

GENERAL INFORMATION

Subject

Request	-	Zone Change from A Agriculture to C-1 Restricted Commercial
Location	-	11645 Sager Road
Applicant / Owner	-	Michael J. Bayer 11561 Sager Road Swanton, OH 43558

Site Description

Zoning	-	A Agriculture
Area	-	± 3.0 Acres
Frontage	-	± 198 Feet along Sager Road
Existing Use	-	Lawn and Tree Service with open storage of organic materials
Overlay	-	U.S. 20A Overlay District

Area Description

North	-	Single-family Residential / A Agriculture
South	-	Single-family Residential / A Agriculture
East	-	Single-family Residential / A Agriculture
West	-	Single-family Residential / A Agriculture and Limited Industrial /M-1

Parcel History

No Parcel History on File.

Applicable Plans and Regulations

Swanton Township Zoning Resolution
Swanton Township Land Use Plan 2008
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is for a Zone Change from A Agriculture to C-1 Restricted Commercial District for the property located at 11645 Sager Road. The subject site is located on the south side of 20A and east of South Berkey Southern Road, is approximately 3 acres in size, and is currently being used to store mulch piles. The surrounding uses include single-family homes on the west, south and east side with vacant industrial land to the north. The applicant is proposing the Zone Change in order to facilitate the current use.

The Swanton Township Zoning Resolution states the C-1 Restricted Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Business should be of the type which are low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property. The C-1 Restricted Commercial District shall be limited to parcels fronting on principal arterial roadways at an intersection with a major street. The C-1 zoning shall be limited to a depth of 660 feet from the principal arterial centerline.

The C-1 Restricted Office that allows for the following uses: accessory buildings and uses; antique shops; banks, including drive-in banks; barber shops; beauty parlor; book stores; clubs, lodges or fraternal not regularly serving food or beverages; florist shops; funeral home or mortuary; furriers; gift shops; jewelry stores; medical and dental clinics and offices; millinery; office; restricted; offices of such a kind and nature as doctor; business; charitable; finance; professional; and consulting offices, including offices of industrial or commercial establishments whose plants or outlets are not permitted in the C-1 Restricted Commercial District; Pharmacy; Shoe shops; show or display rooms for products not sold upon the premises; telephone exchange and outdoor telephone booths; trade or commercial schools; women's and men's wearing apparel; and photographer or artist studios.

The U.S. 20A Overlay District allows for Permitted and Additional Uses Permitted by Amendment in the underlying zoning district(s) except the uses expressly excluded by Section 5.A.5. The excluded uses are as follows: adult-oriented uses, amusement parks in excess of ten acres, auction market with outdoor display and storage; automobile/truck repair garage when not in conjunction with automobile/truck sales/leasing when not within an M-1 parcel in the overlay district, billboards; Boat and Vehicle Storage; Contractor Yard, Dwelling, Multi-family, Extraction Industry, Flea market with outdoor sales or storage; No industrial or manufacturing uses (e.g. M-1 or M-2) shall be permitted east of State Route 295 in the overlay district; Junkyard; Landfill; Manufactured home, mobile home or industrialized dwelling unit sales; Manufactured home park; Motor vehicle body shop when not within an M-1 parcel in the overlay district; Off-premises signs; Pole and Roof Signs, Sale of fireworks; Self-service storage facility; Used manufactured home, used mobile home or used industrialized dwelling unit sales.

STAFF ANALYSIS (cont'd)

The 2008 Swanton Township Land Use Plan identifies this area of the township as Commercial. However; the proposed use or current use does not meet the criteria for the C-1 Restricted Commercial District. Nursery and greenhouses are listed in the Swanton Township zoning Resolution as M-1 Limited Industrial due to the nature of the materials being used on site such as mulch piles and light to heavy equipment used on site. Staff will defer to Swanton Township Zoning Commission to determine if the existing or proposed use is in conflict with the Zoning Resolution. However, staff recommends approval of this Zone Change from A Agriculture to C-1 Restricted Commercial District because it conforms to the land use plan.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z33-C158, a Zone Change request from A Agriculture to C-1 Restricted Commercial District for property located at 11645 Sager Road, to the Swanton Township Zoning Commission and Trustees for the following three (3) reasons:

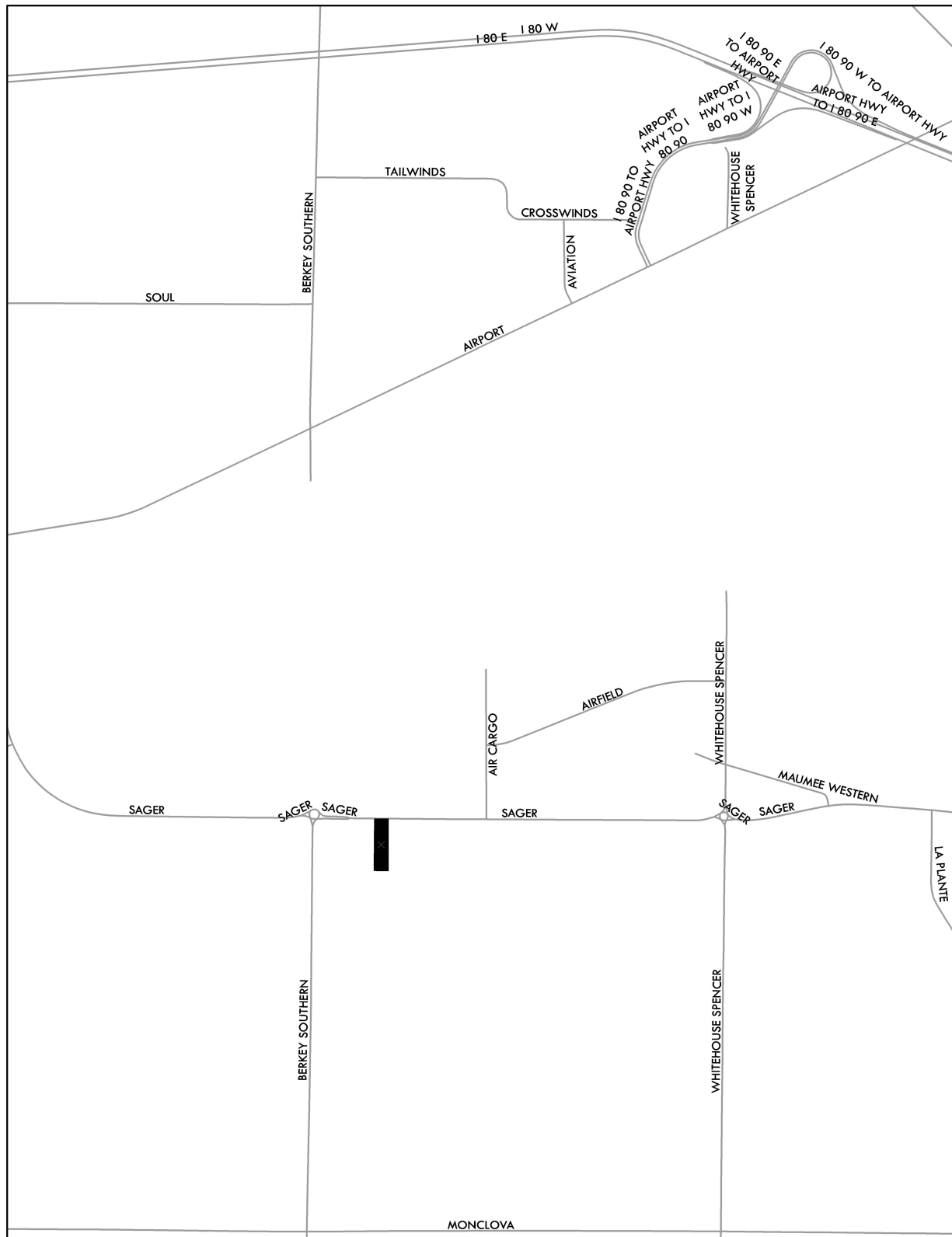
1. The request is compatible with surrounding residential zoning and uses;
2. The request is compatible with 2008 Swanton Land Use Plan; and
3. The proposed Zone Change is anticipated to not have minimal adverse impacts on surrounding properties.

MLM
Two (2) sketches follow

ZONE CHANGE
SWANTON TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z33-C158
DATE: July 24, 2024
TIME: 9:00 a.m.

GENERAL LOCATION

Z33-C158



ZONING & LAND USE

Z33-C158

