

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 18, 2022

REF: SUP-2006-22

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

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

SUBJECT: Special Use Permit for a drug and alcohol treatment center – residential, with a spacing violation at 5044, 5048, & 5052 Dorr St

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 14, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a drug and alcohol treatment center – residential, with a spacing violation
Location	-	5044, 5048, & 5052 Dorr St
Applicant + Owner	-	Unison Behavioral Health Group, Inc 1425 Starr Ave Toledo, OH 43605
Design Professionals	-	D.R. Frederick & Associates, LLC 4645 North Summit Street Toledo, OH 43611 MKDesign Landscape 2834 121 st Street Toledo, OH 43611
Attorney	-	Marshall & Melhorn, LLC Four SeaGate, 8 th Floor Toledo, OH 43604

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	CR / Regional Commercial
Area	-	± 0.64 acres
Frontage	-	± 137' Along Dorr
Existing Use	-	Vacant Funeral Home
Proposed Use	-	Drug and Alcohol Treatment Facility – Residential

Area Description

North	-	RS9 / Single Family Residences
South	-	CR / Auto Repair Shop, Day Care Center
East	-	CR / Salon, Retail
West	-	CR / Salon, Retail

Combined Parcel History

SUP-1004-20	-	Request for a Special Use Permit for a Drug and Alcohol Treatment Facility – Residential at 5052, 5044, and 5048 Dorr Street (PC Approved 5/14/20, CC Disapproved 7/13/20)
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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 to operate a Drug and Alcohol – Residential Treatment Facility located at 5044, 5048, and 5052 Dorr Street. The ± 0.64 acres site is currently occupied by a vacant funeral home building that was constructed in 1923. Surrounding land uses include a single-family neighborhood to the north, salons and commercial structures to the east and west, and auto repair and a day care to the south.

The applicant currently operates several treatment facilities in the Toledo area and is fully accredited and licensed by the State of Ohio. The applicant is intending to have up to sixteen (16) beds for residential treatment of individuals with severe and persistent mental illness and/or Substance Use Disorders. The facility will offer an array of services including therapy, daily living skills, employment coaching, medication management, and 24 hour monitored clinical interventions. The applicant intends to use a treatment model called Short Term Acute Residential Treatment (START). The Ohio Mental Health & Addiction Services report *A Crisis Services Compendium* (October 2019) states: “[START] programs offer services in a recovery-focused,

STAFF ANALYSIS (cont'd)

community-based, home-like environment that focuses on person-centered psychosocial and psychiatric care, multiday lengths of stay, and encourages autonomy and accountability”.

Use Regulations

Drug and Alcohol residential facilities are permitted in CR Regional Commercial zoning districts, however require a special use permit when within five-hundred feet (500') of a group home. An existing group home located at 1325 N Westhaven Rd (The Belloise House), has been found to cause a spacing violation with this property and therefore requires a special use permit with spacing waiver per TMC§1104.1000.

LCMHR SB

Drug and Alcohol facilities requiring a spacing waiver are sent to the Lucas County Mental Health and Rehabilitation Services Board (LCMHR SB) for further review. LCMHR SB did not object to approval of the requested special use permit.

Parking and Circulation

Residential Drug and Alcohol Treatment Facilities are required to provide one (1) parking space per two (2) employees. The submitted site plan depicts twenty-nine (29) spaces, two of which are van-accessible. The spaces are east and north of the building. The site exceeds the maximum number of off-street parking spaces allowed for the proposed use, however the surface parking lot is existing. The modifications proposed in the site plan to the existing site bring the site closer into compliance and no further action is required regarding parking. Based on the parking count, the minimum number of bicycle spaces required is five (5). Six (6) are provided on the site plan.

Landscaping and Screening

The existing site does not have much of the required landscaping due to its construction prior to the current zoning code. TMC§1114.0500 – Appearance Upgrade for Nonconforming Development requires future changes to bring a site closer into compliance with the zoning code. The site plan addresses several concerns with existing landscaping and brings the site closer to compliance.

A landscape greenbelt is required at the front of the property with one (1) tree per thirty feet (30') and a continuous row of shrubs to screen headlights when abutting parking areas. Currently no greenbelt exists along the parking lot. Submitted plans depict the addition of a landscaped area, as well as two (2) trees, and a mix of fountain grass and daylily's screening the parking lot. An additional two (2) trees and a landscape bed are added to the front of the property.

STAFF ANALYSIS (cont'd)

Landscaping and Screening

The rear of the property is required to have a type “A” landscape buffer. Type “A” buffers shall be ten-feet (10’) wide, with a solid privacy fence and four (4) canopy trees and fifteen (15) shrubs per one-hundred (100) linear feet. The buffer has been provided on the landscape plan. Additionally, parking rows are terminated with one a landscaped area, and foundation plantings are added in the submitted landscaping plan. The submitted landscaping plan meets the intent of the code, and sufficiently brings the property closer to compliance.

TMC§1108.0203(G) states that dumpsters shall be clearly defined, have a concrete pad, and be surrounded by an enclosure on all four (4) sides. Dumpsters may not be located in any required setbacks or landscape buffers and shall be located as far away from residential areas as possible. The site plan submitted depicts a dumpster along the northern property line, which directly abuts residential parcels. The dumpster shall be moved to an alternate location.

Neighborhood Meeting

The applicant has been required to host a neighborhood meeting by the Planning Director in order to facilitate further opportunities for discussion. The meeting was held Thursday, April 7, 2022 at the Reynolds Corner Branch Library (4833 Dorr St.) from 5:30 PM to 6:30 PM.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Neighborhood Commercial uses. The Neighborhood Commercial (CN) category is intended to serve as a land use buffer between major streets and residential neighborhoods and between higher intensity commercial areas and residential neighborhoods. One of the goals of the Reynolds Corner Neighborhood listed in the Comprehensive Plan is the reuse of vacant commercial buildings. The proposed use conforms to the goals of the 20/20 Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-2006-22, a Special Use Permit for a drug and alcohol treatment center – residential, with a spacing violation at 5044, 5048, & 5052 Dorr St 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(A) – *Review & Decision-Making Criteria*); and,
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use’s operation) (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission recommends approval of the following waiver to the Toledo City Council:

Chapter 1104 Use Regulations

1104.1001 – Group living and Day Care Spacing

Group living facilities, Type A Family Day Care Home and Nonresidential Drug and Alcohol Centers that are subject to this spacing requirement Section in the Use Table of Sec. 1104.0100, must be at least 500 feet from a site with any other group living facility, Type A Family Day Care Home, and Nonresidential Drug and Alcohol Center that is also subject to this spacing requirement.

Approve a waiver to allow a nonresidential drug and alcohol center less than five-hundred feet (500') from a group living facility.

The Toledo City Plan Commission recommends approval of SUP-2006-22, a Special Use Permit for a drug and alcohol treatment center – residential, with a spacing violation at 5044, 5048, & 5052 Dorr St to Toledo City Council subject to the following **twenty-six (26)** conditions:

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

Division of Engineering Services

1. 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.
2. 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer and Drainage Services (S&DS)

4. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
5. 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.

Division of Environmental Services

6. 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.
7. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
8. 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.
9. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
10. 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 Prevention

11. 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.
12. Approved Premises identification is required.

Division of Transportation

13. If one is not established, a cross access agreement is required with the adjacent property owner to the West.

Plan Commission

14. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as submitted.**
15. All parcels within the scope of the legal description shall be combined.
16. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" in TMC§1107.0300. Five (5) bicycle parking spaces are required. Bicycle racks shall be permanently affixed to the site, such as embedded in concrete or bolted to a permanent surface. **Acceptable as submitted.**
17. Dumpster location(s) shall be clearly defined, have a concrete pad and be surrounded by a solid wooden fence or a masonry screen enclosure with landscaping and shall not be located in any required setbacks or the public right-of-way as stated in TMC§1361.10(b)(10) of the Building Code. Dumpster shall be placed as far as possible from abutting residential. Screening methods provided in the plan are acceptable. **Acceptable as submitted.**
18. Whenever a parking lot extends to a property line, sidewalk, planting strip, or building, a wheel stop device consisting of a concrete stop, a permanent concrete curb, an expanded sidewalk, or other suitable restraint as approved by the Planning Director must be installed to prevent any part of the parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping. **Acceptable as depicted.**
19. Off-street parking and loading spaces, parking lots, maneuvering areas, aisles and driveways must be surfaced with concrete, bituminous asphalt, or other dust-free material other than gravel or loose fill, and be graded to drain all surface water towards the interior of the parking lot. **Acceptable as depicted on site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

20. A minimum of one (1) litter receptacle shall be provided along a path from the parking area to the primary entrance. **None depicted.**
21. No free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of signs per Toledo Municipal Code Title Nine – Sign Code.
22. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A frontage greenbelt is required along Dorr Street, and shall include one (1) tree per every thirty feet (30') of frontage. The portion of the site with a parking lot facing right-of-way shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. The submitted plan provides four (4) trees, and continuous screening materials **Acceptable as depicted.**
 - b. A Type "A" Landscape Buffer is required along the northern property line where abutting residential zoning districts. Said buffer shall consist of four (4) trees and fifteen (15) shrubs per one hundred (100) linear feet and a solid privacy fence six (6) to eight (8) feet in height. **Acceptable as depicted.**
 - c. Landscape terminal islands are required at the end of parking rows. **Acceptable as depicted.**
 - d. Landscape areas within the parking area must be peninsular or island types and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director;
 - e. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted.**
 - f. Topsoil must be back filled to provide positive drainage for the landscape area.
 - 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- 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. **Acceptable as submitted.**
 - i. The location, height, and materials for any fencing to be installed and maintained; Pursuant to TMC§1105.0402(A)(1), fences may not exceed three and a half feet (3.5') in height in the required front setback. **Acceptable as submitted.**
 - j. This site is larger than half (1/2) acre and therefore requires irrigation. An irrigation plan shall be submitted.
23. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation. Plan Commission shall review the
24. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
25. 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.
26. 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

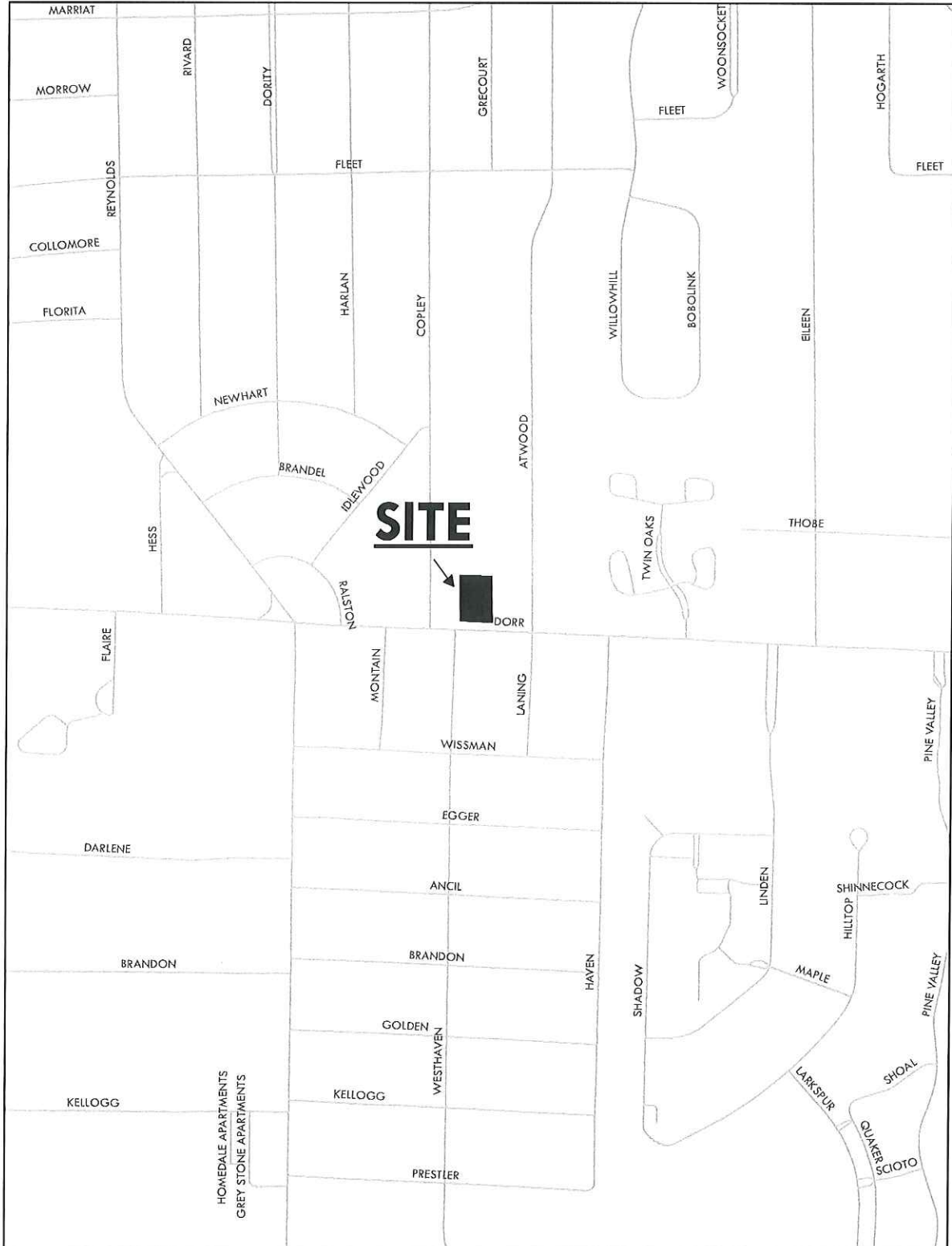
JGL

Three (3) sketches follow

Cc: Unison Behavioral Health Group, Inc 1425 Starr Ave Toledo, OH 43605
D.R. Frederick & Associates, LLC 4645 North Summit Street Toledo, OH 43611
MKDesign Landscape 2834 121st Street Toledo, OH 43611
Marshall & Melhorn, LLC Four SeaGate, 8th Floor Toledo, OH 43604
Lisa Cottrell, Administrator
Jonny Latsko, Planner

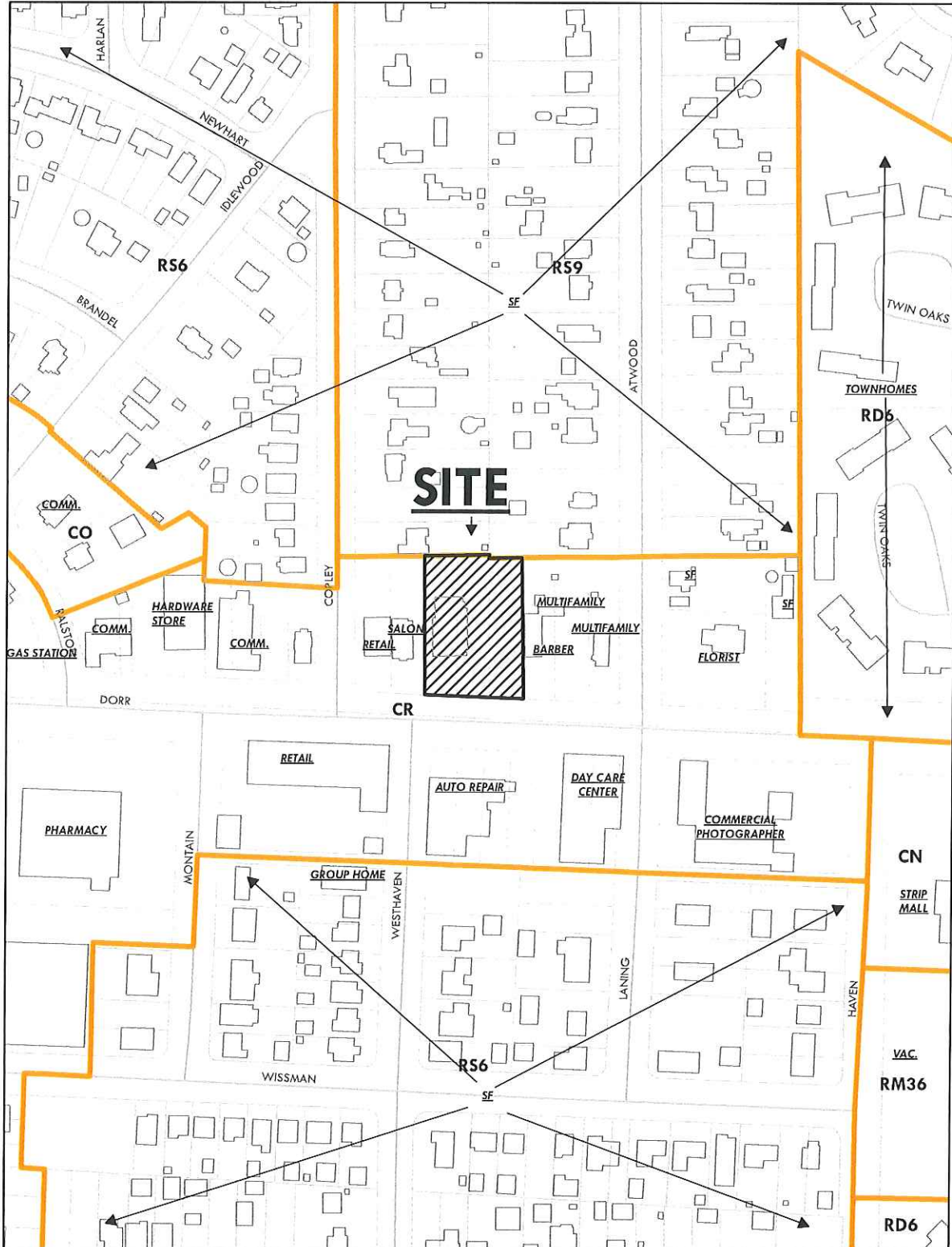
GENERAL LOCATION

SUP-2006-22
ID 82



ZONING & LAND USE

SUP-2006-22
ID 82



owner	mailing address 1	mailing address 2
5039 DORR ST. LTD AN OHIO	5039 DORR ST	TOLEDO OH 43615 3854
ACHINGER MARK	7212 OAK HILL DR	SYLVANIA OH 43560
ADKINS MINNIE I	1642 COPLEY DR	TOLEDO OH 43615 3807
AIKEN ALBERT	1624 ATWOOD RD	TOLEDO OH 43615 3835
APARTMENTS PLUS	3530 BUTZ RD	MAUMEE OH 43537
ASAD PROPERTIES LLC	5062 DORR ST	TOLEDO OH 43615
BAYER PHIL	13536 BIERMAN RD	RIGA MI 49276 9512
BENNETT ARLENE M	1727 ATWOOD RD	TOLEDO OH 43615 3836
BLUE BAY PROPERTIES LLC	6528 SADDLE RD LN	TOLEDO OH 43615
BRANDT ADAM D & CRYSTAL L	1647 COPLEY DR	TOLEDO OH 43615
BREWIS HELEN TRUSTEE	1632 COPLEY DR	TOLEDO OH 43615 3807
BREWIS MARTHA A	2870 THUNDERBIRD TRL	LAMBERTVILLE MI 48144
CARELOGY PLUS LLC	4848 DORR ST	TOLEDO OH 43615
CARR THOMAS	1652 ATWOOD RD	TOLEDO OH 43615
COLUMBIA GAS	P O BOX 117	COLUMBUS OH 43216
CORDERO MARIO SR	223 GLASS AVE	SAN ANTONIO TX 78204
COY EMILY	1321 WESTHAVEN	TOLEDO OH 43615
CRAIG KELLY E & LINDA S	1718 ATWOOD RD	TOLEDO OH 43615 3837
CRISTAN OMAR MONTERO & ELIZABETH MONTERO	1638 ATWOOD RD	TOLEDO OH 43615
DRURY DANIEL M & FARYAL	1302 LANING RD	TOLEDO OH 43615 4781
ENTRUST GEORGIA LLC A GEORGIA LLC	13191 STARKEY RD	LARGO FL 33773
FARGO REALTY LLC	PO BOX 352431	TOLEDO OH 43635
FIFTH THIRD BANK	1000 TOWN CENTER STE 1600	SOUTHFIELD MI 48075
FISHER R J JR & E A	1642 ATWOOD ST	TOLEDO OH 43615
FLOWERS MICHELE S & GREGORY S	1707 ATWOOD RD	TOLEDO OH 43615 3836
FUSION NOTES LLC	1683 PARKDALE CIR	ERIE CO 80516
GIGAX NICHOLAS ETAL	18111 PRESTON RD STE 900	DALLAS TX 75252
GREATER METROPOLITAN TITLE INC TRUSTEE	5107 CHATHAM VALLEY RD	TOLEDO OH 43615
HAMMER BETTY J	1309 WESTHAVEN RD	TOLEDO OH 43615
HARDAWAY BEVERLY A BANKSTON- ETAL	644 PALMWOOD	TOLEDO OH 43604
HORIZON INVESTMENT GROUP LLC AN OHIO LIM	3625 WODLEY RD	TOLEDO OH 43606
HUHN BRIAN & HEATHER E	1322 LANING RD	TOLEDO OH 43615 4781
JAKEWAY KATHERINE M	1306 MOUNTAIN RD	TOLEDO OH 43615

JAMRA ENTERPRISES LLC	3525 ALBON RD	MAUMEE OH 43537 9753
KELLOGG SANDRA P	1619 COPLEY RD	TOLEDO OH 43615
KIT RESIDENTIAL III LLC AN OH LLC	1705 W LASKEY RD	TOLEDO OH 43613
KOHN KENNETH	1704 ATWOOD RD	TOLEDO OH 43615
KOPPERT ROBERT A & STORI L	1313 HAVEN RD	TOLEDO OH 43615
KUJAWA KENNETH J & SHARONA	1315 LANING RD	TOLEDO OH 43615 4782
KUJAWSKI JAMES L	1635 ATWOOD	TOLEDO OH 43615
LACIO COREY	1649 ATWOOD RD	TOLEDO OH 43615
LAFORGE JOSEPH R & HEATHER N	1666 IDLEWOOD DR	TOLEDO OH 43615 3822
LARUE DANIEL J	1620 COPLEY DR	TOLEDO OH 43615 3807
LAWNICZAK MICHAEL W & LINDA A	1639 COPLEY DR	TOLEDO OH 43615 3806
LEWIS JULIA B	1656 COPLEY DR	TOLEDO OH 43615
LEWIS MICHAEL	1313 N WESTHAVEN RD	TOLEDO OH 43615
LFV ASSOCIATES LIMITED PARTNERSHIP A MIC	P O BOX 1159	DEERFIELD IL 60015
LIBRARY PLAZA X LLC	6725 W CENTRAL AVE UNIT U	TOLEDO OH 43617
LISSIA PAOLO	169 E 21ST UNIT E	COSTA MESA CA 92627
LOZANO MANUEL B	5120 BRANDEL CIR	TOLEDO OH 43615
MANJARREZ MERRY K.P.	1305 N WESTHAVEN RD	TOLEDO OH 43615 4777
MCCLOSKEY NANCY A ETAL	6118 REO ST	TOLEDO OH 43615
MCINTOSH U S & RHONDA	1310 MOUNTAIN RD	TOLEDO OH 43615 4739
MHS BLOOMS LLC AN OHIO LLC	P.O. BOX 352854	TOLEDO OH 43635
MHS INVESTMENTS	P.O. BOX 352854	TOLEDO OH 43635
MIDWEST COAST PROPERTIES LLC	4730 W BANCROFT ST # 10	TOLEDO OH 43615
MILLER STEVEN J E & DANIELLE R	1666 COPLEY DR	TOLEDO OH 43615 3807
MOMENT LINDA J	1302 WESTHAVEN	TOLEDO OH 43615
MONICA SHEILA R	1301 LANING RD	TOLEDO OH 43615 4782
MUNSON CATHERINE A & STEVEN J	1627 COPLEY DR	TOLEDO OH 43615 3806
MUSCH CRAIG M	P O BOX 14506 MAC T7416-026	DES MOINES IA 50306
NAGY MARTIN W	1738 ATWOOD RD	TOLEDO OH 43615 3837
NANA & PAPA VENTURES LLC	5358 W BANCROFT	TOLEDO OH 43615
OILER JOEY SINK	1305 HAVEN RD	TOLEDO OH 43615
OWTH 143 LLC	26877 NORTHWESTERN HWY STE 301 SOUTHFIELD MI 48034	
P2 INCORPORATED	5555 AIRPORT HWY STE 145	TOLEDO OH 43615
PCD PROPERTIES LLC	2401 NOTTING HILL RD	TOLEDO OH 43617

PHILIP BAYER HOLDINGS LLC	13536 BIERMAN RD	RIGA MI 49276 9512
PHILLIPS SUZANNE	1733 ATWOOD RD	TOLEDO OH 43615
PIASECKI FRANK J JR	1320 N WESTHAVEN	TOLEDO OH 43615
PTASZYNSKI LAWRENCE D & CATHY S	1654 IDLEWOOD DR	TOLEDO OH 43615 3822
PUSCZEWICZ SCOTT	1314 LANING RD	TOLEDO OH 43615 4781
REASON SONIA A & JAYMES M	1658 IDLEWOOD DR	TOLEDO OH 43615 3822
REDNOLDS PROPERTIES LLC	1811 N REYNOLDS RD	TOLEDO OH 43615
ROTHHAAR MICHAEL SUCCESSOR TRUSTEE	8402 S BERKEY SOUTHERN RD	WHITEHOUSE OH 43571
RUMBAUGH MARY A	1714 ATWOOD DR	TOLEDO OH 43615
SEAMBOS GEORGE H & CHERYLL	1605 COPLEY DR	TOLEDO OH 43615 3806
SEBRING TIMOTHY ALAN	1708 ATWOOD RD	TOLEDO OH 43615 3837
SEILER INVESTMENTS LLC	7944 HONEYSUCKLE LN	MAUMEE OH 43537
SIGMA REAL ESTATE HOLDINGS LLC	PO BOX 353190	TOLEDO OH 43635
SMITH PAMELA S	1620 ATWOOD DR	TOLEDO OH 43615
SNOW DUSTIN W & BETHANY A	1703 ATWOOD RD	TOLEDO OH 43615 3836
SOBCZAK CHRISTOPHER D	1652 COPLEY DR	TOLEDO OH 43615
STEEL LAURE ANN TOPOLEWSKI & JAMES	1702 COPLEY DR	TOLEDO OH 43615
STUBBS HEATHER E	5010 DORR ST	TOLEDO OH 43615 3853
TAILORED BY TMARI LLC	91144 ROLLING HILL	HOLLAND OH 43528
TAJAC LIMITED ETAL	6044 N CHANTICLEER DR	MAUMEE OH 43537 1302
THE DOLL HOUSE SALON LLC	5058 DORR ST	TOLEDO OH 43615 1128
TOLEDO PLACE APARTMENTS LLC	321 WOODLAND PASS STE 100	EAST LANSING MI 48823
TURPENING GEORGE A & MARIAN E	3516 ROBIN	TOLEDO OH 43623
WALTER JON A & MICHELLE M	1728 ATWOOD RD	TOLEDO OH 43615 3837
WEBER EDWARD III & DOREEN M	1646 IDLEWOOD	TOLEDO OH 43615
WHITENACK CHARLES L	1619 ATWOOD RD	TOLEDO OH 43615 3834
WOLFF JOHN	540 CARVER BLVD	TOLEDO OH 43607
WOODY STANLEY L JR	1636 COPLEY DR	TOLEDO OH 43615 3807
WOOLWINE JOHNATHAN	1644 ATWOOD RD	TOLEDO OH 43615
JOHN HOBBS III	ONE GOVERNMENT CENTER SUITE 217	TOLEDO OH 43604
JONNY LATSKO	ONE GOVERNMENT CENTER SUITE 16	TOLEDO OH 43604
AMY KOBOLD	1425 STARR AVENUE	TOLEDO OH 43604
MATTHEW J FISCHER	FOUR SEAGATE, 8TH FLOOR	TOLEDO OH 43604
DEAR R FREDERICK	4645 N SUMMIT ST	TOLEDO OH 43611

MATTHEW A KOWALSKI

2834 121ST ST

TOLEDO OH 43611



REYNOLDS

RIVARD

DORITY

MOUNTAIN

BRANDEL

HARLAN

WISSMAN

NOLSTAN

IDLEWOOD

CORLEY

WESTHAVEN

ANGL

EGGER

L'ANING

ATWOOD

HAVEN

SHADOW

WILLOWHILL

BOBOLINK

LINDEN

MAPLE

HILLTOP

THEBE

EILEEN

DORR

PINE VALLEY

RENN

THEBE



Creating Hope.

Mailing Address for All Offices:
P.O. Box 10015
Toledo, Ohio 43699-0015
Phone: 419-693-0631

Jeffrey R. De Lay
President/Chief Executive Officer

March 23, 2022

Jonny Latsko
One Government Center
Suite 1620
Toledo OH 43604

Unison Health has submitted an application with the City of Toledo for a special use permit to operate residential housing at 5052 Dorr St. Unison Health plans to invest over 1 million dollars in upgrades into this property to convert it to a residential treatment site.

This treatment center would provide 24-hour supervision and mental health care to up to 16 adults; individuals would stay up to 90 days before moving into their own housing.

A public meeting has been scheduled to provide the community with more information regarding this project. The meeting will be held as follows:

Date: Thursday, April 7, 2022
Time: 5:30-6:30pm
Location: Reynolds Corner Branch Library
4833 Dorr St.

If you cannot attend the meeting but would like to ask questions or hear more, please contact Amy Kobold (see below).

Thank you,

Amy Kobold
Vice President, Business Operations
Unison Health
419-936-7613

RECEIVED

MAR 28 2022

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS





Community Meeting

5052 Dorr St. Residential Treatment Project

Sign In Sheet

Name	Address
1. Martha Brewis	11664 Copley Dr.
2. Helen Brewis	1637 Copley
3. Billy Craig	1718 Atwood
4. Jonny Latsko	1 government center with 1620
5. Jim Kujawski	1695 Atwood
6. Betty Johnson	1309 N. Westhaven
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	

Latsko, Jonathan

From: Timothy Teague <tteague716@gmail.com>
Sent: Wednesday, April 13, 2022 12:38 PM
To: Little Sister; Latsko, Jonathan; Hobbs, John; Cherry, Matt; Gadus, Theresa; Williams, Vanice; Melden, Sam; Morris, Theresa; Grim, Michele; Komives, Nick; McPherson, Cerssandra; Moline, Katie; Sarantou, George; Whitman, Tiffany
Subject: Country Hearth objects to facility

From the Country Hearth
5106 Dorr St.
Toledo, Ohio 43615

Apparently here we are again – Round 2 of probably many. We were under the impression that the Dorr and Reynolds corners corridor was going to revitalize with the Dorr St. entrance and exit ramp and with the new traffic circles. The dilapidated mall finally torn down across the street from our business.

We challenged and succeeded the defeat of the DRUG & ALCOHOL rehab facility to be placed in the old Nevill's funeral home. It is absolutely insane that this is even being considered AGAIN! That building is in between two hair salons, across from a daycare, walking distance to MANY establishments that sell alcohol, and a gas station that has a reputation of one of the largest drug distribution hubs. Along with the numerous group homes relatively close (within walking distance). If you want revitalization and companies to invest and grow in the Dorr St. corridor this proposed type of facility will deter that.

If this facility is allowed to proceed the area businesses and residences in the area will become very reactive, and not in a good way.

Timothy J. Teague
Owner of the Country Hearth
In business at this location for 35 years
We were going to reinvest and do facial renovations this year, but this issue now is up for debate.

Sent from [Mail](#) for Windows

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Latsko, Jonathan

From: Ciara Nichols <ciaranichols0702@yahoo.com>
Sent: Wednesday, April 13, 2022 1:24 PM
To: Latsko, Jonathan
Subject: Fw: Door St Unison

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Ciara Nichols" <ciaranichols0702@yahoo.com>
To: "Johnathan.Lastko@toledo.oh.gov" <Johnathan.Lastko@toledo.oh.gov>
Sent: Tue, Apr 12, 2022 at 12:53 PM
Subject: Door St Unison

Hello, I own the house at 2017 Eileen Rd. I have lived in the 43615 zip code most of my life. I am 30 years old and just in my time have seen this area decline steadily. There are murders and gun violence and break ins. I suffer from mental health disorders myself and to be clear I am not against treatment facilities. I plan to live in my house until I am "old and grey" and do not wish to see my neighborhood decline like the rest in this area. Eileen is regularly used as a cut through for people to get from Dorr to Bancroft quicker. Clearly that is not something we can avoid. Should this facility move forward I am certain it will only increase the traffic and bring about more eyes seeing what is easily accessible for a quick buck. That IS AVOIDABLE. We all know mental health and addiction go hand in hand. My pre teen and teenage children like to be outside and go for walks in this area which is already something I get nervous about. The added traffic increases their risk and I will not stand for it. They deserve to have a childhood in our neighborhood. I do not agree with the increased traffic that will come if this facility is approved. As the years go on the crime from Door towards the downtown area is creeping closer and closer to the streets many of us call home in Reynolds Corners. This feels very much like they wish to expand the crime even more. I am familiar with the Unison building that stands on the east side of Toledo and I am also familiar with how that neighborhood is no longer a safe space for their residents. I am not convinced Unison treating drug addicts hasn't added to that for the residents over the years. I am asking you to understand that I will put my children and our home above Unison and what they want to do. There are other areas for facilities that do not include family houses in the backyard.

Thank you for your time.
Ciara Nichols
2017 Eileen Rd
Toledo OH 43615
419-388-1846

[Sent from Yahoo Mail on Android](#)

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Latsko, Jonathan

From: moasad83@gmail.com
Sent: Wednesday, April 13, 2022 10:40 PM
To: Latsko, Jonathan
Subject: Dorr special use permit

Hello,

To whom this may concern regarding the matter of Special Use Permit-SUP 2006-22 and description: A request for a special use permit for drug and alcohol treatment center I am the owner of the property at 5062 dorr st and I would definitely object against having that type of facility next door to my office at 5062 dorr street. There are so many residential houses right behind the facility trying to get that special use permit and also a day care right across the street from that location, I don't think this would be a good fit to have next to our business. So please take in consideration this objection I have for that approval. Thank you!

Moneer Asad
Moasad83@gmail.com
419-450-0028

Sent from my iPhone

Latsko, Jonathan

From: Gibbons, Julie
Sent: Thursday, April 14, 2022 7:44 AM
To: Latsko, Jonathan
Cc: Cottrell, Lisa
Subject: FW: Special Use Permit for 5052-5048-5044 Dorr st. Toledo, ohio 43615
Attachments: IMG_1387.HEIC; IMG_1388.HEIC; IMG_1389.JPG; IMG_1390.JPG; IMG_1391.JPG; IMG_1393.JPG

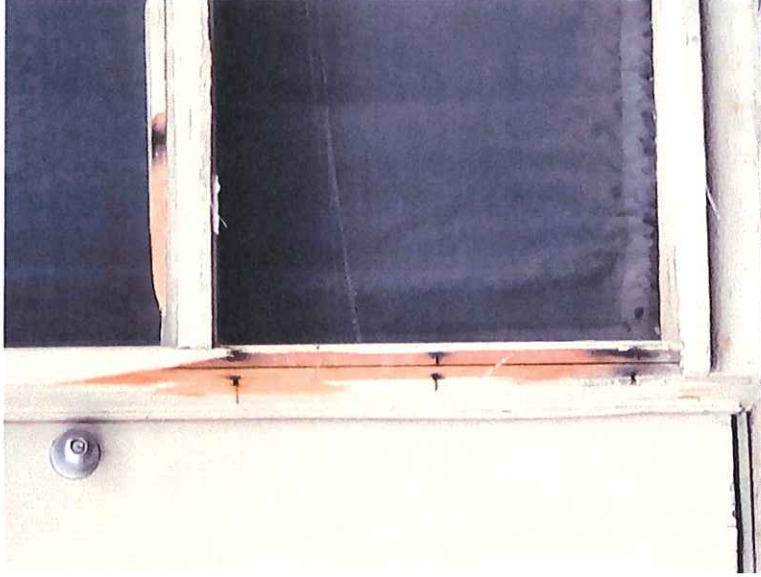
From: Verret, Ricky **On Behalf Of** McPherson, Cerssandra
Sent: Thursday, April 14, 2022 7:29 AM
To: Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>
Cc: Verret, Ricky <Ricky.Verret@toledo.oh.gov>
Subject: FW: Special Use Permit for 5052-5048-5044 Dorr st. Toledo, ohio 43615

From: suzanne aldrich <aldrichswts@buckeye-express.com>
Sent: Wednesday, April 13, 2022 4:34 PM
To: Hobbs, John <John.Hobbs@toledo.oh.gov>; Cherry, Matt <Matt.Cherry@toledo.oh.gov>; Komives, Nick <Nick.Komives@toledo.oh.gov>; Moline, Katie <Katie.Moline@toledo.oh.gov>; Morris, Theresa <Theresa.Morris@toledo.oh.gov>; Sarantou, George <George.Sarantou@toledo.oh.gov>; Whitman, Tiffany <Tiffany.Whitman@toledo.oh.gov>; Williams, Vanice <Vanice.Williams@toledo.oh.gov>; Gadus, Theresa <Theresa.Gadus@toledo.oh.gov>; McPherson, Cerssandra <Cerssandra.McPherson@toledo.oh.gov>
Subject: Special Use Permit for 5052-5048-5044 Dorr st. Toledo, ohio 43615

Good afternoon,

This E-mail is being sent in the hope that our city council will again(for the second time) see fit to reject this application for a special use permit for Unison. I have lived in this neighborhood for 47 years . Unison has 19 properties listed in Toledo in Aries. 10 on Starr Ave. 1 on Cherry st.,2 on Berwick, 1 on State, 1 on Oneida, 1 on E. Woodruff, and 3 on Dorr (Neville's Funeral Home). Looking at the location of the first 16 properties Dorr St. does not seem to be a good fit. It is exhausting to think that we will have to go through this process ever year. The property in question does not seem to be very well taken care of. I took some pictures at said property what do you think? Please give your utmost consideration to this request. Greatly appreciated

Sue Aldrich
1918 Copley Drive
Toledo, Ohio 43615
419-343-6315



Latsko, Jonathan

From: B.HILL <brecryic@yahoo.com>
Sent: Friday, April 15, 2022 10:24 AM
To: Latsko, Jonathan
Subject: Group Home

I join with Sue Terrill and others, in opposing a group home facility being placed or built in my Council district, We already have enough special facilities in our District, District 1.

Sincerely,
Brenda Hill

Latsko, Jonathan

From: Linda Lewis <lindajolewis@gmail.com>
Sent: Friday, April 15, 2022 11:18 AM
To: Latsko, Jonathan
Subject: SUP 2006-22 16 bed treatment center on the 5000 block of Dorr St.

Dear Mr. Latsko,

I am against this center being approved. It is a very inappropriate place for it and I am very concerned for the neighborhood. I do feel that treatment centers are important, but this is a bad location for one.

Thank you,
Ms. Linda Lewis-Moment
1302 N. Westhaven
Toledo, Ohio 43615

Latsko, Jonathan

From: Linda Lewis <lindajolewis@gmail.com>
Sent: Sunday, April 17, 2022 9:20 AM
To: Latsko, Jonathan
Subject: SUP 2006-22

Mr. Latsko

I am against this treatment center at the 5000 blocks of Dorr St.

It is not safe for our community.

Thank you,

Linda Lewis-Moment

1302 N. Westhaven

Toledo, Ohio 43615

Latsko, Jonathan

From: Morrow, Andrea
Sent: Monday, April 18, 2022 9:32 AM
To: 'Little Sister'
Cc: Hobbs, John; Latsko, Jonathan
Subject: RE: REYNOLDS CORNERS NEIGHBORS-A DECISION IN YOYUR HANDS?

Sue,

I would like to make a correction to this email and I hope that the correction is sent to all.

When we spoke over the phone, I informed you that there were 7 people that attended the meeting at the Reynolds Corner Library. The 8th person was from the Plan Commission.

I also informed you that 4 specific attendees asked questions and two gentleman just listened.

I never stated that anyone was against the testimony. Actually, I specifically told you that one lady stated that she was not against the project, she just was asking what the house rules/protocols would be.

Therefore, I want to make sure that the information of "8 people attended-4 were for it and 4 against" was not stated as information received from me.

Kind regards,
Andrea

Andrea Morrow
City Council Legislative Aide
Office of City Council
Aide to: John Hobbs III

andrea.morrow@toledo.oh.gov
Office (419) 245-1611
Cell (419) 537-3269
One Government Center, Suite 2100
Toledo, OH 43604

→ toledo.oh.gov



From: Little Sister <bandore4u@gmail.com>
Sent: Friday, April 15, 2022 10:53 AM
To: Little Sister <bandore4u@gmail.com>
Subject: REYNOLDS CORNERS NEIGHBORS-A DECISION IN YOYUR HANDS?

Shared with Public.... Lessons learned????

MEMORANDUM OF CASE CONTACT

Date	Contact	Initials
4/10/22	Sue Tyrrell - Inq for More Info <i>email in file</i>	JGL
4/13/22	Timothy J Teague – 5106 Dorr	JGL
	Concerned over similar application, proximity to sale of alcohol, ongoing area drug trade, how it may impact future business OPPOSED <i>email in file</i>	JGL
4/13/22	Ciara Nichols – 2017 Eileen Rd – 419-388-1846	JGL
	Concerns over impact it may have on family life in the area and crime OPPOSED <i>email in file</i>	
4/13/22	Moneer Asad - 419-450-0028 – 5062 Dorr Street	JGL
	Concerned over impact it will have on business OPPOSED <i>email in file</i>	JGL
4/14/22	Suzanne Aldrich – 1918 Copley Drive – 419.343.6315	JGL
	Concerns over property maintenance OPPOSED <i>email in file</i>	
4/15/22	Dustin on Atwood Road – OPPOSED – 419-984-5274 <i>phone</i>	JGL
4/15/22	Linda Lewis Moment – OPPOSED – on Westhaven - 419-531-4429	JGL
	Concerned about location, proximity to other mental health services <i>phone call + emails in file</i>	
4/15/22	Brenda Hill – Opposed – <i>Email In File</i>	JGL

Gibbons, Julie

From: Verret, Ricky
Sent: Thursday, April 14, 2022 7:31 AM
To: Gibbons, Julie
Cc: Verret, Ricky
Subject: FW: Country Hearth objects to facility

From: Timothy Teague <tteague716@gmail.com>
Sent: Wednesday, April 13, 2022 12:38 PM
To: Little Sister <bandore4u@gmail.com>; Latsko, Jonathan <Jonathan.Latsko@toledo.oh.gov>; Hobbs, John <John.Hobbs@toledo.oh.gov>; Cherry, Matt <Matt.Cherry@toledo.oh.gov>; Gadus, Theresa <Theresa.Gadus@toledo.oh.gov>; Williams, Vanice <Vanice.Williams@toledo.oh.gov>; Melden, Sam <Sam.Melden@toledo.oh.gov>; Morris, Theresa <Theresa.Morris@toledo.oh.gov>; Grim, Michele <Michele.Grim@toledo.oh.gov>; Komives, Nick <Nick.Komives@toledo.oh.gov>; McPherson, Cerssandra <Cerssandra.McPherson@toledo.oh.gov>; Moline, Katie <Katie.Moline@toledo.oh.gov>; Sarantou, George <George.Sarantou@toledo.oh.gov>; Whitman, Tiffany <Tiffany.Whitman@toledo.oh.gov>
Subject: Country Hearth objects to facility

From the Country Hearth
5106 Dorr St.
Toledo, Ohio 43615

Apparently here we are again – Round 2 of probably many. We were under the impression that the Dorr and Reynolds corners corridor was going to revitalize with the Dorr St. entrance and exit ramp and with the new traffic circles. The dilapidated mall finally torn down across the street from our business.

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Owner of the Country Hearth
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We were going to reinvest and do facial renovations this year, but this issue now is up for debate.

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Sent: Thursday, April 14, 2022 7:29 AM
To: Gibbons, Julie
Cc: Verret, Ricky
Subject: FW: Special Use Permit for 5052-5048-5044 Dorr st. Toledo, ohio 43615
Attachments: IMG_1387.HEIC; IMG_1388.HEIC; IMG_1389.JPG; IMG_1390.JPG; IMG_1391.JPG; IMG_1393.JPG

From: suzanne aldrich <aldrichswts@buckeye-express.com>
Sent: Wednesday, April 13, 2022 4:34 PM
To: Hobbs, John <John.Hobbs@toledo.oh.gov>; Cherry, Matt <Matt.Cherry@toledo.oh.gov>; Komives, Nick <Nick.Komives@toledo.oh.gov>; Moline, Katie <Katie.Moline@toledo.oh.gov>; Morris, Theresa <Theresa.Morris@toledo.oh.gov>; Sarantou, George <George.Sarantou@toledo.oh.gov>; Whitman, Tiffany <Tiffany.Whitman@toledo.oh.gov>; Williams, Vanice <Vanice.Williams@toledo.oh.gov>; Gadus, Theresa <Theresa.Gadus@toledo.oh.gov>; McPherson, Cerssandra <Cerssandra.McPherson@toledo.oh.gov>
Subject: Special Use Permit for 5052-5048-5044 Dorr st. Toledo, ohio 43615

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This E-mail is being sent in the hope that our city council will again(for the second time) see fit to reject this application for a special use permit for Unison. I have lived in this neighborhood for 47 years . Unison has 19 properties listed in Toledo in Aries. 10 on Starr Ave. 1 on Cherry st.,2 on Berwick, 1 on State, 1 on Oneida, 1 on E. Woodruff, and 3 on Dorr (Neville's Funeral Home). Looking at the location of the first 16 properties Dorr St. does not seem to be a good fit. It is exhausting to think that we will have to go through this process ever year. The property in question does not seem to be very well taken care of. I took some pictures at said property what do you think? Please give your utmost consideration to this request. Greatly appreciated

Sue Aldrich
1918 Copley Drive
Toledo, Ohio 43615
419-343-6315

Gibbons, Julie

From: terry techstaffmi.com <terry@techstaffmi.com>
Sent: Wednesday, April 13, 2022 1:57 PM
To: Gibbons, Julie; Tom Ramsdell
Subject: Flight info, just in case

Flight Info

Delta DTW - JAX

Flight DL 2467
Tuesday the 26th of April
DEPART 8:43am arrive 10:58

Return

Flight DL2467
Tuesday the 3rd of May
Depart 11:58am **ARRIVE 2:10pm**

Terry Ramsdell

TECHSTAFF

THE TECHNICAL
PLACEMENT SPECIALISTS

Ann Arbor, MI
734-913-5548
www.techstaff.com

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OPPOSED TO SUP 2006-22

April 14th, 2022, additional comments AND COPIES OF EMAILS added after the hearing April 19, 2022

To City Plan Commission,

Cc. Toledo City Council, Reynolds Corners Neighbors

From Sue Terrill 1722 Eileen Rd. Toledo, OH 43615

Reynolds Corners Area Block Watch Leader

Organized successful opposition against the similar SUP 1004.20 in 2020.

(I wore Edward Drummond Libbey shirt celebrating the anniversary of his birth April 17th...among services to our community-one of the first members of the newly organized City of Toledo Plan Commission, named as president, and longest serving on that first board for I believe 5 one-year terms)

Part of my testimony: I was only allowed three minutes, so I was not permitted to have time to bring up other specific points from the report that I had intended to present. So, I now submit this to the Plan Commission in writing April 19, 2022 for the Toledo City Council's consideration.

"Look what I have brought....my cart of communication, petitions, letters? Yes, from last time-2020 SUP 1004-20 -when Toledo City Council eventually voted to oppose a 16-bed residential drug and alcohol treatment center on the main walkway of our neighborhood. This shows the extra work that was involved from the Reynolds Corners community last time when everyone at City Hall including the Plan Commission were in the process of hurriedly leaving the City Hall to begin work from home as we all learned of covid, and Reynolds Corners neighbors had to stare it in the face."

Nothing has changed, this site is still not suitable (and left to deteriorate -photos) and the community has to go through this again? We are **Opposed to SUP 2006-22 for the same reasons as last time: that special use permits should not be allowed for a 16-bed residential drug and alcohol treatment center in the 5000 block of Dorr St.- the former Neville Funeral Home- next to backyards, a beauty salon, barbershop, and multifamily housing with close proximity to a daycare center and the main street of our neighborhood.**

Ah, but something has changed. There is a new group home on Westhaven Rd. far less than the required 500 feet away. With this latest SUP 2006-22 the Plan Commission is even more emboldened adding another SUP exception with the Westhaven Rd. Group home.

And what is that 20/20 Plan (from 1999!) for the Reynolds Corners community that the Plan Commission uses as basis of support for this recommendation? It does not fulfill the 20 /20 Plan that would encourage new commercial development or the bring the unity needed for an urban village. Is this the commercial development Reynolds Corners needs? How will this impact the possibility of future growth and development in the very central part of the Reynolds Corners business recovery area?

UPDATE The City Plan Commission approved BOTH the main Special Use Permit (SUP) 2006-22 which was defeated in 2020 by the City Council through hard work at the onset of Covid, and, yet, added even another Special Use Permit allowing the group home on Westhaven Rd. far within the 500 feet spacing limit-only across the street to be allowed as well.

The following are issues I see in the Plan Commission report, the Plan Commissions responses to citizens involved with the issue, and in appropriately contacting citizens in the neighborhood.

*We have NO neighborhood organization (Block Watch doesn't count) and this makes us vulnerable to this second attempt. We had no awareness that this could happen again, and once again to Unison's advantage few people see or notice Plan Commission signs. (And why is that? Signage needs to be updated!) I saw the sign for the first time Monday, April 11th in the afternoon. Two days ago (April 12th) I began petitioning- not necessarily easier this time as I discovered yesterday. Few people answered their door. Yesterday (April 13th) the first house an elderly owner was recovering from Covid. I made the decision to stop going door to door so not to affect my health or spread any disease among my neighbors. I had not brought sanitizer for the pens...and thought these people who I was contacting had hopefully had received a letter **yet I found some troubling issues going to the addresses on the list provided by the Plan Commission when approached by a neighbor.***

MAILING LIST ISSUES?

As noted to the Plan Commission hearing I asked Mr. Latsko on April 11th as soon as I knew about and before the hearing to provide the mailing list. Dutifully he sent me the following items in email: (See the email) 1 But, when I asked April 13th that he send me the full address mailing list rather than it being cut off by the adjusted margins as well as an alphabetic street listing, I received no reply to this request before or since the hearing. Emails 3.1, 3.2

Look at the list I received this time -unlike for the last SUP when it was complete! Email ML or 1-4. At the hearing Mr. Fallow then asked Mr. Johnny Latsko to see the list (email?) Mr. Johnny Latsko showed Mr. Fallows something. Unsure if it was the list Mr. Latsko provided to me with the margin cutoffs. (Guess this was part of my 3 minutes.)

By the time I received the mailing list I had no time to track down or send out letters like I did last time to out of the area homeowners nor money to do so. I have asked Plan Commission rep Mr. Latsko on April 13th to send me the list by street order to better facilitate contacting neighbors since we have such limited time and no available resources. Email 3.1

The MAP THAT THE PLAN COMMISSION SENT

I also questioned the map with red boundaries sent to me with the mailing by Mr. Latsko. Email 1 attachment 1 I asked that he enlarge it for me which he did. He told me that this map represented where the letters were sent. (See the map. Email 4, Sent April 13th) He described it as "the map of those who were sent mailings" and "those who received public notice" Email 4. The map shown in the email with the redlines.

It appeared to me, if I am looking at the redlined map correctly, that it is a much larger and a different area than the when the letters were sent last time in 2020 for this same issue. (I have a copy of that old map?) Yet, the number of letters sent out this time were significantly less. (From 150? to 135, 136 homeowners last time to 96 homeowners this time.) See email 1, 4th attachment-the mailing list.

In the past sup 1004-20 in 2020, Unison's Mr. Moebius testified 150? letters were sent out for that SUP 1004-20. There was a discrepancy then, too, where proponents testified that 150 letters were sent out but this differed from the number in the actual Plan Commission mailing list given to and used by us of 135, 136.

This time the list provided by my count 103-1(space) is 102. The lists include at least 6 names of our council member, Plan Commission Latsko and the proponents of the plan? See email 1-4th attachment.

If those last 6 names are removed keeping the list to strictly homeowners it brings the total down to 96 homeowners remaining on the official mailing list.

Past 150, or 136, 137 homeowners to current 96 homeowners is significantly different. What explains this?

Why does the map appear to encompass a larger, somewhat different area, yet the number of homeowners is far fewer than last time? The map in email 1, attachment 1.

I asked Mr. Latsko how the homeowners were selected, but without any reply before or since the Plan Commission hearing. I noted on Plan Commission paperwork it is through the Auditors Office Tax List. Yet, when I did a quick check without this resource only using ARIES, I found discrepancies. Mr. Latsko did not answer my request about how to check this information either. (Email)

In addition, just to review this discrepancy required a lot of citizen time while petitioning...and stopped me from efficiently getting signatures in a limited time window ...to determine what the issue might be. Possible examples of discrepancies were turned in to the Plan Commission hearing. See copy of the email is quoted below.

At the hearing I handed this info in email format to the Plan Commission.

(When I was gathering signatures last night April 12th, one of the neighbors, Mrs. Jacqueline Allen, 1690 Idlewild Ct, called me over when I did not stop at her house while looking for houses listed on the PC provided mailing list for SUP 2006-22.

I noted that her house was not on the list that I received from the Plan Commission. We both looked thru the lists and could find neither of her two properties of 1659 Copley and 1690 Idlewood. She wanted to sign the petition I was carrying and recognized me from the previous attempt for the proposal.

I remember last time in 2020 circulating a petition for SUP 1006-20 when the property on 1690 Idlewood Dr. was on the list. In addition, I noted to her that 5107 Newhart was not on the list either and I know they were on the list last time. She then pointed out 4 houses near her which she said were long time property owners.

In my check with ARIES, 5102 Newhart has been a property owner for almost 4 years. Not under Wray or ORSURVTC...neither listed

5104 Newhart has lived there since 2001 Tania Barnett

1690 Idlewild owner listed under Inverness Ventures

1659 Copley owner Listed under Inverness Ventures, Formerly Fusion Notes

5107 Newhart. previously on the list. So, if you do owe taxes, you are not sent a letter? *

5120 Brandel Ct. was on the list, signed the petition for 2 owned properties and it was significantly further in distance than all these homes.

5116 Brandel owes taxes. Is that why they were not on the list this time?

I turned in to the Plan Commission hearing a petition of 17 homeowner names- of which 15? were on the mailing list or possibly should be?

Citizen representation is needed in this process. We have no neighborhood organization representing us. Our council representatives need to reach out to the neighborhood early. Waiting to hear from our councilman and any other council members who want to prioritize keeping the community informed by open monthly meetings in the community...not thru other organizations.

In paths of truth and right,

Sue Terrill

The Summary I brought to review at the hearing,

A petition with names all RC and 18 of which received the mailing.

Hand over these issues

Issues how the Plan Commission informs the public.

When were signs placed for the meeting and the Hearing. Mailing list.

Provided with incomplete view of the mail list by PC, parts cut off. Asked PC for fuller list. None provided
Unlike last time.

102 names on the list minus officials is 96 residents who were sent mailing.

Is this correct?

Why is the map provided to which mailings were sent even more expansive than last time. Greater area yet fewer names. Explain. I see that the boundaries were shifted.

Last time 2020 Unison's Mr. Moebius testified there were 150 names on mailing list. This did not correspond with list I had from the Plan Commission of 135/136. Yet now almost 40 names fewer in larger area? Noted at Plan Commission hearing.

Improper description of property to the East

On page 13- 1 list the "area description on the East CR/Salon, Retail." On p. 13-2 in the first paragraph, you do not note that there is multifamily housing to the east and part of the Salon/ Barber building. Only listed as a salon, retail in the report, it is a salon/barber shop in a multifamily building.

Please look at your own map "The Zoning and Land Use Map" on p XX of staff report and see it is listed there a **multifamily** building with a **barber** in the complex. **Copy of Map enclosed.** Email 7. no response.

Parking spaces p. 13-3 The Doll House Issue owner, Ms. Winston.

P. 13-5 Listed under "requirement" is: and under "Division of Transportation," it states "a CROSS ACCESS AGREEMENT IS REQUIRED." HAS THIS BEEN OBTAINED? This was not answered at the hearing even though Ms. Winston appeared to oppose the agreement and stated about ¾ of the area was her property. Email sent April 13th asking Plan Commission before the hearing to clarify. No response back from Plan Commission since sent. April 13th before the hearing. See email 6

And No. 9 What is the location of the dumpster?

How security lighting might affect the neighbors, especially in the apartments and residences.

Trees trimmed provided privacy to the multifamily housing next door "? to the East"

Neighborhood meeting notes April 7. "20/20 Plan" from 1999 says commercial development. Is this the commercial development or will this negatively impact the commercial development that Reynolds Corners needs? May turn business away.

13-4 How does this reflect on future waivers or spacing. If someone wants this bad enough can they continue to bring pressure on neighbors. The agency has already only created negative conditions for

approval. Mr. Gibbons mentioned this spacing issue but did not explain what was occurring. This certainly might affect our issue.

Why were there NO ENVIRONMENTAL COMMENTS" listed in the report?

Have yet to receive the Unison yearly annual and the most recent quarterly reports about the success of their programs. I had emailed and spoke to Unison Ms. Kobold, Director on the Eastside and have yet to receive any response for this information. (Copy of email provided.) Unison effusely expressed openness at the hearing. Yet, immediately after the hearing when I asked Ms. Kobold about my email request to her for Unison's agency reports she stated was not aware of it. Her first comment: "How did I get her email?" right after Plan Commission meeting. I got it from their paperwork

In the past I went to all their sites to search down a copy these reports -unavailable at all their sites, even their employees were surprised they had none to offer- and when I reviewed reports, I found beds not filled and the lowest rating from the Mental Health Board for Unison. So has this improved?

Back FENCE ONLY 3.5 HIGH?

Unison Citizen Meeting at the Library April 7th?

I heard the Unison lawyer testify at the hearing that 8 people attended the April 7th citizen meeting at the library. He noted that it was 4/4 split: -with 4 for and 4 against. Mr. Fallows appeared pleased to hear so. I have heard from those in attendance that to characterize that there even was a vote in this way would not be accurate. Just looking at the copy of the Plan Commission sign in sheet for the event does not produce those numbers

The actual Plan Commission sign in sheet showed 6 signatures 5 of whom were residents-one a Plan Commission rep, Mr. Latsko. I know at least 3 were against. One of whom is listed on the petition I turned in. See copy.from PC email.

I will follow up, but if I should be correct that would mean that the real possibility of the count could be at least 3 against and two maybe supportive? See actual copy of the citizen sign in list from Plan Commission and note names on petition. A lengthy letter in opposition was provided in 2020 from the first two names listed on the sign in sheet. Another name is listed in opposition on the petition turned in. Yet an erroneous perception was presented by Unison at the hearing, uncorrected by Mr. Latsko?

For the record I think there should be a written report from these meetings. In the past I was told it was not a requirement, but I questioned that. I contacted Mr. Latsko He said it is not a requirement. See email.

Be certain, if I had been aware of that neighborhood meeting, I would have attended myself and encouraged others to attend.

I provided today April 14th one page of our petitions at the hearing. Other material has been submitted to Mr. Latsko and to me but I was not able to bring to the meeting. Issues with citizens dealing with computers and drop- offs including my own. Breakdown of those on the mailing list.

When questioned by Mr. Fallows at the hearing if there were any emails or phone calls (only), Mr. Latsko replied that no phone calls were received and only 4 emails. No other mention of any other letters, etc. So, were there no others- including the statement in the report that since you want to have

an exclusion for the new, since 2020, group home on Westhaven? The staff report states "it is supported by the LCMHSB which did not object." Please show us that documentation? I had asked for this documentation previous to the hearing. Please see my email to Mr. Latsko attached. No response was received before or since.

Why should a citizen have to be following up with the details to determine if a report, a proposal or hearing was done fairly? What checks do we have as concerned citizens? Tell me council people and Mayor? Who represents us in these matters so close to our homes? Don't we need someone to monitor this for the citizens who are not organized- the weakest link. Tell me who stands for us?

Thank you for your consideration.

I have experience with being the weakest link and I know how it has destroyed our neighborhoods in the past. Meet your constituents monthly at a regular open meeting –not affiliated with any organization.

In paths of truth and right,

Sue Terrill

Gibbons, Julie

From: Howell, Paula
Sent: Monday, April 25, 2022 11:36 AM
To: Cherry, Matt
Cc: Gibbons, Julie
Subject: SUP for Dorr St. Unison Housing

Eleanor Grabarczyk 419-866-6743

She is requesting a neighborhood meeting prior to May 18th Zoning & Planning for clarification on this SUP. Expects around 30 people. Would like to have it at Reynolds Corners Library in the evening. She will also be inviting Council Members Hobbs, Whitman and Williams once a date is confirmed.

Neighbors are concerned this is the same thing that they attempted 2 years ago.