

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 15, 2021

REF: SUP-11006-20

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

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

SUBJECT: Request for a Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street.

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 14, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a stand-alone greenhouse
Location	-	1446 Macomber Street
Applicant	-	Thomas Jackson Mighty Organics 1489 Milburn Ave. Toledo, OH 43606

Site Description

Zoning	-	RD6/ Duplex Residential
Area	-	± 0.34 acres
Frontage	-	± 100' along Macomber Street
Existing Use	-	Vacant residential lot
Proposed Use	-	Major Urban Agriculture - greenhouse
Required Parking	-	Schedule "D" (TMC§1107.0600)
Proposed Parking	-	None
Neighborhood Org.	-	Monroe Auburn Neighborhood
Overlay	-	None

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single-family home / RD6
East	-	Single-family home /RD6
South	-	Single-family home / RD6
West	-	Alley, vacant commercial building & single-family home / RD6

Parcel History

Z-78-83	-	Zone Change from R-4 to R-3 for the 2300 block of Upton, 1800 block of Milburn, 1800 block of Ottawa and 2200 & 2300 blocks of Auburn (CC approved 6/29/1983 by Ord. 625-83).
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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 for a stand-alone greenhouse at 1446 Macomber Street. The ±0.34-acre site is zoned RD6 – Duplex Residential and currently being used for agricultural growing purposes, classified as Minor Urban Agriculture. Adjacent land uses surrounding the site predominantly include single-family households with a vacant commercial building across the alley to the west.

The applicant, Mighty Organics, has been growing fresh produce on the site for the past four years, which they provide to the community for sale and by donation. With an increasing amount of production each year, the applicant is proposing to construct a stand-alone 40'x 90' greenhouse in order to extend the growing season. As stated in their letter of intent, the greenhouse would allow them to grow in the colder months and start planting earlier in the spring. Their first year of operation produced 9,200 pounds, second year produced 18,000 pounds, and third year produced 25,000 pounds; with expectations of 30,000 pounds this past growing season. The addition of the proposed greenhouse would further increase their production gains. Letters of support were submitted from various organizations and individuals indicating the positive impact Mighty Organics has made on the surrounding neighborhood and community.

STAFF ANALYSIS (cont'd)

Per TMC§1116.0202(A), stand-alone greenhouses greater than four-hundred (400) square feet are considered Major Urban Agriculture facilities and defined as “*Land, nurseries, agriculture buildings, greenhouses or community gardens, as defined in Sec. 1116.0100, used to raise flowers, shrubs, and plants for sale on-site.*” A Special Use Permit is required for all Major Urban Agriculture when located within residential zoning districts. Additionally, all urban agriculture activities are subject to the Use Regulations outlined in TMC§1104.2400.

Use Regulations

Pursuant to TMC§1104.2400, urban agriculture activities are subject to additional land use regulations which specify certain restrictions. Of specific note, all structures used for agriculture shall comply with the Division of Building Inspection regulations (TMC§1104.2404). The proposed greenhouse is subject to obtaining the proper building permits through the Division of Building Inspections and listed as a condition of approval. Additionally, any composting activities within residential zoning districts shall adhere to all standards listed in TMC§1104.2405; with the overall goal for these areas to be maintained in a manner that protects adjacent properties from nuisance conditions. Furthermore, the regulations stated in TMC§1104.2406 allow the sales of products grown on site and limits the hours of operation. The applicant shall comply with the regulations of TMC§1104.2400 as a condition of approval for the Special Use Permit.

Parking and Circulation

Pursuant to TMC§1107.0304 – *Off-Street Parking Schedule “A”*, Major Urban Agriculture is required to provide parking per Schedule “D” (§1107.0600). Pursuant to TMC§1107.0600 – *Off-Street Parking Schedule “D”*; Major Urban Agriculture facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. Therefore, Schedule “D” parking allows the minimum off-street parking requirements to be established via a parking study or documentation provided by the applicant.

The applicant has indicated there is available off-street parking on their adjacent residential property across the alley and no parking needed for the proposed greenhouse. The Division of Transportation has reviewed the site plan and does not object to the approval. However, in the event the activities on site generate traffic and the need for a designated parking area, the applicant shall submit a revised site plan depicting the parking areas subject to the approval by the Division of Transportation.

STAFF ANALYSIS (cont'd)

Landscaping

The site plan submitted depicts perimeter landscaping with shrubs and bushes surrounding the property, except for the eastern property line. Additional opportunities exist in this area to screen the adjacent residential property. Staff is requesting a Type A Landscape Buffer be installed along the property line where it abuts the residential property to the east. The Type A Buffer shall be a minimum width of ten-feet (10') and include a solid privacy fence six-feet (6') to eight-feet (8') in height. As a condition of approval, a Type A Landscape Buffer shall be installed along the eastern property line.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this area for Single Family Residential land uses. Single family land uses typically include the development of single-dwelling homes on individual lots and may also include libraries, schools, churches, and community centers that serve neighborhoods. The Single-Family Residential district is intended to create, maintain and promote housing opportunities for individual households, although it may include non-residential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods.

Although the proposed use is not residential in nature, Major Urban Agriculture is permitted in all residential districts when a Special Use Permit is obtained. The use of residential property for urban agriculture is a viable opportunity in neighborhoods with less access to fresh produce and an abundance of vacant land. The proposed greenhouse will further complement the ongoing urban agriculture efforts in the neighborhood and positive impact on the community.

Staff recommends approval of the Special Use Permit since the proposed use is compatible with existing adjacent residential uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the Special Use Permit because the proposed plan conforms to the use regulations outlined in TMC§1104.2400. Finally, staff recommends approval of the Special Use Permit since the proposed use complies with all applicable provisions of the Zoning Code.

STAFF RECOMMENDATION

The staff recommends that the Toledo City Plan Commission recommend approval of SUP-11006-20, a request for a Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street, to Toledo City Council for the following three (3) reasons:

1. The proposed plan conforms to the use regulations as stated in TMC§1104.2400.

STAFF RECOMMENDATION (cont'd)

2. The proposed use complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B) – *Review & Decision-Making Criteria*); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (i.e. 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*).

The staff further recommends that the Toledo City Plan Commission recommend approval of SUP-11006-20, a request for a Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street, to Toledo City Council subject to the following **thirty-two (32)** 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. 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, ph. 419-245-1341

Roadway: Tim Grosjean, ph. 419-245-1344

Water: Andrea Kroma, ph. 419-936-2163

Stormwater Drainage: Lorie Haslinger, 419-245-3221; Andy Stepnick, 419-245-1338

Sanitary Sewers: Mike Elling, ph. 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.

STAFF RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

5. Contact Joe Warnka at (419) 245-1341 for inspection of above mentioned items.
6. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
7. Plans for new water service line shall be submitted to the Division of Engineering Services for review and approval.
8. Plans for new water meter shall be submitted to the Division of Water Distribution for review and approval.
9. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.
11. New water service taps will be installed by City of Toledo at the developer's expense.
12. In the event of site plan approval as-is without stormwater planning shown, the applicant shall understand that no construction is permissible without the future submittal and acceptance of a stormwater plan. The site plan approval process can proceed in the meantime with this condition noted and the assumption that it is likely possible to achieve stormwater acceptance without the need for a site plan change.
13. At the time of approval of stormwater plans, the applicant will likely be eligible for a percent reduction in the property's stormwater utility fee through the Stormwater Credit Program. Information on the application process can be found at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>

Sewer & Drainage Services

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

STAFF RECOMMENDATION (cont'd)

Sewer & Drainage Services (cont'd)

15. 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 Sewer & Drainage Services demonstrating the lines cleaning and integrity.

Fire Prevention

16. Approved Premises identification is required.

Division of Environmental Services

17. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
18. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
19. 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.
20. 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
21. 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.

Division of Transportation

No comments or objections.

STAFF RECOMMENDATION (cont'd)

Plan Commission

22. All activities on site shall be subject to the Use Regulations of **TMC§1104.2400** – Urban Agriculture.
23. All structures used for agriculture shall comply with the Division of Building Inspection regulations (TMC§1104.2404). The proposed greenhouse is subject to obtaining the proper building permits through the Division of Building Inspections.
24. In the event the activities on site generate traffic and the need for a designated off-street parking area, the applicant shall submit a revised site plan depicting the parking areas subject to the approval by the Division of Transportation.
25. 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.
26. 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 (**if applicable**).
27. No free-standing signs greater than forty-two inches (42”) from grade are permitted – any proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.
28. 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 Type A Landscape Buffer is required along the east side of the property where it abuts the residential property. The Type A Landscape Buffer shall be a minimum of ten-feet (10’) in width with a solid privacy fence, wall, or berm six-feet (6’) to eight-feet (8’) in height and consist of a minimum of four (4) trees and fifteen (15) shrubs for every 100 linear feet. **Not acceptable as depicted on site plan. A solid privacy fence shall be installed along the eastern property line.**
 - b. 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.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- c. 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, trees, shrubs, and landscape materials shall meet the standards included in TMC 1108.0400 Landscape Materials Standards.
 - d. The location, height and materials for any fencing to be installed and maintained; **not acceptable as depicted on site plan. A solid privacy fence shall be installed in the Type A Landscape Buffer area;** and
 - e. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
29. 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.
30. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
31. 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.
32. 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

RS

Three (3) sketches follow

Cc: Thomas Jackson, Mighty Organics; 1489 Milburn Avenue, Toledo, OH 43606

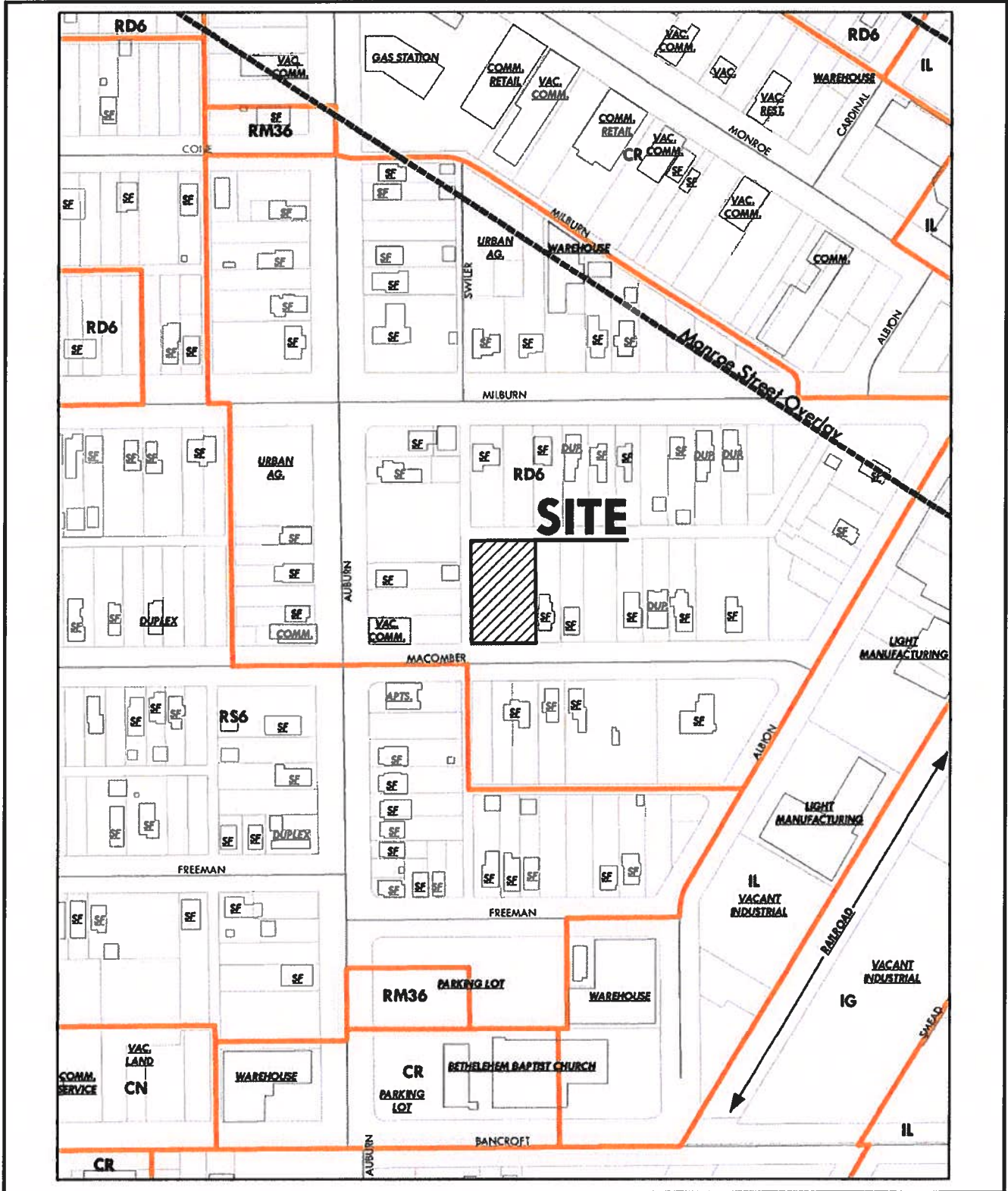
GENERAL LOCATION

SUP-11006-20
ID 17



ZONING AND LAND USE

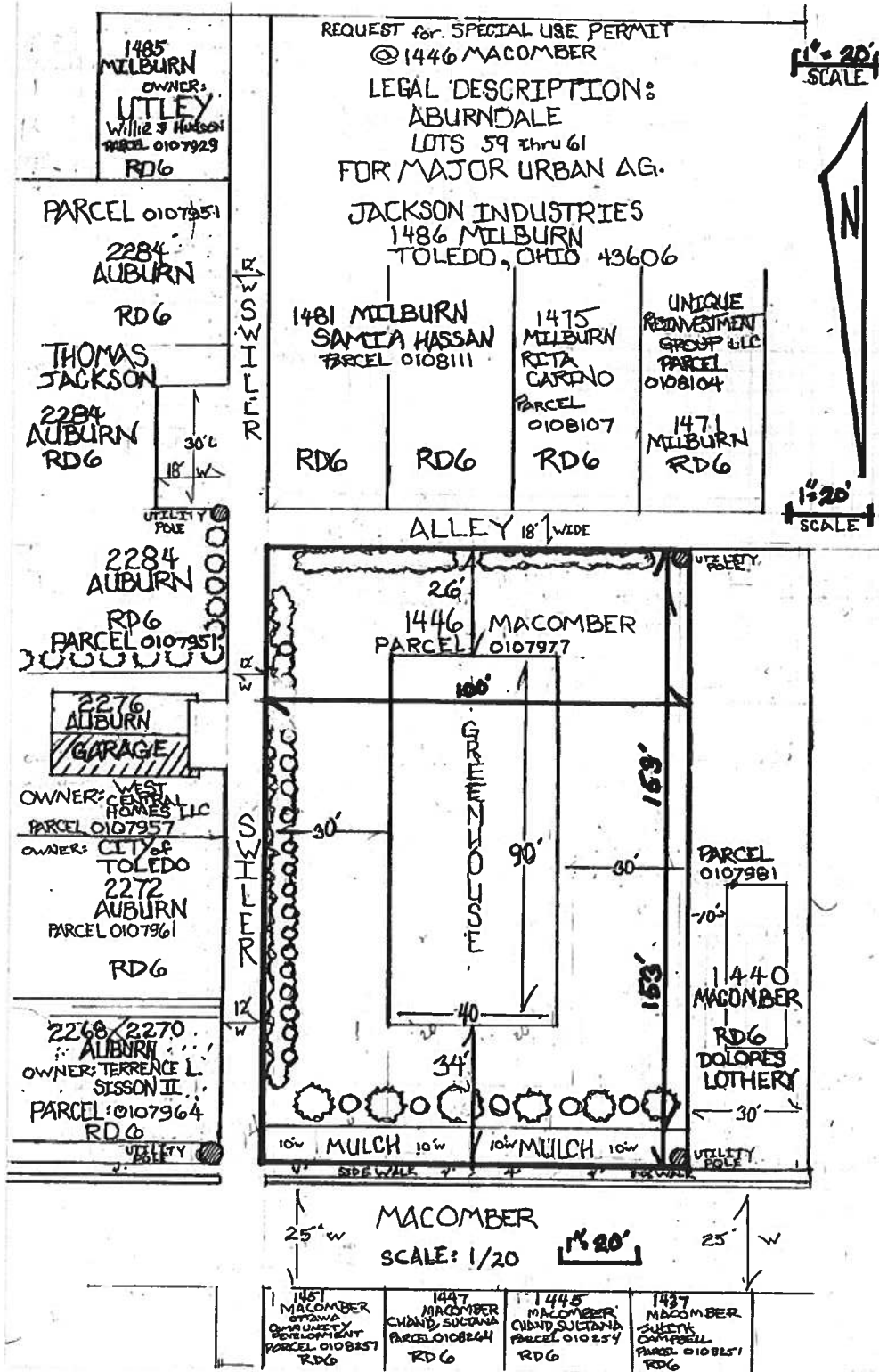
SUP-11006-20
ID 17



SITE PLAN

SUP-11006-20

ID 17





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 21, 2020
REF: SUP-11006-20
PLANNER: Sundvold

NOTICE OF PUBLIC HEARING

on

Date: Thursday, January 14, 2021

Request: Special Use Permit for a stand-alone greenhouse

Location: 1446 Macomber Street

The complete legal description of the land in question is on file at the office of the Toledo City Plan Commission, located at One Government Center, Suite 1620, Toledo, Ohio 43604.

Notice of this hearing is mailed to the **project applicant** as well as owners of property within and contiguous to and directly across the street from subject parcel (or parcels at the addresses of such owners appearing on the County Auditor's current tax list). Please share this notice with neighbors that may lie beyond the range of this mailing. They may attend the public hearing and/or otherwise make their feelings known about this case.

The Toledo City Plan Commission will hold a hearing to consider this request at **2:00 p.m.** on **Thursday, January 14, 2021** as a Zoom meeting. You may attend this hearing by clicking on the following link at the time of the hearing. You will then be added as an "attendee" and will have opportunity to communicate via a "question and answer" tab. We will receive your comments/questions, and a facilitator will communicate them to the Commission Members. **If you are the project applicant, please make every effort to attend the hearing.**

Zoom Link:

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/81582335037>

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 165882

You may also call the office of the Toledo City Plan Commission at 419-245-1200 or email any comments that you have to the planner at ryne.sundvold@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: December 21, 2020
Ref: SUP-11006-20

NOTICE OF PUBLIC HEARING

Wednesday, February 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, February 17, 2021 at 4:00 p.m., will consider the following request:

Special Use Permit for a stand-alone greenhouse at 1446 Macomber Street.

When: February 17, 2021 04:00 PM Eastern Time (US and Canada)

Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bn5DVjVvNEtQcnJIN2ZIY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 623767

Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

BHIN LLC
PO BOX 305
HOLLAND OH 43528

CAMPBELL MITCHELL C & JUDITH A
1437 MACOMBER ST
TOLEDO OH 43606

CARINO RITA
353 WILLIE AVE
WHEELING IL 60090

CHANDLER LEONARD B
1435 MACOMBER ST
TOLEDO OH 43606 4513

CUPP SHARON L TR ETAL
1412 MACOMBER ST
TOLEDO OH 43606 4512

ELLISON ESTATES LLC AN OHIO LLC
2010 CLINTON ST
TOLEDO OH 43607

ELLISON MARCEL
1267 BUCKINGHAM
TOLEDO OH 43607

GARMON RANDY
5055 VALENCIA DR
TOLEDO OH 43623

GARMON RANDY
2267 AUBURN
TOLEDO OH 43606

GILMORE MICHAEL G
428 ELDER DR
TOLEDO OH 43608

GOLLADAY RUBY
2256 AUBURN AVE
TOLEDO OH 43606 4504

GREATER METROPOLITAN TITLE , LLC
AS TRUST
P O BOX 352993
TOLEDO OH 43635

HASSAN SAMIA
1481 MILBURN AVE
TOLEDO OH 43606

JACKSON INDUSTRIES CORPORATION
1489 MILBURN AVE
TOLEDO OH 43606

LOTHERY DELORES
1005 BELMONT AVE
TOLEDO OH 43607 4247

LUCAS COUNTY LAND BANK
ONE GOVERNMENT CENTER STE 580
TOLEDO OH 43604

MCMILLAN WILLADEAN
2928 DRUMMOND RD
TOLEDO OH 43606 3051

MDH HOLDINGS LLC
23 JACKRABBIT
IRVINE CA 92618

OTTAWA COMMUNITY DEV. ASSOC.
704 2ND ST
TOLEDO OH 43605

PHILLIPS MARCUS
2259 AUBURN AVE
TOLEDO OH 43606 4503

ROBERTS DARRICK A & DEMETRIA R
1415 MACOMBER ST
TOLEDO OH 43606

SISSON TERENCE L II
2024 PARKDALE AVE
TOLEDO OH 43607

STAPLES BRENDA J
611 JAMESTOWN DR
TOLEDO OH 43607 2665

SULTANA CHAND
2598 DIXON DR
SANTA CLARA CA 95051

UNIQUE REINVESTMENT GROUP LLC
P.O. BOX 140783
TOLEDO OH 43614

UTLEY WILLIE & HUDSON
1446 W DELAWARE AVE
TOLEDO OH 43606 4228

WEST CENTRAL HOMES LLC
PO BOX 4719
TOLEDO OH 43610

COUNCIL MEMBER JOHN HOBBS III
TOLEDO CITY COUNCIL
ONE GOVERNMENT CENTER STE 2120
TOLEDO OH 43604



A Non-Profit Organization

MELINDA M. RAPP
Executive Director

ALICE T. MOSINIAK
Founder

November 18, 2020

Mighty Organics

This letter is to support Thomas Jackson of Jackson Industries, of Toledo, OH. Mr. Jackson has been an important part of the Urban Agriculture movement in Toledo. Through much adversity he has come through with his vision of growing fresh produce in a city farm setting. He donates a good portion of his crop to SeaGate Food Bank to be shared with the most vulnerable population in the area.

The next progression in his vision, and the community need, would to be able to extend the growing season. A greenhouse would be needed to make this part of the plan come together.

Please consider Mr. Jackson for a grant of a greenhouse for his urban farm to extend the growing season for the Toledo area.

Thank you,

A handwritten signature in black ink that reads "Mindy Rapp".

Mindy Rapp
Executive Director
Toledo SeaGate Food Bank
419-244-6996
mindy@seagatefoodbank.org



November 11, 2020

To Whom It May Concern,

Please accept this letter in support of Mr. Thomas Jackson and Mighty Organics. Mr. Jackson is a valued member of our community and we wholeheartedly voice our support for his petition to obtain a seasonal extension for a greenhouse.

Mr. Jackson has donated pumpkins and other fruits to our school for several years. His generosity to our children and families is a blessing. Any extension granted would allow him to provide more food to the surrounding community during a time of great need. Mr. Jackson has a great love for Toledo and his desire to help wherever he possibly can should be commended.

Sincerely,

A handwritten signature in black ink that reads 'Susan M. Richardson'. The signature is written in a cursive style with a large, looping initial 'S'.

Susan M. Richardson
Principal



CALVARY MISSIONARY BAPTIST CHURCH

P. O. Box 319
TOLEDO, OHIO 43697
PHONE: (419) 242-8379
FAX: (419) 242-6629



REV. FLOYD SMITH, JR.
PASTOR

PATRICIA MCFARLAND
SECRETARY

November 17, 2020

To Whom It May Concern;

I am writing this recommendation for Thomas Jackson of The Mighty Organic.

Mr. Jackson has been a blessing to Calvary Missionary Baptist Church, by giving Calvary blessings of his vegetables. He is a very kind and thoughtful person and Calvary grades him an A.

Whatever God has in store for him it will happen and Calvary is praying that his dreams come true.

His home address: 1489 Milburn, Toledo, Ohio 43606
His telephone number: 419-215-6292

Yours in Christ,

Sister Patricia McFarland
Secretary

But they that wait upon the Lord shall renew their strength; they shall mount up with wings as eagles; they shall run, and not be weary; and they shall walk, and not faint.
Isaiah 40:31

City of Zion, the Mt. Zion Church, Inc.

Monday, November 16, 2020

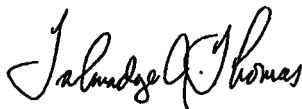
To Whom It May Concern:

This communique' comes as a letter of recommendation for Mighty Organics. The City of Zion Church has had the pleasure of working with Mighty Organics to provide fresh produce to families in our community on several occasions at no cost. Each encounter has been a blessing to the families that we serve.

Our ministry has constantly been impressed by the quality of produce donated by Mighty Organics. The proprietors have always been courteous and professional.

Please feel free to contact the church if you have any questions regarding our experience with Mighty Organics.

Genuinely,



Talmadge J. Thomas,
Senior Pastor
City of Zion, the Mt Zion Church, Inc.



City of Zion, the Mt. Zion Church
701 Vance Street
Toledo, OH 43604
419-248-1850
www.cozmzionchurch.com

Talmadge J. Thomas
Senior Pastor

From: garden@buckeye-express.com,

To: jacksonindustrys@aol.com, jacksonindustrys@aol.com,

Subject: Letter of Recommendation for Thomas Jackson

Date: Sun, Nov 15, 2020 11:33 pm

To whom it may concern,

My name is Michael O'Rourke. I have over forty years experience in the Horticulture, Agriculture, Garden, Nursery and Landscaping through my employer, Black Diamond Incorporated. I hold a Bachelor of Arts in Broadcast Communication / Marketing from The University of Toledo. I have been educated, through my employer, at two of the highest ranking Horticulture and Agriculture schools in The United States, if not the world, Ohio State University and Michigan State University. Throughout my forty plus years I have been responsible for Retail and Outside Sales, Purchasing, Customer Care, Public relations and Marketing. Throughout those years, I have had the opportunity to cross paths and work with many unique people in resolving their individual or corporate needs. One in particular led into a lasting and fruitful relationship. This leads me to Thomas Jackson.

Mr. Jackson and I met approximately ten years ago. He had a problem with one of his customers landscapes. We quickly resolved the problem. He then asked if I would come to one of his properties, during my off time and make a few suggestions. We scheduled an appointment to meet at the corners of Milburn and Auburn, one of the most central neighborhoods in the Central City Toledo! Urban Renewal was suppose to assist in re-vitalizing this and other parts of the Central City. However, These neighborhoods are inhabited by residents of very low or very little income. This is due to Industry such as Doehler-Jarvis and Champion closing their doors. Thus causing people to lose their jobs and the city losing tax revenue. These neighborhoods were left to decay. Vacant houses were boarded up and taken down. leaving unkept vacant properties. Thomas Jackson purchased some of these properties.

Upon arriving at the agreed location and time, I was introduced to an extraordinary sight. The most beautifully landscaped properties greeted me at the corners of Milburn and Auburn. These properties were landscaped with established viburnum, juniper, burning bush and other ornamentals provided through his own sweat equity or pocket book. Thomas told me he had a dream. This dream consisted of growing healthy food, grown organically on these lots and selling it within his community. Thus eliminating the FOOD DESERT that exists within the central city. He was concerned with the contaminated soil and wanted to develop his own rich earth rather than planting in the existing contaminated dirt. Mr. Jackson asked me if i had any ideas ? From that moment on, Thomas Jackson and I have been working together as the best of friends and sharing ideas.

Throughout the last ten years, he has met adversity from entities that have been abusing their status and power within the political realm to hold him down. Prevent him from farming by applying pressure that would break the average person. Thomas Jackson held true to his belief that he could make a difference. He believes that through his example, he can help reinstate pride in his community. He can provide healthy food to a community that would otherwise go without.

Thomas Jackson is a person of exemplary character. A leader through example. This man doesn't quit. Especially when he truly believes in someone or something. He is a husband. A father and a God fearing citizen of Toledo. He's someone that would make you proud to say that you know him. I'm proud to say that I know Thomas Jackson.

Should there be any questions , i can be contacted via my phone. Please leave a message and i will get back with you.

Yours Truly, Mike O'Rourke
Black Diamond, Retired
AKA: The Garden Guy
419-250-1068

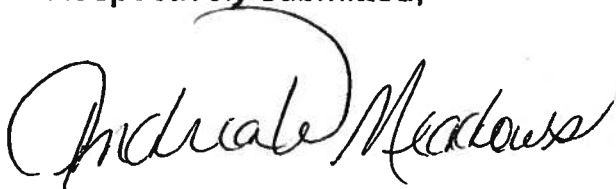
**Andrea W.Meadows
2318 Auburn Ave.
Toledo,Ohio 43606
419-737-6034**

RE: Mighty Organics

To Whom It May Concern:

Mr. Jackson and Company has been established and a staple in the Auburndale Neighborhood for the past several years. I applaud Mr. Jackson's efforts in raising organic vegetables and fruits to enhance our growth and awareness. I am in support of Mr. Jackson to have a greenhouse erected in our neighborhood. This greenhouse will allow the neighborhood fresh fruits and vegetables all year long instead of seasonal. If you have not tried any of Mr. Jackson's produce you have really missed a treat.

Respectively submitted,

A handwritten signature in black ink that reads "Andrea W. Meadows". The signature is written in a cursive style with a large, looping initial 'A'.

Andrea W. Meadows

HALE PERFORMANCE COATINGS

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Toledo, Ohio 43606
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Re: Thomas Jackson

11-13-2020

Please accept this letter as support for our friend and neighbor Thomas Jackson. Personally, I have known Thomas for a few years now and know and understand his goal to create a nice place to live.

Hale Performance Coatings and Thomas are 100% pro-Toledo and pro-action to be good neighbors. In fact please come see what we have all done, many in our area, the three blocks on the S.E. corner of Monroe and Auburn Ave., we are proud of what many of us have done. It is a very nice area.

We also understand we need Toledo's help in approving a variance for Mr. Jackson to invest in a greenhouse. To me it sounds exciting and a positive change to our area. We at the Hale Group see this as growth. That said, Thomas has proven by daily observation and time that he will maintain and follow with continuous improvements.

Saying 'Toledo' must also be saying, 'Opportunity'. Thomas Jackson has skills of high standards with his growing and farming. This area had farming and it should still be!

www.haleperformancecoatings.com

Sincerely
Rick Deye
Chairman of Hale Group

Beulah Missionary Baptist Church

720 Junction Avenue Toledo, Ohio 43607

(419) 246-3571

Rev. Ronald Taylor, Pastor

Chairman of Deacons: Deacon Eddie Banks

Chairman of Trustees: Bro. Ronald Stokes

November 16, 2020

To Whom It May Concern

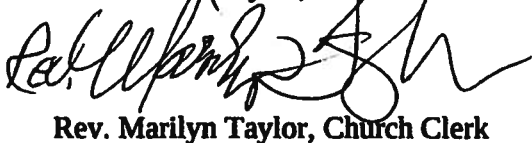
This is a recommendation letter for a greenhouse special permit on behalf of Mr. Thomas Jackson, of the Mighty Organics Garden. We have been blessed to supplement our diet from the fruits and vegetables both purchased and donated from his garden. We feel a greenhouse would afford him the opportunity to extend his produce season throughout the fall and winter months, as well as help with preparation for an early start on the spring and summer growth. Mr. Jackson's garden has been an avenue for our church as well as the community to experience healthier ways of eating.

We look forward to his future endeavors as he continues to grow and develop his business. We appreciate his business ethic as well as his contribution to the community. If any further assistance is needed we can be reached at 419-290-8703.

Sincerely Yours,



Rev. Ronald Taylor, Pastor



Rev. Marilyn Taylor, Church Clerk

"The Lord is my light and my salvation" Psalm 27:1