



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

REF: SUP-1004-20
DATE: May 15, 2020

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 Facility - Residential

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, May 14, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request - Special Use Permit for a Drug and Alcohol Treatment Facility - Residential
Location - 5052, 5044, and 5048 Dorr Street
Applicant - Unison Health
David Moebius
1425 Starr Ave
Toledo, OH 43605
Architect - Duket Architects
Jeff Brummel – Project Manager
830 Summit Street
Toledo, OH 43604

Site Description

Zoning - CR Regional Commercial
Area - .64 acres
Frontage - 137'
Existing Use - Vacant funeral home
Proposed Use - Drug and Alcohol Treatment Facility, Residential

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single-family residential / RS9
South	-	Auto repair shop / CR
East	-	Hair salon / CR
West	-	Small commercial buildings and offices / CR

Parcel History

No case history on file at the Plan Commissions office.

Applicable 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 acre site is currently occupied by a vacant funeral home building that was constructed in 1923. Surrounding land uses include small office buildings, hair salon, and an auto repair shop directly across the street.

The applicant is requesting a Special Use Permit to convert the structure to a Drug and Alcohol – Residential Treatment Facility. The applicant currently operates four (4) treatment facilities in the Toledo area and is fully accredited and licensed by the State of Ohio. The goal of this facility is to have up to sixteen (16) individuals residing at the recovery house who are recovering from substance abuse disorders. On site staff will consist of one to two counselors during each shift, and visiting medical staff who will be on call for the facility seven days a week.

TMC§1116.0221(D) defines a Drug and Alcohol - Residential Treatment Facility as “a home or facility that provides habilitation services for persons with drug and alcohol addictions but not including methadone treatment.” The applicant is intending to operate a Drug and Alcohol - Residential Treatment Facility that will provide services including assessment, counseling, crisis stabilization, psychiatry, along with medication assisted treatment, and case management. The staff will be comprised of medical doctors, nurses, licensed social workers and counselors, along with care managers who will administer the services. The applicant has indicated that the organization does not permit employees, patients or visitors to loiter outside the premises. The applicant has also stated efforts will be taken to work with local neighborhood associations, businesses and organizations to create an outside environment that is conducive to the surrounding area.

STAFF ANALYSIS (cont'd)

Use Regulations

A Drug and Alcohol - Residential Treatment Facility is required to meet the Group Living and Day Care – Spacing requirements outlined in TMC§1104.1000 if located in a residential zoning. This section of the Code states that “Group Living facilities, Type A Family Day Cares, and Nonresidential Drug and Alcohol Centers that are subject to this spacing requirement, must be at least 500 feet from a site with any other Group Living facilities, Type A Family Day Cares, and Nonresidential Drug and Alcohol Centers”. Since the application is for a commercially zoned site, this spacing requirement does not apply.

Parking and Circulation

As indicated in the Off-Street Parking Schedule “A”, a Drug and Alcohol - Residential Treatment Facility is required to provide one (1) parking space for per two (2) employees. As a result, the Drug and Alcohol – Residential Treatment Facility will require two (2) parking spaces on site. The applicant submitted a revised site plan since the March 12, 2020 Plan Commission hearing that depicts a total of twenty-nine (29) parking spaces that shows a reduction of two (2) parking spaces and the parking is located on the side of the building and behind it. The site exceeds the maximum number of off-street parking spaces allowed for the proposed use as stated in TMC§1107.0302. However, the surface parking lot already exists and therefore no further action is required. The applicant has stated that five (5) spaces are for staff, five (5) spaces will be dedicated to the parking of fleet vehicles on site, sixteen (16) parking spaces are for the residents and three (3) parking spaces for their visitors.

The applicant is required to provide at least two (2) accessible parking spaces for persons with physical disabilities. The site plan submitted depicts two accessible parking spaces closest to the entrance and is in compliance with this regulation.

The minimum number of bicycle parking spaces for the proposed treatment center is five (5). The revised site plan submitted depicts six (6) slots for bicycle parking on the east side of the building. The site plan submitted is in compliance with TMC§1107.0901.

Landscaping and Screening

The site existed before the 2004 zoning code and therefore not fully required to comply with the landscape standards. However, TMC§1114.0500 – Appearance Upgrade for Nonconforming Development requires futures changes to bring a site closer into compliance with the 2004 zoning code. The site plan depicted existing landscaping on the overall property.

STAFF ANALYSIS (cont'd)

Landscaping and Screening (cont'd)

Furthermore, a Frontage Greenbelt is required along the front of the property and a Type A Landscape Buffer is required in the rear of the property that abuts the residential zoning district to the north. The frontage greenbelt shall be a minimum width of 15 feet with at least one tree provided for every 30 feet of lot frontage or fraction thereof.

The Type A Buffer for the rear of the property shall have a minimum width of twenty-five feet (25') or a minimum width of ten-feet (10') with a solid privacy fence six-feet (6') to eight-feet (8') in height and must include four (4) canopy trees and fifteen (15) shrubs for every 100'. As a condition of approval, a landscape plan shall be submitted depicting the required landscaping and is listed as a condition of approval. Since the March 12th, 2020 Plan Commission hearing, the applicant has submitted a landscape plan for review and approval by the Planning Director.

TMC§1108.0203(G) states that a dumpster location(s) 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 revised site plan submitted does depict the location of a dumpster, and a dumpster detail showing the screening was illustrated on Sheet 2 of 2.

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 function as a low to medium-intensity office zoning district that is generally intended for application along arterial streets. The district is intended to provide alternative zoning classifications for streets and roads where there is a desire to prevent strip commercial development. The district is also 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 Corners Neighborhood listed in the Comprehensive Plan is the reuse of vacant commercial buildings. The proposed use does conform to the goals of the 20/20 Plan.

Staff Recommendation

Staff recommends approval of the Special Use Permit for the Drug and Alcohol - Residential Treatment Facility for several reasons. First, the site is zoned CR Regional Commercial and permits a Residential Drug and Alcohol Treatment Center. Second, the proposed use is compatible with adjacent uses in terms of scale, sight design and operating characteristics. Finally, proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan.

Neighborhood Meeting

The applicant will hold a neighborhood meeting on March 2, 2020 at the Reynolds Corner Public Library in order to address any questions and/or concerns with the request. Due to the COVID-19 pandemic, an additional public meeting since the Plan Commission hearing on March 12th, 2020 did not occur. The applicant contacted those who were in attendance by phone or e-mail correspondence to address their concerns. One business owner was not reachable due to the business closing for the pandemic and a secondary phone number was not provided.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommended approval of SUP-1004-20, a request for a Special Use Permit to operate a Drug and Alcohol Facility, Residential located at 5052, 5044, and 5048 Dorr Street, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use complies with all applicable provisions of this Zoning Code (TMC 1111.0706.B Review & Decision-Making Criteria).
2. The use is compatible with adjacent uses in terms of operating characteristics such as noise, traffic generation, and other impacts associated with the use's operations (TMC§1111.0706(C) – Review and Decision Making Criteria); and
3. The proposed use is consistent with the goals of the Toledo 20/20 Comprehensive Plan.

The Toledo City Plan Commission recommended approval of SUP-1004-20, a Special Use Permit to operate a Drug and Alcohol Facility, Residential, located at 5052, 5044, and 5048 Dorr Street, to the Toledo City Council, subject to the following twenty-eight (28) 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 Transportation

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

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services

2. A pre-submittal meeting is not required; however, one may be requested. Contact information is as follows:

Division of Engineering Services: ph. 419-245-1315, fax 419-936-2850

Right-of-Way and Inspection: Joe Warnka 419-245-1341

Roadway: Tim Grosjean 419-245-1344

Water: Andrea Kroma 419-936-2163

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

Sanitary Sewers: Mike Elling 419-936-2276

3. 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.
4. 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.
5. 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.
6. Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.
7. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
8. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. The Division of Water Distribution must verify installation of the devices and all devices must be registered with BSIonlinetracking.com @ 800-414-4990. In the case of renovation, expansion or modification projects, all existing backflow devices must be verified and registered. Where devices are missing, they shall be added. Contact the Division of Water Distribution (419-936-2839) to verify the backflow prevention requirements for this site.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

9. The design professional or property owner shall submit written documentation to the Division of Water Distribution that no changes are being made to the existing water service line, meter setting or backflow protection device and that these devices are properly installed, tested and in good working order. The City, at its discretion, has the authority to mandate the entire service, including meter and backflow prevention device, be brought into compliance with current City of Toledo standards.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site.

Sewer and Drainage Services

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

Environmental Services

13. Applicant shall maintain compliance with the City of Toledo's Stormwater 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.
14. Applicant shall maintain compliance with Ohio EPA's General Stormwater NPDES permit programs.
15. Applicant is strongly encouraged to include multiple green infrastructure measures to minimize runoff and increase infiltration.
16. Applicant is strongly encouraged to plant non-invasive trees, shrubs and perennials.
<http://ohiodnr.gov/portals/0/pdfs/invasive/AlternativestoOhioInvasivePlantSpecies.pdf/>

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

17. 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

18. All spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. **Acceptable as depicted on site plan.**
19. Bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces, five (5) bicycle racks must be provided. **Acceptable as depicted on site plan.**
20. 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. **Acceptable as depicted on site plan.**
21. 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 a parked motor vehicle from extending beyond the property line, overhanging a pedestrian walkway or sidewalk, or damaging any structure or landscaping (TMC§1107.1907(A)). **Acceptable as depicted on site plan.**
22. 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.
23. The existing low profile sign on site will be retrofitted or any new proposed signage must meet the requirements of low-profile signs per Toledo Municipal Code Title Nine – Sign Code.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

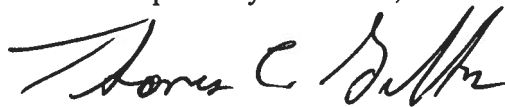
24. All three parcels shall be combined in the Lucas County Auditor's office to create one parcel for the Special Use Permit.
25. Four copies of a detailed site, lighting, fencing, and landscape plan shall be submitted to the Plan Director for review and approval. Such plan shall include a Frontage Greenbelt and a Type A Landscape Buffer that requires landscaping along the sides of the property where it abuts the residential zoning districts. The frontage greenbelt shall be a minimum width of 15 feet with at least one tree provided for every 30 feet of lot frontage or fraction thereof. 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.
 - a. A solid privacy fence shall be provided along the rear property line adjacent to the parking lot (**acceptable as depicted on site plan**) with a total of two (2) trees and six (6) shrubs shall be installed along the northern property line and depicted on a completed landscaping plan. **Shall be noted on a completed landscaping plan.**
 - b. 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. **Shall be noted on a completed landscaping plan.**
 - c. Perimeter landscaping must be installed along any parking lot area adjacent to a street, place or driveway, or which is visible from an adjacent property along the rear property line. **Shall be noted on a completed landscaping plan.**
 - d. 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.
 - e. If the site is half an acre or larger, irrigation shall be required for all landscaped areas on site.
 - f. If applicable, the location and direction of any proposed lighting.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. 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.
27. 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.
28. 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,

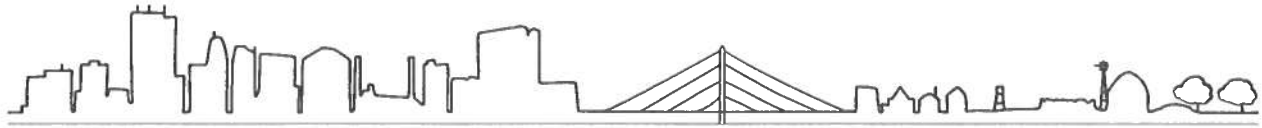


Thomas C. Gibbons
Secretary

MLM

Two (2) sketches follow

Cc: Unison Health, David Moebius, 1425 Starr Ave, Toledo, OH 43605
Duket Architects, Jeff Brummel, 830 Summit Street, Toledo, OH 43604
Division of Transportation
Engineering Services
Sewer and Drainage Services
Environmental Services
Lisa Cottrell, Administrator
Molly Maguire, Principal Planner



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 27, 2020
REF: SUP-1004-20
PLANNER: Molly L. Maguire

NOTICE OF PUBLIC HEARING

on

Date: **Thursday, May 14, 2020**

Request: Special Use Permit for a Drug and Alcohol Treatment Facility – Residential
Location: 5052, 5044, and 5048 Dorr 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, May 14, 2020** 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:

Thursday, May 14th at 2pm | Plan Commission (set-up as a webinar)

Zoom public/media link: <https://toledo-oh-gov.zoom.us/j/99373462187>

Telephone for public/media:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

Conference code: 165882

Webinar ID: 993-7346-2187

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 molly.maguire@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: April 28, 2020
Ref: SUP-1004-20

NOTICE OF PUBLIC HEARING

Wednesday, June 17, 2020

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on Wednesday, June 17, 2020 at 4:00 p.m., will consider the following request:

**Special Use Permit for a Drug and Alcohol Treatment Facility – Residential
located at 5052, 5044, and 5048 Dorr Street.**

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

General Location

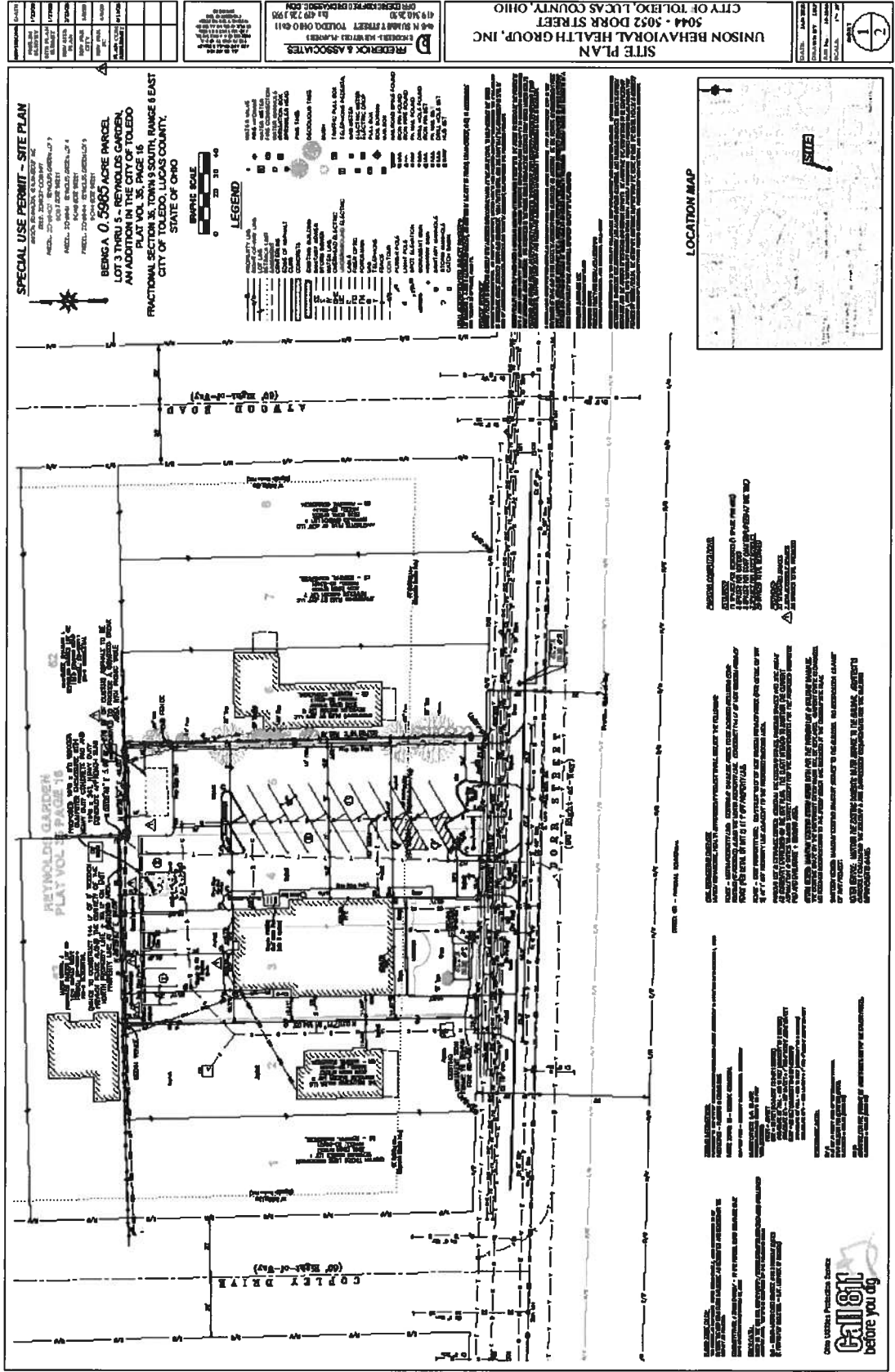
SUP-1004-20





SUP-1004-20

REVISED SITE PLAN



SPECIAL USE PERMIT - SITE PLAN



SUP-1004-20

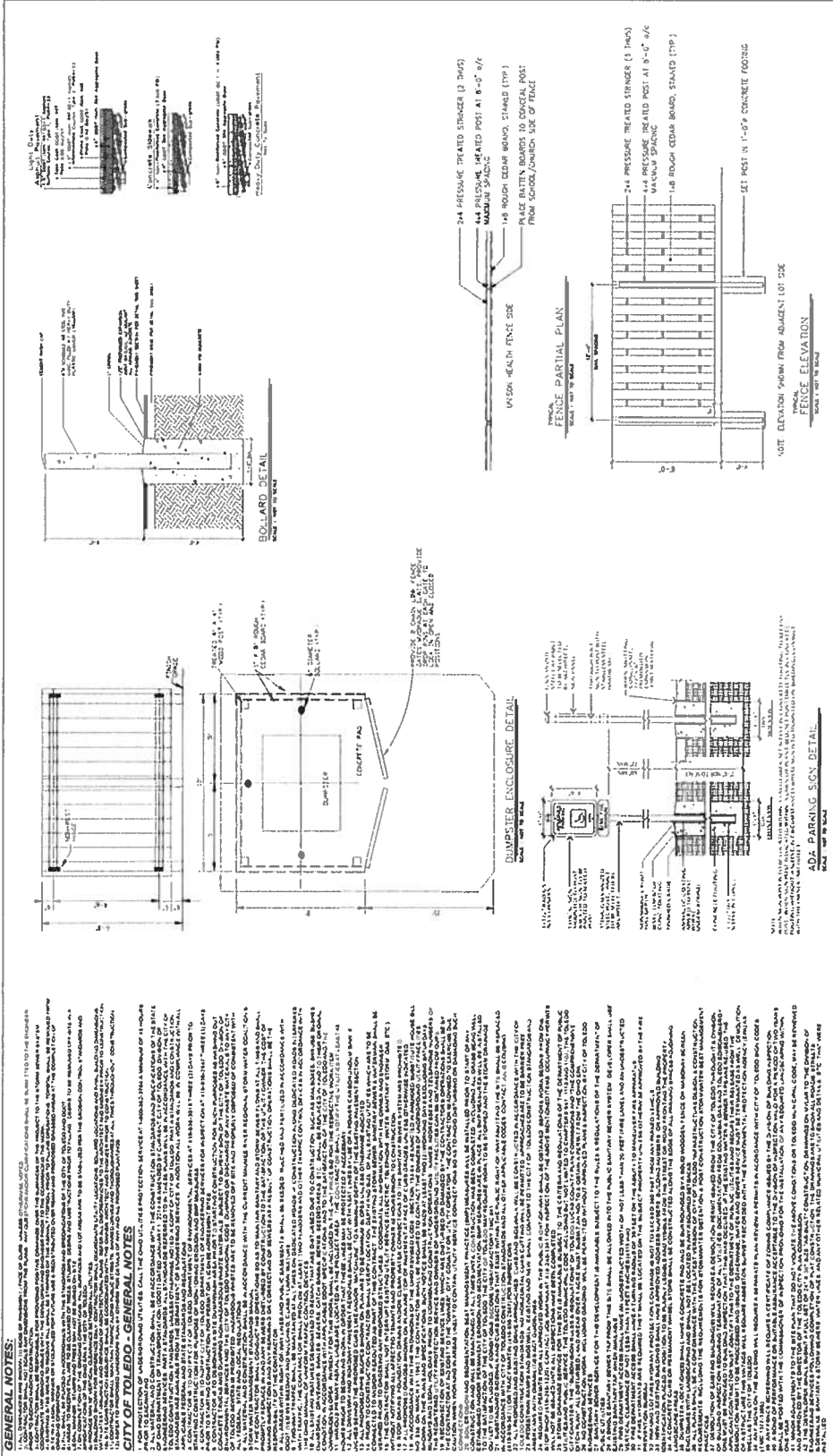
SITE PLAN DETAILS

UNISON BEHAVIORAL HEALTH GROUP, INC
 5044 - 5052 DEARB STREET
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DETAILED

FREDERICK & ASSOCIATES
 1415 SOUTH STREET, TOLEDO, OHIO 43603
 419.256.1988
 WWW.FREDERICK-ASSOCIATES.COM

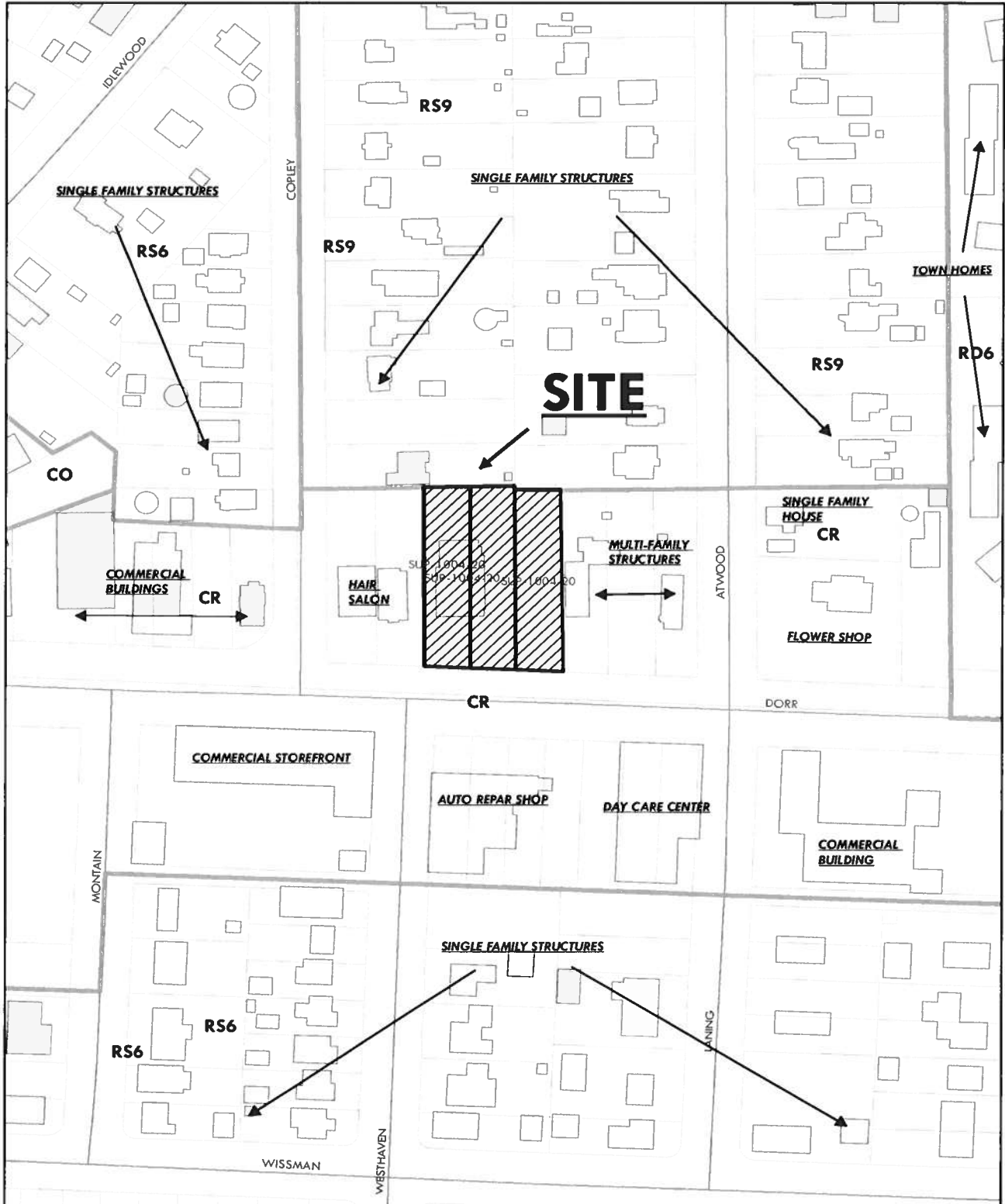
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SPECIAL USE PERMIT ~ SITE DETAILS

Zoning & Land Use

SUP-1004-20



CASE SUP-1004-20
NAME LIST
MM - 2/6/2020

SNOW DUSTIN W & BETHANY A
1703 ATWOOD RD
TOLEDO OH 43615 3836

HORIZON INVESTMENT GROUP LLC
3901 SOUTH AVE
TOLEDO OH 43615

WOLFF JOHN
540 CARVER BLVD
TOLEDO OH 43607

5039 DORR ST. LTD
5039 DORR ST
TOLEDO OH 43615 3854

FUSION NOTES LLC
1690 IDLEWOOD DR
TOLEDO OH 43615

UNISON BEHAVIORAL HEALTH GROUP
INC
1425 STARR AVE
TOLEDO OH 43605

4848 DORR LTD
4848 DORR ST
TOLEDO OH 43615

NASH LUCINDA L
1702 COPLEY DR
TOLEDO OH 43615 3809

GALE JEANNIE M
5115 NEWHART CIR
TOLEDO OH 43615

KUJAWA KENNETH J & SHARONA
1315 LANING RD
TOLEDO OH 43615 4782

MOMENT LINDA J
1302 WESTHAVEN
TOLEDO OH 43615

LAWNICZAK MICHAEL & LINDA
1639 COPLEY DR
TOLEDO OH 43615 3806

PUSCZEWICZ SCOTT
1314 LANING RD
TOLEDO OH 43615 4781

PIASECKI FRANK JR
5055 DORR ST
TOLEDO OH 43615

MARRIGAN DANIEL & KATHLEEN 5047
WISSMAN DR
TOLEDO OH 43615

ELMOSLEM GHADA
5057 WISSMAN RD
TOLEDO OH 43615

GELACEK DANIEL & EMMA
5005 WISSMAN RD
TOLEDO OH 43615 4232

EQUITY TRUST COMPANY
4848 DORR ST
TOLEDO OH 43615

TURPENING GEORGE & MARIAN
3516 ROBIN
TOLEDO OH 43623

TEAGUE TIMOTHY & DEBRA
5106 DORR ST
TOLEDO OH 43615 3849

LIBRARY PLAZA X LLC
6725 W CENTRAL AVE UNIT U
TOLEDO OH 43617

TAJAC LIMITED
6044 N CHANTICLEER DR
MAUMEE OH 43537 1302

APARTMENTS PLUS
3530 BUTZ RD
MAUMEE OH 43537

GRINDULIS NANCY
1623 IDLEWOOD DR
TOLEDO OH 43615 3821

BRUKO ENTERPRISES LLC
4117 TALL OAK CT
LAMBERTVILLE MI 48144 9321

STURDAVANT JASON
1620 ATWOOD
TOLEDO OH 43615

MCINTOSH U S & RHONDA
1310 MONTAIN RD
TOLEDO OH 43615 4739

HAMMER BETTY
1309 WESTHAVEN RD
TOLEDO OH 43615

WALTER JON & MICHELLE
1728 ATWOOD RD
TOLEDO OH 43615 3837

ATASSI GINA & AHMAD
6020 W BANCROFT ST #351484
TOLEDO OH 43635

RUMBAUGH MARY
1714 ATWOOD DR
TOLEDO OH 43615

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
P O BOX 650043
DALLAS TX 75265

CRISTAN OMAR MONTERO & ELIZABETH
1638 ATWOOD RD
TOLEDO OH 43615

PHILIP BAYER HOLDINGS LLC
13536 BIERMAN RD
RIGA MI 49276 9512

FUSION NOTES LLC
1683 PARKDALE CIR
ERIE CO 80516

BARNETT TANTA R
5104 NEWHART CIR
TOLEDO OH 43615 3824

FULLER JEFFREY & LISA
5116 BRANDEL CIR
TOLEDO OH 43615 3803

GREATER METROPOLITAN TITLE INC
5107 CHATHAM VALLEY RD
TOLEDO OH 43615

VALENT STEPHEN & TINA
1672 COPLEY DR
TOLEDO OH 43615

LISSIA PAOLO
1317 WESTHAVEN
TOLEDO OH 43615

SHESKEY JACOB
1769 WILLOWHILL LN
TOLEDO OH 43615 3768

BRANDT ADAM & CRYSTAL
1647 COPLEY DR
TOLEDO OH 43615

DROESSLER GREGORY
5107 NEWHART CIR
TOLEDO OH 43615 3823

FLOWERS MICHELE & GREGORY
1707 ATWOOD RD
TOLEDO OH 43615 3836

P2 INCORPORATED
5555 AIRPORT HWY STE 220
TOLEDO OH 43615

BENNETT ARLENE M
1727 ATWOOD RD
TOLEDO OH 43615 3836

MEYER LAWRENCE
6403 MILLBROOK RD
MAUMEE OH 43537 1132

AL-MADINAH COMMUNITY CENTER
4800 COUNTRY WALK LN
SYLVANIA OH 43560 2959

HUEBNER ALFRED D
1681 IDLEWOOD DR
TOLEDO OH 43615 3847

YOUNG MITCHELL J
1719 COPLEY DR
TOLEDO OH 43615 3860

MANJARREZ MERRY K.P.
1305 N WESTHAVEN RD
TOLEDO OH 43615 4777

KOPPERT ROBERT A & STORI L
1313 HAVEN RD
TOLEDO OH 43615

JAMRA ENTERPRISES LLC
3525 ALBON RD
MAUMEE OH 43537 9753

PUSCZEWICZ SCOTT
1314 LANING RD
TOLEDO OH 43615 4781

KUJAWSKI JAMES L
1635 ATWOOD
TOLEDO OH 43615

SIGMA REAL ESTATE HOLDINGS LLC
8761 OAK VALLEY RD
HOLLAND OH 43528

BREWIS HELEN
1632 COPLEY DR
TOLEDO OH 43615 3807

BAIRD THOMAS J
1326 MONTAIN RD
TOLEDO OH 43615

KIT RESIDENTIAL III LLC
1705 W LASKEY RD
TOLEDO OH 43613

GREATER TOLEDO USBC ASSOCIATION
5062 DORR ST
TOLEDO OH 43615 3852

EVANS AMANDA L
1305 HAVEN RD
TOLEDO OH 43615

HARDAWAY BEVERLY A BANKSTON-
644 PALMWOOD
TOLEDO OH 43604

MHS BLOOMS LLC
P.O. BOX 352854
TOLEDO OH 43635

ZWAYER JASON & TOMASINA
5039 WISSMAN RD
TOLEDO OH 43615

KELLOGG SANDRA P
1619 COPLEY RD
TOLEDO OH 43615

CRISTAN OMAR MONTERO & ELIZABETH
MONTERO
1638 ATWOOD RD
TOLEDO OH 43615

THE DOLL HOUSE SALON LLC
5058 DORR ST
TOLEDO OH 43615 1128

CORDERO MARIO SR
1724 ATWOOD
TOLEDO OH 43615

ATASSI GINA & AHMAD
6020 W BANCROFT ST #351484
TOLEDO OH 43635

ENTRUST GEORGIA LLC
13191 STARKEY RD
LARGO FL 33773

MONICA SHEILA R
1301 LANING RD
TOLEDO OH 43615 4782

WHEELER DAVID A & ANN M
5027 WISSMAN RD
TOLEDO OH 43615

BASH LISA A
5123 NEWHART CIR
TOLEDO OH 43615 3823

ZWAYER JASON & TOMASINA
5039 WISSMAN RD
TOLEDO OH 43615

NANA & PAPA VENTURES LLC
5358 W BANCROFT
TOLEDO OH 43615

LEWIS JULIA B
1656 COPLEY DR
TOLEDO OH 43615

BLUE BAY PROPERTIES LLC
P O BOX 654
HOLLAND OH 43528

LEWIS MICHAEL
1313 N WESTHAVEN RD
TOLEDO OH 43615

LOZANO MANUEL B
5120 BRANDEL CIR
TOLEDO OH 43615

GRINDULIS NANCY M
1623 IDLEWOOD
TOLEDO OH 43615

PTASZYNSKI LAWRENCE & CATHY
1654 IDLEWOOD DR
TOLEDO OH 43615 3822

PHILLIPS SUZANNE
1733 ATWOOD RD
TOLEDO OH 43615

SEBRING TIMOTHY ALAN
1708 ATWOOD RD
TOLEDO OH 43615 3837

HUHN BRIAN & HEATHER E
1322 LANING RD
TOLEDO OH 43615 4781

MILLER STEVEN J E & DANIELLE R
1666 COPLEY DR
TOLEDO OH 43615 3807

AIKEN ALBERT
1624 ATWOOD RD
TOLEDO OH 43615 3835

STUBBS HEATHER E
5010 DORR ST
TOLEDO OH 43615 3853

COLUMBIA GAS OF OHIO INC
P O BOX 117
COLUMBUS OH 43216

WRAY KYLE A & REBECCA N LEE-
BUTLER
5555 CLEVELAND AVE
COLUMBUS OH 43231

LARUE DANIEL J
1620 COPLEY DR
TOLEDO OH 43615 3807

LAMB CHRISTIAN M & JODI LYN
1737 ATWOOD RD
TOLEDO OH 43615

WEBER EDWARD III & DOREENM
1646 IDLEWOOD
TOLEDO OH 43615

WOODY STANLEY L JR
1636 COPLEY DR
TOLEDO OH 43615 3807

BASH LISA A
5123 NEWHART CIR
TOLEDO OH 43615 3823

HUHN BRIAN & HEATHER
1322 LANING RD
TOLEDO OH 43615 4781

DESCANT DAYTON & RACHAEL
1761 WILLOWHILL LN
TOLEDO OH 43615

BITTO WAYNE & AMY
1801 WILLOWHILL LN
TOLEDO OH 43615 3771

DRURY DANIEL & FARYAL
1302 LANING RD
TOLEDO OH 43615 4781

SEAMBOS GEORGE & CHERYLL
1605 COPLEY DR
TOLEDO OH 43615 3806

PETERSHEIM DAVID
5110 NEWHART CIR
TOLEDO OH 43615

DELUCIA DARLENE
1704 ATWOOD RD
TOLEDO OH 43615

CRAIG KELLY & LINDA
1718 ATWOOD RD
TOLEDO OH 43615 3837

PRATT BRIAN
1722 COPLEY DR
TOLEDO OH 43615 3809

OWTH 143 LLC
26877 NORTHWESTERN HWY
STE 300
SOUTHFIELD MI 48034

COY EMILY
1321 WESTHAVEN
TOLEDO OH 43615

GELACEK DANIEL & EMMA
5005 WISSMAN RD
TOLEDO OH 43615 4232

PHILLIP BAYER HOLDINGS LLC
5122 DORR ST
TOLEDO OH 43615 3849

SOBCZAK CHRISTOPHER
1652 COPLEY DR
TOLEDO OH 43615

MUNSON CATHERINE & STEVEN
1627 COPLEY DR
TOLEDO OH 43615 3806

LAFORGE JOSEPH & HEATHER
1666 IDLEWOOD DR
TOLEDO OH 43615 3822

GALE JEANNIE
5115 NEWHART CIR
TOLEDO OH 43615

MARTINEZ DANIEL
3224 BIRNEY CT
EVANS CO 80620 3415

WHITENACK CHARLES
1619 ATWOOD RD
TOLEDO OH 43615 3834

REASON SONIA & JAYMES
1658 IDLEWOOD DR
TOLEDO OH 43615 3822

LEAK DENNIS J
4860 THOBE RD
TOLEDO OH 43615 4005

SEILER INVESTMENTS LLC
7944 HONEYSUCKLE LN
MAUMEE OH 43537

FISHER R J JR & E A
1642 ATWOOD ST
TOLEDO OH 43615

CHENG TING WING
PO BOX 352431
TOLEDO OH 43635

LFV ASSOCIATES
P O BOX 1159
DEERFIELD IL 60015

MILLER FLOYD L
4861 THOBE RD
TOLEDO OH 43615 4006

J.A. BYRD & COMPANY LTD
29652 DUXBURY LN
PERRYSBURG OH 43551

MIDWEST COAST PROPERTIES LLC
PO BOX 350641
TOLEDO OH 43635

OGLE BERTHA JANE
5051 WISSMAN RD
TOLEDO OH 43615 4779

BRANDT ADAM & CRYSTAL
1647 COPLEY DR
TOLEDO OH 43615

HUNDSRUCKER SHERRY
5108 BRANDEL CIR
TOLEDO OH 43615

HORVAT DOMMENICK
5120 NEWHART CIR
TOLEDO OH 43615

NAGY MARTIN W
1738 ATWOOD RD
TOLEDO OH 43615 3837

MCCLOSKEY MICHAEL A ETAL
1641 ATWOOD RD
TOLEDO OH 43615 3834

ADKINS MINNIE I
1642 COPLEY DR
TOLEDO OH 43615 3807

WADE FELICIA
834 CIRCLEVIEW DR
TOLEDO OH 43615 6522

WOOLWINE JOHNATHAN
1644 ATWOOD RD
TOLEDO OH 43615

BREWIS HELEN A
1632 COPLEY DR
TOLEDO OH 43615 3807

BREWIS GERALD & MARTHA
2870 THUNDERBIRD TRL
LAMBERTVILLE MI 48144 9681

NASH LUCINDA L
1702 COPLEY DR
TOLEDO OH 43615 3809

MUSCH CRAIG M
P O BOX 14506 MAC T7416-026
DES MOINES IA 50306

ROCLEEN REIHING
5636 DORR ST
TOLEDO, OH 43615



CITY OF TOLEDO SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Upon notification, the sign(s) is to be picked up at the Toledo City Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 25 Feb 20 to 24 April 20.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

Unison Health 25 Feb 20 Paul D. Melcar
(Applicant or Agent) (Date) (Print Name and/or Organization)
Dave Mochius 419-936-7531
(Telephone No.)
I issued 1 signs for this application 24 Feb 20, Molly Spina
(Date) (Staff Member)



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

February 11, 2020

Unison Health has purchased the property located at 5052 Dorr Street and has submitted an application to the City of Toledo for a special use permit to operate residential housing at this location. A public meeting has been scheduled to provide the community with information regarding this project. The meeting will be held as follows:

DATE: Monday, March 2, 2020
TIME: 5:30 p.m.
LOCATION: Reynolds Corners Branch Library
4833 Dorr Street

Please feel free to contact me directly if you have questions and are unable to attend the above meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'David J. Moebius', written over a horizontal line.

David J. Moebius
Director, Business Operations



Subject **Re: SUP 1004-20 Petition**
 From Little Sister <bandore4u@gmail.com>
 To Little Sister <bandore4u@gmail.com>
 Bcc <aldrichswts@bex.net>
 Date 2020-05-06 09:19

maybe 10?

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615.

	SIGN NAME	PRINT NAME	ADDRESS
1	<i>Craig Seede</i>	Craig Seede	1725 Copley Dr Toledo OH 43615
2	<i>Colleen Adler</i>	Colleen Adler	1933 Green St Toledo 43615
3	<i>Rick Gillette</i>	RICK GILLETTE	1736 RIVINGTON A. Toledo 43615
4	<i>Lori Gilmore</i>	Lori Gilmore	5066 W. Bancroft Toledo 43615
5	<i>Reuben Drefs</i>	Reuben Drefs	2053 Woodsocket
6	<i>Reuben Drefs</i>	Reuben Drefs	2053 Woodsocket Toledo OH 43615
7	<i>Susan McPhail</i>	Susan McPhail	1855 Bobolink Ln
8	<i>Coley Hogan Sr</i>	Coley Hogan Sr	1843 Atwood Rd
9	<i>Nichole Hogan</i>	Nichole Hogan	1843 Atwood Rd
10	CLARENCE SURDASKY	Clarence Surdasky	2013 Copley
11	BRADFORD McPHAIL	Bradford McPhail	1855 BOBOLINK LANE
12	<i>Rosemary Alley</i>	Rosemary Alley	952 Woodsocket
13	<i>Shannon Conway</i>	Shannon Conway	1832 Copley Toledo OH 43615
14			
15			
16			

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required SHANNON CONWAY

Signature required Shannon Conway

Address required 1832 COPLEY TOLEDO, OH 43615

Phone 567-297-0732

Email shannonconway73@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: shannon73@gmail.com or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

DO NOT WANT THIS FOR MY
NEIGHBORHOOD BIG FAT NO TO RESIDENTIAL
DRUG + ALCOHOL TREATMENT FACILITY!

Mail body: Fwd: planning commission proposal for residential drug treatment center

----- Forwarded message -----

From: **TERRY NYE** <bigti56@yahoo.com>

Date: Wed, May 6, 2020, 5:52 PM

Subject: planning commission proposal for residential drug treatment center

To: bandore4u@gmail.com <bandore4u@gmail.com>

Hello!

We are Terry & Julia Nye residing at 1808 Atwood Rd. Our email address is bigti56@yahoo.com. This is in response to the letter received today in our railing on the front porch. We strongly oppose said proposal regarding property located at Neville Funeral home.

We request our names be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a special use permit (SUP1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Darr street., Toledo, Ohio 43515 (the former Neville Funeral Home).

Sincerely

Terry J & Julia A. Nye

Mail body: Fwd: Special use permit for 5044-5052 Dorr St.

----- Forwarded message -----

From: Roxanne Anthony <roxannemanthony@outlook.com>

Date: Tue, May 5, 2020, 3:23 PM

Subject: Special use permit for 5044-5052 Dorr St.

To: bandore4u@gmail.com <bandore4u@gmail.com>

Toledo Lucas Plan Commission,

I object to the proposal for a special use permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the adjacent properties at 5044-5052 Dorr St., Toledo, Ohio 43615, or the former Neville Funeral Home.

I have lived at my home located on 1525 Penn Rd for 5 years. We are relatively close to the intersection of Penn and Dorr. We are behind Hasty's Automotive and adjacent to an apartment building. Our proximity to these businesses limits our property's value. Having a rehabilitation center nearby will further reduce values within our neighborhood, and especially our home, in which we have invested over \$30k in improvements.

Please consider an alternate location for the rehabilitation center.

Thank you,

Roxanne M. Anthony
1525 Penn Rd.
Toledo, Ohio 43615
419-290-7446
roxannemanthony@outlook.com

Roxanne M. Anthony, REALTOR
Key Realty and The Degnan Group
419-290-7446 Mobile
roxanne.toledohomesellers.com Website
roxannesellstoledo@gmail.com Email

Mail body: Fwd: petition

----- Forwarded message -----

From: **richandra mcconnell** <richandramcconnell@gmail.com>

Date: Sun, May 10, 2020, 10:06 AM

Subject: petition

To: <bandore-lu@gmail.com>

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048, 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Richandra McCormell, 1636 Copley Dr, Toledo, OH 43615

Stanley Woody Jr, 1636 Copley Dr, Toledo, OH 43615

Mail body: Fwd: Petition - Neville Funeral Parlor

----- Forwarded message -----

From: **Taylor Castillo** <taylorcastilodesign@gmail.com>

Date: Sat, May 2, 2020, 10:02 PM

Subject: Petition - Neville Funeral Parlor

To: <bandore4u@gmail.com>

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Signed,
Joshua & Taylor Castillo
1827 Atwood Road
Toledo, OH 43615

Thank you for your email and for organizing this petition!

Name requested to be added to the petition which reads:
I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required Mary Adams
Signature required Mary Adams
Address required 20467 Duntucket Rd 43615
Phone 419 534 3310 Email MAdams2046@bex.net

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required Robert E. HASTY
Signature required Robert E. Hasty
Address required 4738 DORR ST.
Phone 419-531-1131
Email bob@hastysautorepair.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required JAMES MILLER
Signature required James Miller
Address required 5106 Eggco rd
Phone 419-262-3644 Email _____

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print

required

Mitchell J Young

Signature required

Mitchell J Young

Address required

1719 Copley Drive Toledo OH 43615

Phone

419-277-1733

Email

youngmitchell21@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

Mail body: Fwd: Signed Petition

----- Forwarded message -----

From: Ciara Nichols <ciaranichols0702@yahoo.com>

Date: Wed, May 6, 2020, 6:24 PM

Subject: Signed Petition

To: bandore4u@gmail.com <bandore4u@gmail.com>

Name requested to be added to the petition which reads:
I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required

Ciara Nichols

Signature required

Ciara Nichols

Address required

2017 Eileen Rd Toledo OH 43615

Phone

419-328-1040

Email ciara.nichols@tda.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

Subject **Re: SUP 1004-20 Petition**
 From **Little Sister <bandore4u@gmail.com>**
 To **Little Sister <bandore4u@gmail.com>**
 Bcc **<aldrichswts@bex.net>**
 Date **2020-05-06 09:19**

maybe 10?

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615.

	SIGN NAME	PRINT NAME	ADDRESS
1	<i>Craig Seach</i>	Craig Seach	1725 Copley Dr Toledo OH 43615
2	<i>Colleen Adler</i>	Colleen Adler	1933 Greenport Toledo ⁴³⁶¹⁵
3	<i>Rick Gillispie</i>	RICK GILLISPIE	1736 RIVARO A. Toledo ⁴³⁶¹⁵
4	<i>Lois Gillmore</i>	Lois Gillmore	5066 W. Bancroft Toledo ⁴³⁶¹⁵
5	<i>Darlene Drefs</i>	Darlene Drefs	2053 Woburn Ave
6	<i>Reuben Drefs</i>	Reuben Drefs	2053 Woburn Ave Toledo OH 43615
7	<i>Susan McPhail</i>	Susan McPhail	1855 Bobolink Ln Toledo OH 43615
8	<i>Corey Hogan Sr</i>	Corey Hogan Sr	1843 Atwood Rd
9	<i>Nichole Hogan</i>	Nichole Hogan	1843 Atwood Rd
10	CLARENCE SURDASKY	Clarence Surdasky	2013 Copley
11	BRADFORD McPHAIL	Bradford McPhail	1855 BOBOLINK LANE Toledo OH 43615
12	<i>Rosemary Alloy</i>	Rosemary Alloy	922 Understone Toledo OH 43615
13	<i>Shannon Conway</i>	Shannon Conway	1832 Copley Toledo OH 43615
14	<i>Susan Terrill</i>	Susan Terrill	1722 Eileen 43615
15			
16			

Mail body: Fwd: Residential drug+ alcohol facility

----- Forwarded message -----
From **Shannon Conway** <sham0nc0nway75@gmail.com>
Date: **Thu, May 7, 2020, 9:57 AM**
Subject: Residential drug+ alcohol facility
To: <bandore4u@gmail.com>

No. No. No.

Name requested to be added to the petition which reads:
I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 6044, 6048 and 6052 Dorr St., Toledo, OH 43615.
(The former Neville Funeral Home)

Name print required Sandra L. Dallas
Signature required Sandra L. Dallas

Address required 1833 Sandringham Dr
Phone 419 535 1064
Email sanddell4400@att.net

Encourage you to please attach or enclose comments or letters with your name and address..Send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (Not opposed to helping people, but to this site choice.)

[View or reply](#)

You can also reply to this email or use Nextdoor for iPhone or Android

This message is intended for aldrichsw@sfbex.net.
Unsubscribe or adjust your email settings
Nextdoor, 876 Stevenson Street, Suite 700, San Francisco, CA 94103

Putting a drug rehab in a residential area with children is not a good thing to do for the recovering addicts or children in this area.

5/11/2020

To whom it may concern,

I do not believe this is a facility that belongs in, next to or in between residential neighborhoods. I believe they are needed and a different location must be found.

Thank you, Amanda Rost

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print
required

AMANDA J ROST

Signature required

Amanda J Rost

Address required

5334 RECTOR ST, TOLEDO, OHIO 43615

Phone

419-787-0154

Email

AMANDA ROST @ ATT NET

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

original mailed

Copies

to: Iolab Lucas Plan Comm.

please forgive the writing

Gentlemen:

This is regarding property located at 5052, 5044 + 5048 Dow St. to be used as a residential treatment for drug induced patients.

The people in charge of this project are well informed and have informed me there would be 16 patients enrolled in one facility. This means 48 enrolled in 3 properties with only ~~one~~ person checking in each area during the day is not adequate at all. This is not fair to surrounding neighborhoods either!!!

We have not had crime activity here and the people living here certainly don't want any. Most people are cognizant of what addicts will do for a "fix" or "sale" and with all the licenses or "lack of" cannot watch patients all day. This is a safety issue. More personnel ~~would~~ probably help a lot but only 1 person for 16 hours and "6" later is not. This becomes a moral case, not a "business" one.

Please do not allow the degradation of everyone in this area who wants to continue living here ~~and~~ in peace to happen.

Sincerely
Helga A. Babin
1234 Copley

To whom it may concern,

The Lucas Co. Planning Commission,
My name is Erika Beach. I just moved
back to Toledo with my family, my twins
Tyler and Ryli⁽⁴⁾, also Christopher who
is 17. We moved back to this side of
town, where I planned to raise my
boys in this sweet safe little neighborhood.
Not to hear you want to put a Drug &
methadone / alcohol recovery center. I'm
shocked and appalled to hear this.

This will ruin the value of our homes,
and the whole neighborhood honestly!

I would not feel the safety and security I
do now. My children ride their bikes
daily. This is just all bad. It fears me
this could be reality. This is just not
the area, it's not the right placement
for this kind of clinic. As a mother a
neighbor and a tax payer, I beg you
please do not put this in our fight
knit safe little area.

Thank you.

Sincerely,
Erika Beach

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print

required

HELEN A. BREWIS

Signature required

Helen A. Brewis

Address required

1632 Copley

Phone

419 - 536 - 2607

Email

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print
required

Erika L Beach

Signature required

Erika Beach

Address required

1805 Eileen Rd. Toledo OH, 43615

Phone

419-494-4994

Email

ELBeach85@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday.
Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

Name requested to be added to the petition which reads:

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required Helen M. Jablonski

Signature required Helen M. Jablonski

Address required 1803 Eileen Rd

Phone

Email None

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

I object to the proposal before the Toledo Lucas Plan Commission for a Special Use Permit (SUP 1004-20) to be granted for a residential drug and alcohol treatment facility to be located at the following adjacent properties: 5044, 5048 and 5052 Dorr St., Toledo, OH 43615. (The former Neville Funeral Home)

Name print required GEORGE L. HOCHMUTH
Signature required [Signature]
Address required 2030 EILEEN ROAD
Phone 419-324-5195
Email _____

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

THIS IS A NEIGHBORHOOD WHICH IS FAMILY-ORIENTED AND THIS OPERATION OF A PROPOSED DRUG AND ALCOHOL TREATMENT FACILITY DOES NOT BELONG HERE!

Name requested to be added to the petition which reads:

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Name print required JANE C. HOCHMUTH
Signature required [Signature]
Address required 2030 EILEEN ROAD
Phone 419 460-2373
Email janehoch@yahoo.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

This is a family-centered neighborhood, with many children.

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Name print required Amanda Harris

Signature required 

Address required 2003 Eileen Rd Toledo, OH 43615

Phone 419-351-1577 Email mharris5787@yahoo.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

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Name print required

Casey Cade

Signature required



Address required

1627 Copley

Phone

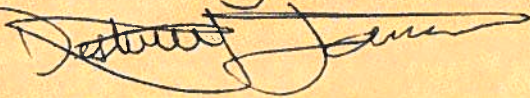
419-810-8120

Email

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others are on back →

Destiny Jones



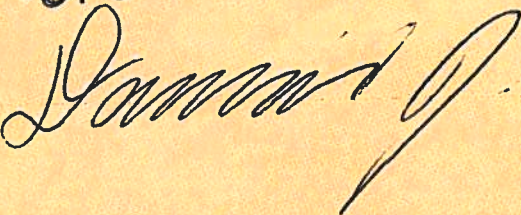
1627 Copley 43615⁰

Logan Matzinger



1627 Copley 43615

Damian Jones



1627 Copley 43615

Matt Jones



1627 Copley 43615

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Name print required

ROBERT P. TOPP

Signature required

Robert P. Topp

Address required

1836 EILEEN RD

Phone

Email

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Name print required

Mary Lakta

Signature required

M. Lakta

Address required

1540 Eileen Rd Toledo, OH 43615

Phone

419-461-0062

Email

LakLak@hotmail.com

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Name print required

Brenda Ray



Signature required

Brenda Ray

Address required

1809 Eileen Rd

Phone

419 7242448

Email

X

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Name print required

Eric Wandtke

Signature required

Eric Wandtke

Address required

5210 New Hart circle

Phone

419-322-2184

Email

wandtkeeric@yahoo.com

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Name print
required

JUDY M. SOSNOWICZ

Signature required

Judy Sosnowicz

Address required

1844 EILEEN ROAD, TOLEDO, OHIO 43615

Phone

419-531-4734

Email

gwjms02@att.net

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Name print
required

TERRY A. BUTLER

Signature required

Terry A. Butler

Address required

1835 EILEEN Toledo, Ohio 43615

Phone

419-704-2189

Email

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday.
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Name print required Sheri Taylor

Signature required [Signature] Taylor

Address required 1915 Eileen

Phone 419-350-3154

Email ellyandpearl@icloud.com

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Name print required Pamela Butler

Signature required Pamela Butler

Address required 1835 Eileen Tol. 43615

Phone 419-764-6830

Email _____

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Name print required

Jamie L Cremean

Signature required

Jamie L. C

Address required

2004 Eileen Rd

Phone

419-206-0830

Email

jamiecremean@gmail.com

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Name print required

Theresa Hubbard

Michael Hubbard

Signature required

Theresa Hubbard

Michael Hubbard

Address required

1903 Eileen Rd

Phone

419-410-9316

Email

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Name print required

Terri Butcher

Signature required

Terri Butcher

Address required

1842 Penn Rd Toledo, OH 43615

Phone

419-535-0466

Email

tbutcher@t16@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address..Send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (Not opposed to helping people, but to this site choice.)

View or reply

You can also reply to this email or use Nextdoor for iPhone or Android

This message is intended for aldrichswts@bex.net. Unsubscribe or adjust your email settings

Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

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(The former Neville Funeral Home)

Name print

required

DONALD A. BUTCHER

Signature required

Donald A. Butcher

Address

required

1842 PENN Rd. TOLEDO, OH 43615

Phone

419-535-0466

Email

mustang.50@bex.net

Encourage you to please attach or enclose comments or letters with your name and address. Send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (Not opposed to helping people, but to this site choice.)

[View or reply](#)

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Name print required

JAMES J CHERRY

Signature required

James J. Cherry

Address required

5032 Egger

Phone

419 536 0948

Email

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Name print required

DIANA CROW

Signature required

Diana Crow

Address required

5059 Egger

Phone

419 283 1119

Email

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue-Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

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Name print required Deborah A Hutt

Signature required Deborah A Hutt

Address required 5059 Flect rd. Toledo OH 43615

Phone 419-787-8684

Email debhutto166@yahoo.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

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Name print required DAN FRITCH

Signature required Dan Fritch

Address required 1817 Atwood Toledo Ohio 43615

Phone 419-531-2720

Email dfritch@utoledo.edu

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

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Name print required MARGARET TURPENING

Signature required Margaret Turpening

Address required 1309 Roxing, Toledo, Ohio 43615

Phone 419-388-5017

Email MENNETURPENING59@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address ASAP Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you. (We do care about helping people. But this location in a commercial/residentially zoned area is not the best location.)

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Name print

required

Bertha Jane Dyle

Signature required

Bertha Jane Dyle

Address required

5051 Wissman Rd

Phone

419 810 6607

Email

Snowbury3@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

5-10-20

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Name print

required

Jacqueline Allen

Signature required

Jacqueline Allen

Address required

1690 Idlewood Dr. Toledo, OH 43615

Phone

419 206 3954

Email

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Name print

required

GERRI WILLIAMS

Signature required

GERRI WILLIAMS

Address required

3201 NEWHART CIRCLE

Phone

419-215-3349

Email

GERRI.A.W@YAHOO.COM

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

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Name print

required

KRYSTAL A & ARLANO TUSSING

Signature required

KRYSTAL A. TUSSING & ARLANO TUSSING

Address required

1609 PENN RD., TOLEDO, OH 43615

Phone

419.531.3810

Email

Katwoman924@bex.net

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Name print

required GREG DROESSLER

Signature required

Greg Droessler

Address required

5107 NEWHART CIRCLE, TOLEDO, 43615

Phone

Email GREGDROESSLER@ME.COM

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Name print

required Elizabeth Montero Cristian

Signature required

E. Montero Cristian

Address required

1638 Atwood Rd, Toledo, OH 43615

Phone

419-507-6018

Email

Elizabethmonterocristian@yahoo.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

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Name print

required Omar Montero Cristian

Signature required

[Signature]

Address required 1638 Atwood Rd Toledo, OH 43615

Phone 419-944-7610

Email omarmonterocristian@gmail.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

HOUSEHOLD USE

Name requested to be added to the petition which reads:

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Name print

required ELIZABETH A. FISHER

Signature required

Elizabeth A. Fisher

Address required 1642 ATWOOD RD., TOLEDO, OH 43615

Phone 419-531-0471

Email _____

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Name print required David Roberts

Signature required 

Address required 5106 Dorr St.

Phone 419-466-0236

Email chewyourfood@att.net

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Name print required Tim Teague

Signature required 

Address required 5106 Dorr St.

Phone 419-531-6622

Email countryhearth@fyrn4u.com

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

Mail body: Fwd: Toledo Lucas Plan Commission Special use Permit (SUP 1004-20)

----- Forwarded message -----

From: Schwan, Cindy L <CSchwan@mercy.com>

Date: Mon, May 11, 2020, 8:52 AM

Subject: Toledo Lucas Plan Commission Special use Permit (SUP 1004-20)

To: bandore4u@gmail.com <bandore4u@gmail.com>

I object to the proposal before the Toledo Lucas Plan Commission for a Special use Permit (SUP 1004-20) to be granted for a residential Drug and Alcohol Treatment Facility located in my neighborhood at the following

Adjacent properties: 5044, 5048 and 5052 Dorr Street, Toledo, OH 43615 (The former Neville Funeral Home).

I believe that a facility like this is important, but should be located in a non-residential neighborhood where impressionable children and young adults are living. These individuals do need treatment, and a chance to get back within society, but unfortunately the percentage of these individuals being cured is very low. A facility such as this should be located away from a high residential neighborhood and within distance where law enforcement can keep an eye on these offenders.

Thanks!

Cindy Schwan

1838 Copley Drive

Toledo, OH 43615

419.531.8608

CONFIDENTIALITY NOTICE: This message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

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Name print required HELEN M. JABLONSKI

Signature required Helen M Jablonski

Address required 1803 Eileen Rd

Phone

Email NONE

Encourage you to please attach or enclose comments or letters with your name and address for pickup on Monday. Or send via email: bandore4u@gmail.com* or mail: Sue Terrill, 1722 Eileen Rd., Toledo, Oh 43615. Thank you.

5-11-2020

I live on Eileen Rd. I hope this letter helps express a different view point on the treatment facility moving just down the Road. I say this, because I am 5.5 years clean (6 in November). I am a single mother to a 2.5 year old, and purchased my home on Eileen in October 2018. I have loved living here, and raising my child, and thought that it would continue.

I must admit when I read the letter of the plans my heart completely drop and I became nauseous just at the idea.

Now I have been to rehab after rehab - so I think I can give an inside feel/now almost six years clean.

Personally rehab never worked for me - when I went I made more friends to get high with.

Now this is in no way me bashing rehabs. I full heartedly support a new rehab it is a great resource for so many. I have lost so many great friends and years of my own life due to drugs/alcohol.

I do not see putting a treatment center on a residential area being beneficial to the community.

Those seeking treatment will go to where that place is - a commercial area would be ideal. I hate