



City of Toledo
Zoning & Planning Committee
Formal Agenda

One Government Center
Toledo, OH 43604

Wednesday, May 20, 2026

4:00 PM

City Council Chambers

The purpose of the meeting is to discuss:

[ZPC20260520](#)

Zoning & Planning Committee May 20, 2026

1. Request for an amendment to a Special Use Permit for a Gas Station Expansion for the property located at 4486 Monroe St. (SUP25-0048). The Plan Commission recommends approval, subject to 19 conditions and 2 waivers. (District 5)

2. Request for a zone change from “CR” Regional Commercial to “RD6” Duplex Residential for the property located at 4927 N. Summit St. (Z25-0028). The Plan Commission recommends approval. (District 6)

3. :: DEFERRED TO JUNE 17 :: Request for a Special Use Permit for a School for the property located at 3300 Glendale Ave. (SUP26-0010). The Plan Commission recommends approval, subject to 13 conditions. (District 2)

4. Request for a Special Use Permit for a Scrap and Salvage Facility for the property located at 5400 N. Detroit Ave. (SUP26-0006). The Plan Commission recommends approval, subject to 27 conditions and 1 waiver. (District 6)

5. Request for a Special Use Permit for

Community Recreation (Active) for the property located at 617 City Park Ave. (SUP26-0014). The Plan Commission recommends approval, subject to 25 conditions. (District 4)

6. Request for a Special Use Permit for Major Public Utility-Water Towers for the property located at 1910 Northover Rd. (SUP26-0002). The Plan Commission recommends approval, subject to 30 conditions. (District 6)

7. Request for a Special Use Permit for Standalone Solar Field for the property located at 627 Lotus Ave. (SUP26-0003). The Plan Commission recommends approval, subject to 25 conditions and 1 waiver. (District 3)

8. :: DEFERRED TO JUNE 17 :: Request for a Special Use Permit for Gasoline and Fuel Sales for the property located at 1322 Bernath Pkwy. (SUP25-0049). The Plan Commission Staff recommends approval, subject to 46 conditions and 2 waivers. The Plan Commission recommends disapproval. (District 2).

9. :: DEFERRED TO JUNE 17 :: Request for removal of Lot 1 of the Tibaron Plat 1 from the Community Unit Plan originally approved by Ord. 373-76 and as amended for the property located at 1322 Bernath Pkwy. (PUD26-0005). The Plan Commission recommends approval. (District 2)

10. :: DEFERRED TO JUNE 17 :: Request for a zone change from "RM12" Multi-Dwelling

Residential to “CN” Neighborhood Commercial for the property located at 1322 Bernath Pkwy. (Z25-0038). The Plan Commission recommends approval. (District 2)

11. :: DEFERRED TO JUNE 17 :: Request for a Study to amend the landscaping requirements outlines in Toledo Municipal Code Part Eleven, to require the use of native plants.

12. Review of outstanding studies within the Plan Commission.

13. Review of upcoming moratorium expiration dates.

Attachments:

[Zoning Agenda 5-20-26](#)

[#1 4486 Monroe SUP amend](#)

[#2 4927 N. Summit zone](#)

[#4 5400 N. Detroit SUP](#)

[#5 617 City Park SUP](#)

[#6 1910 Northover SUP](#)

[#7 627 Lotus SUP](#)

Any other matter that may properly come before the Committee

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