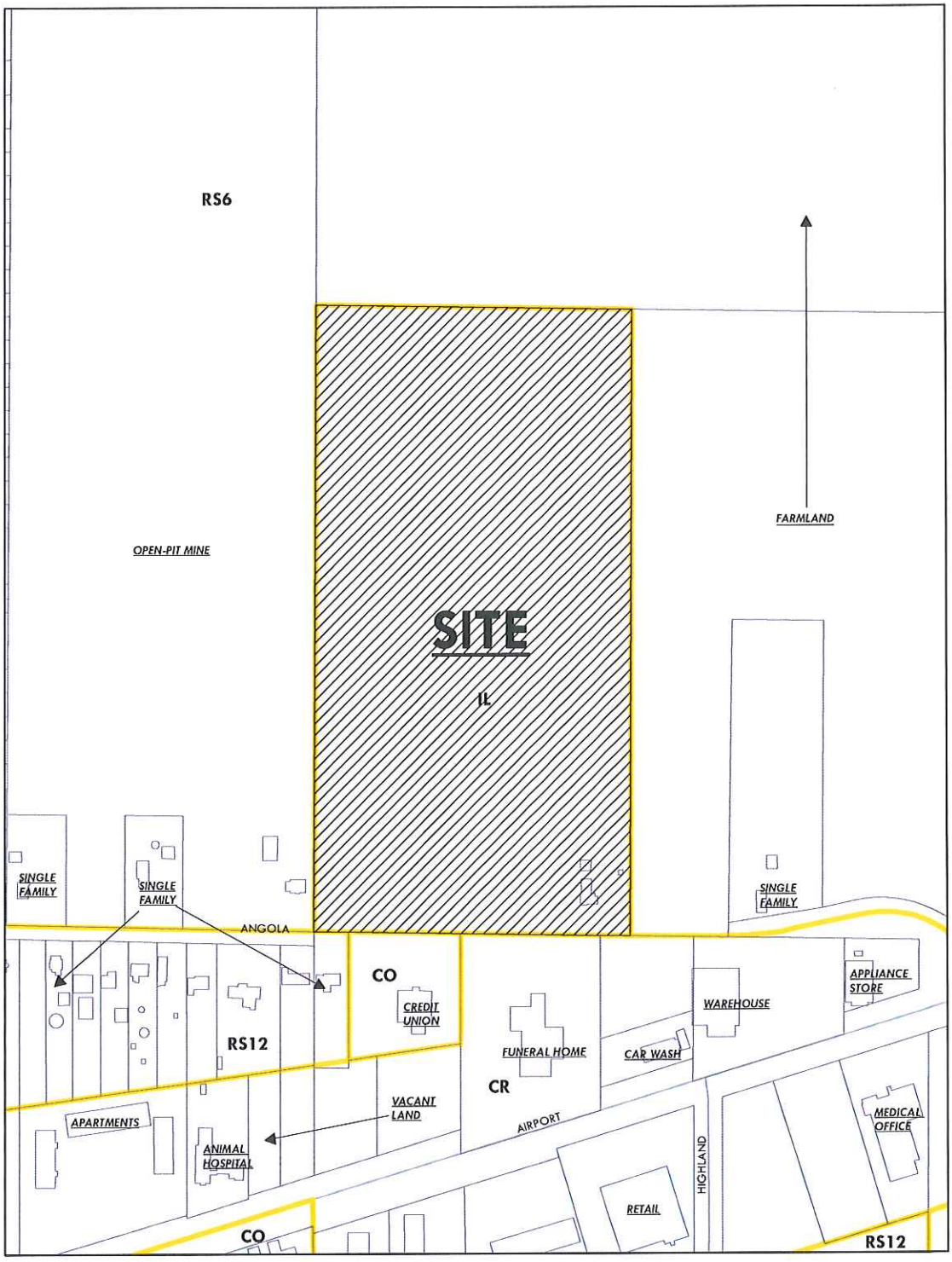
N



ZONING & LAND USE

Z25-0007
ID 84

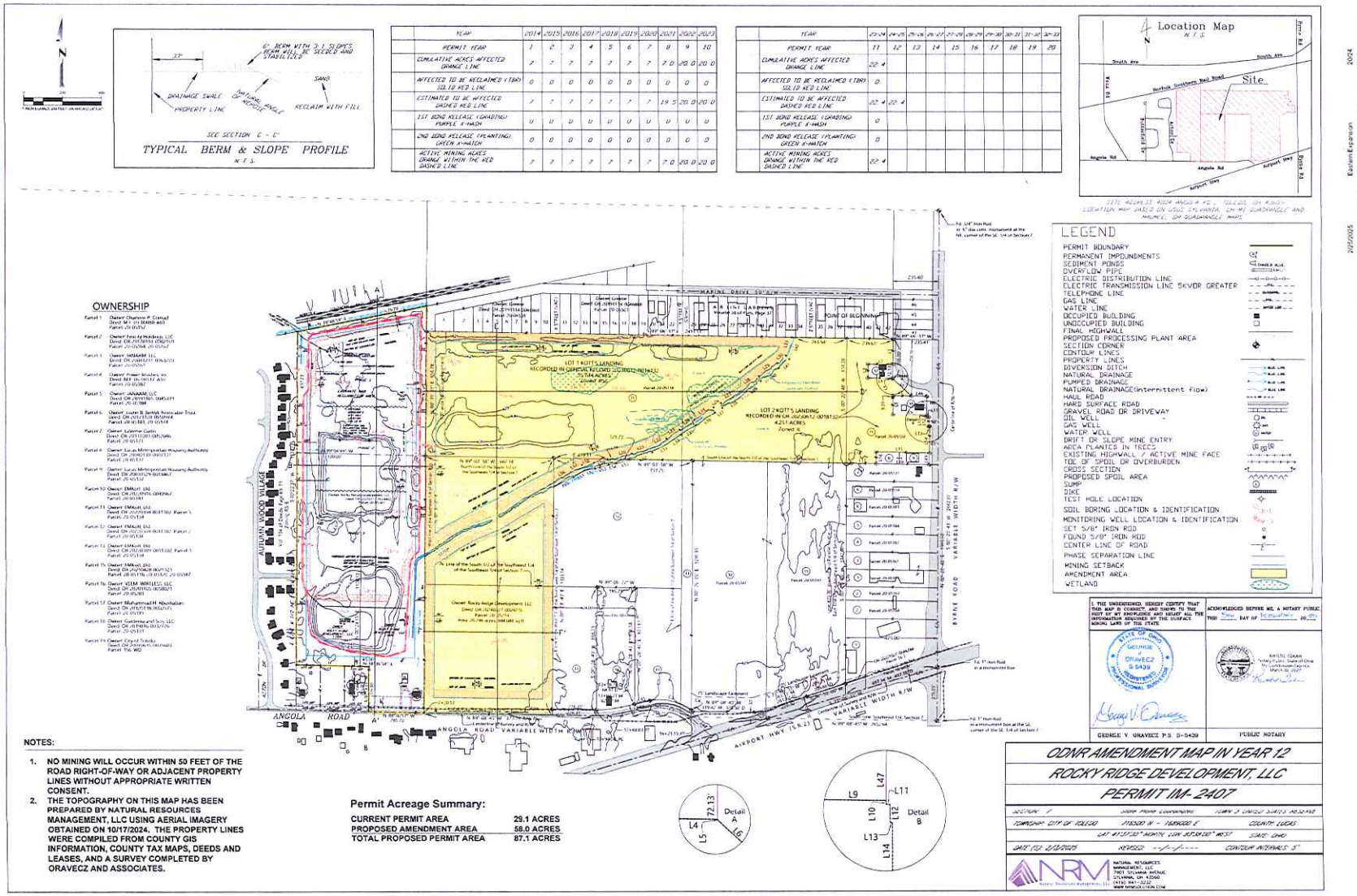
N



SITE PLAN

Z25-0007
ID 84

N



YEAR	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
PERMIT YEAR	1	2	3	4	5	6	7	8	9	10
CUMULATIVE ACRES AFFECTED ORANGE LINE	7	7	7	7	7	7	7	7.0	20.0	20.0
AFFECTED TO BE RECLAIMED (TBR) SOLID RED LINE	0	0	0	0	0	0	0	0	0	0
ESTIMATED TO BE AFFECTED DASHED RED LINE	7	7	7	7	7	7	7	19.5	20.0	20.0
1ST BOND RELEASE (GRADING) PURPLE X-HATCH	0	0	0	0	0	0	0	0	0	0
2ND BOND RELEASE (PLANTING) GREEN X-HATCH	0	0	0	0	0	0	0	0	0	0
ACTIVE MINING ACRES ORANGE WITHIN THE RED DASHED LINE	7	7	7	7	7	7	7	7.0	20.0	20.0

YEAR	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32	32-33
PERMIT YEAR	11	12	13	14	15	16	17	18	19	20
CUMULATIVE ACRES AFFECTED ORANGE LINE	22.4									
AFFECTED TO BE RECLAIMED (TBR) SOLID RED LINE	0									
ESTIMATED TO BE AFFECTED DASHED RED LINE	22.4	22.4								
1ST BOND RELEASE (GRADING) PURPLE X-HATCH	0									
2ND BOND RELEASE (PLANTING) GREEN X-HATCH	0									
ACTIVE MINING ACRES ORANGE WITHIN THE RED DASHED LINE	22.4									

NOTES:

1. NO MINING WILL OCCUR WITHIN 50 FEET OF THE ROAD RIGHT-OF-WAY OR ADJACENT PROPERTY LINES WITHOUT APPROPRIATE WRITTEN CONSENT.
2. THE TOPOGRAPHY ON THIS MAP HAS BEEN PREPARED BY NATURAL RESOURCES MANAGEMENT, LLC USING AERIAL IMAGERY OBTAINED ON 10/17/2024. THE PROPERTY LINES WERE COMPILED FROM COUNTY GIS INFORMATION, COUNTY TAX MAPS, DEEDS AND LEASES, AND A SURVEY COMPLETED BY ORAVECZ AND ASSOCIATES.

Permit Acreage Summary:

CURRENT PERMIT AREA	29.1 ACRES
PROPOSED AMENDMENT AREA	58.0 ACRES
TOTAL PROPOSED PERMIT AREA	87.1 ACRES

ODNR AMENDMENT MAP IN YEAR 12
ROCKY RIDGE DEVELOPMENT, LLC
PERMIT IM- 2407

NRM NATURAL RESOURCES MANAGEMENT, LLC

2024 Eastern Expansion 2025005

TO: President Hartman and Members of Council
April 11, 2025

REF: Z25-0007

Exhibit "A"
Conditions

1. That the zoning not take effect until a commercial plat is approved and recorded;