

## GENERAL INFORMATION

### Subject

Request	-	Maumee Riverfront Overlay Review of solar array
Location	-	1550 Miami Street
Applicant / Developer	-	Glass City Energy, LLC (Perrysburg Energy Solutions, LLC) 27100 Oakmead Dr., #157 Perrysburg, OH 43551
Property Owner(s)	-	City of Toledo One Government Center, Suite 2250 Toledo, OH 43604  LOF Glass Inc (NSG) 811 Madison Avenue P.O. Box 799 Toledo, OH 43695
Engineer	-	Verdantas 219 S. Erie Street Toledo, OH 43604

### Site Description

Zoning	-	IG / General Industrial
Overlay District	-	Maumee Riverfront Overlay District
Area	-	± 23 acres
Frontage	-	± 1,546' along Miami Street
Existing Use	-	Pump station and settling ponds
Proposed Use	-	Pump station, settling ponds, solar array

### Area Description

North	-	Maumee River, The Andersons and Kuhlman Corporation / IG
South	-	Miami Street, undeveloped land, gas station/convenience mart and single-family homes / IG, CR, & RD6
East	-	ADM Grain silos / IG
West	-	I-75 and casino / IG, CR & CM

## GENERAL INFORMATION (cont'd)

### Parcel History

SUP25-0014                      -                      Special Use Permit for a solar energy facility at 1550 Miami Street (*companion case*).

### Applicable Regulations

- Toledo Municipal Code, Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan
- Maumee Riverfront Plan

## STAFF ANALYSIS

The applicant is requesting a Maumee Riverfront Overlay District review for a solar energy facility at 1550 Miami Street. The subject site consists of two (2) parcels that are situated north of Miami Street and south of the Maumee River. The parcels are currently fenced with chain link fence with barbed wire on top. The area to be developed for the solar energy facility consists  $\pm$  1.6 acres that is situated on the north portion of the subject parcels between the existing fence and the Maumee River. The developer is entering into lease agreements with the current property owners, the City of Toledo and NSG (formerly LOF), to use the noted portions of the parcels. There is a pump station and underground storage tanks on the City property and settling ponds on the NSG property. Surrounding land uses include the ADM grain silo facility to the east; undeveloped industrial land, a gas station/convenience store and single-family homes to the south across Miami Street; I-75 and the Hollywood Casino to the west; and the Maumee River to the north.

The applicant is proposing to install 440 solar panels that are intended to produce power to light the Glass City River Wall. The Glass City River Wall is a mural, consisting of sunflowers and portraits of Native Americans, that spans 28 grain silos on the ADM grain facility site to the east. Access to the site will be via an existing easement the City has through the ADM property to the east, since that leased area for the solar array does not have road frontage. There is an existing fence that currently limits access to the site. The developer will be tying into the existing fence to provide access to the solar array, but limit access to the City's pump station on the site.

The location of the solar array on the site was cleared of vegetation in March. The ground cover for the site will remain grass. The solar panels will be mounted on aluminum poles that will be drilled into the ground. The solar panels will be elevated approximately three-feet (3') above ground. An underground conduit bank will run from the solar panels to the equipment pad. The equipment pad will include inverters, a battery system and electrical panels. The location and means of power transfer from the equipment pad to the lights for the silos has yet to be determined.

## **STAFF ANALYSIS (cont'd)**

A Maumee Riverfront Overlay District Review is required per TMC§1111.1400 as the subject property is located within the Maumee Riverfront Overlay District (MRO). In addition, a Special Use Permit is required per the Use Table in TMC§1104.0100 for a primary solar energy system in the IG zoning district for which the property is zoned. This review is being completed in companion case SUP25-0014.

### Maumee Riverfront Overlay District (MRO)

The Maumee Riverfront Overlay District (MRO) enhances the requirements, regulations and procedures that apply in the underlying zoning district(s). The river is a visual, environmental and transportation resource affecting substantial portions of Downtown and surrounding areas. The general intent and purpose of the MRO is to provide for maximum public benefit through the opportunity for enjoyment of river vistas and access by the maximum number of citizens. Among others, it is also the intent of the MRO to eliminate or minimize negative environmental impacts and to provide for improved scenic and aesthetic controls. A Maumee Riverfront Overlay (MRO) review is required to ensure compliance with the vision and standards of the MRO.

This site is located within the Industry and Water-Oriented Industry Subdistrict which is intended to encourage, foster, consolidate, and unify such development in locations with adequate land area and access capabilities. Solar energy systems are permitted uses in Industrial zoning districts with a Special Use Permit. Additionally, such a utility is listed in the Maumee River Overlay Approval Procedures as a use which is appropriate in the MRO. Per TMC§1111.1400(C), the following uses are set out as examples of development meeting the general purpose and intent of the MRO: (9) public service facilities having a peculiar locational need. The proposal is therefore consistent with the Maumee Riverfront Overlay District.

### Maumee Riverfront Plan

The Maumee Riverfront Plan was developed in response to an increasing public awareness of the Maumee Riverfront and the possibilities of redevelopment of large sections of the riverfront. The Maumee Riverfront Plan recommends the arrangement of land uses into three segments along the River and establishes a review for any redevelopment. The site for the solar energy system is located in the section known as the “Port Segment”. The Port Segment not only includes the downtown riverfront, but also most of the maritime shipping facilities and has the most complex urban character of the three segments. The majority of land in this segment is industrially zoned. The Plan indicates that water oriented industrial uses should be retained in the area where the solar energy system is proposed. The proposed solar energy system is consistent with industrial development and, as situated, will allow for the remainder of the property to be used for industrial uses. The proposal is therefore consistent with the Maumee Riverfront Plan.

**STAFF ANALYSIS (cont'd)****Forward Toledo Comprehensive Land Use Plan**

The Forward Toledo Comprehensive Land Use Plan designates the site for High Impact Industrial uses. The High-Impact Industrial Land Use designation is intended to maintain and, where appropriate, expand large-scale industrial operations. This designation delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. The site has been used for settling ponds to support a high impact industrial site to the west of I-75. The City also constructed a pump station and an underground storage tank on a portion of the property. Both of these uses will remain on the site and continue to support surrounding industrial development and all other surrounding uses in the area. The proposed solar array will not affect these uses. The proposed solar array is consistent with industrial development and, as situated, will allow for the remainder of the property to be used for industrial uses.

One of the Forward Toledo Plan themes is Sustain. This theme identifies strategies for maintaining our natural environment, accessing healthy food and promoting efficient energy. The proposed solar energy facility is consistent with this theme in that it reduces impacts on the environment by providing an alternative green energy source. More specifically, it supports the goals of Reducing Pollution, Energy Efficient Development and the Water Belt, and exemplifies Toledo's commitment to sustainable development at one of our cities gateways. In addition, the proposed solar array has the ability to support the Build theme of the Forward Toledo Plan. Building deconstruction is one of the strategies of the Building Preservation goal under the Build theme. This includes reducing/diverting potential waste to landfills. The First Solar panels that will be used in the project are designed for high-value recycling to maximize material recovery at end-of-life and to recover more than 90% of module materials for reuse, providing high quality secondary resources for new solar panels, glass, rubber and aluminum products. First Solar has in-house recycling capabilities. Staff recommends that the applicant consider enrolling in the First Solar recycling program as a condition of approval.

Staff is supportive of the proposed solar energy facility as it is consistent with the Maumee Riverfront Overlay District, the Maumee Riverfront Plan, and the Forward Toledo Plan.

**STAFF RECOMMENDATION**

The staff recommends that the Toledo City Plan Commission **approve** MRO-3-25, a Maumee Riverfront Overlay Review of solar array at 1550 Miami Street for the following **two (2) reasons**:

1. The proposed use is consistent with the Forward Toledo Comprehensive Land Use Plan; and
2. The proposed use conforms to the goals of the Maumee Riverfront Overlay District, as presented in the 1981 Maumee Riverfront Plan and Toledo Municipal Code as outlined in TMC§1103.0400 and TMC§1111.1400.

**STAFF RECOMMENDATION (cont'd)**

The staff further recommends that the Toledo City Plan Commission recommend approval of MRO-3-25, a Maumee Riverfront Overlay Review of solar array at 1550 Miami Street, subject to the following **three (3) conditions**:

Plan Commission

1. Approval of the companion case SUP25-0014, a Special Use Permit for solar array at 1550 Miami Street.
2. Compliance with all the conditions of approval for SUP25-0014, a Special Use Permit for solar array at 1550 Miami Street.
3. 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.

MAUMEE RIVERFRONT OVERLAY REVIEW  
TOLEDO CITY PLAN COMMISSION

REF: MRO-3-25

DATE: June 12, 2025

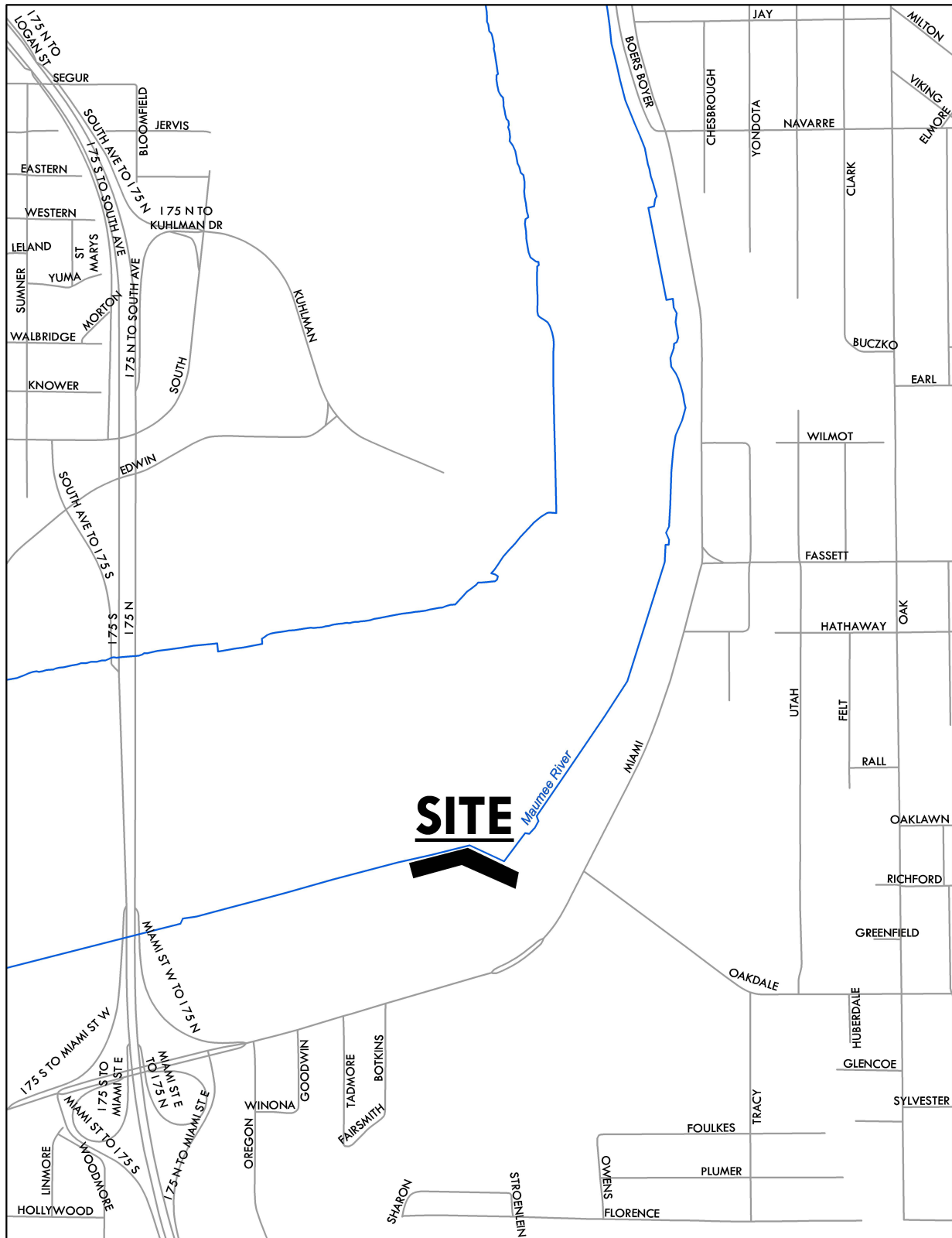
TIME: 2:00 P.M.

LK

Three (3) sketches follow

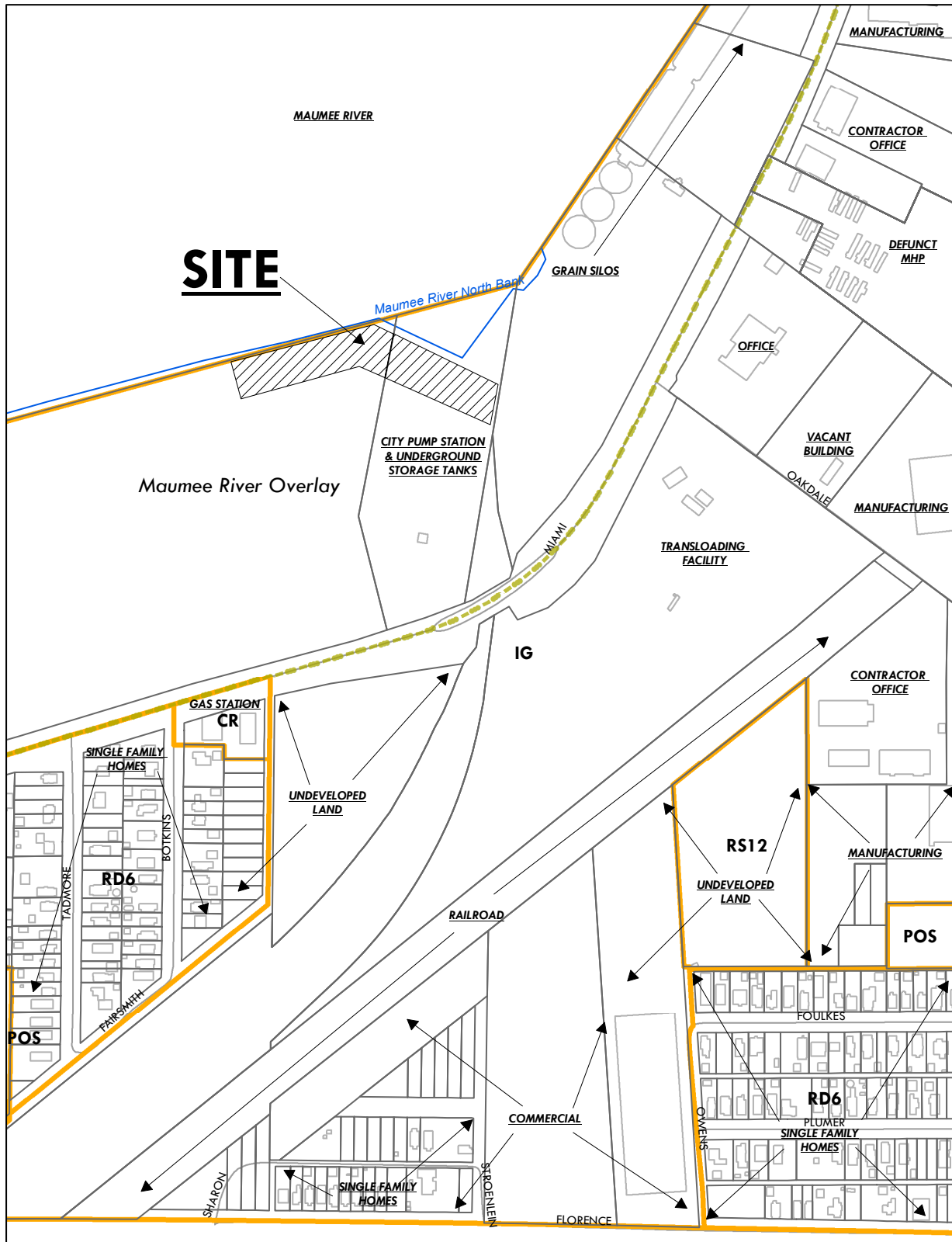
# GENERAL LOCATION

MRO-3-25



# ZONING & LAND USE

MRO-3-25



**N**



NO.	REL. REGION	DATE	N/O
			CHECKED BY
			MOL.
			TOP/OUT/UTILITY
			N/O
			PROJECT NO.
			21028

**TOWN 3, UNITED STATES RESERVE  
PART OF RIVER TRACT 86**

SPECIAL USE PERMIT

APPLICATION NO.	
DATE	05/21/2025
SCALE	1" = 30'
SHEET	1 OF 1

1 OF 1