

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 2, 2022

REF: SUP-10001-22

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 Community Recreation-Active, for park modifications

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, December 1, 2022 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for Community Recreation-Active, for park modifications
Location	-	2434 S. Cove Street
Applicant	-	City of Toledo 1 Government Center Suite 2250 Toledo, OH 43604
Civil Engineer	-	The Mannik & Smith Group 1800 Indian Wood Circle Maumee, OH 43537
Architect	-	The Collaborative Inc. Park Level 118 Toledo, OH 43604
MEP Engineer	-	Vision Design Group, Inc. 3450 W. Central Ave Suite 330 Toledo, OH 43606

GENERAL INFORMATION (cont'd)

Site Description

Zoning	-	POS / Parks and Open Space
Area	-	±77 Acres
Frontage	-	±1270' along Upton Ave. ±3,050' along S Cove Blvd ±1,975' along N Cove Blvd ±925' along Monroe ±925' along Monroe
Existing Use	-	Athletic Courts and Equipment
Proposed Use	-	Athletic Courts and Equipment

Area Description

North	-	CO, RD6 / Apartments, Bank, Single and two-family houses, I-475
South	-	RD6, RS6, CO, RM36 / Offices, single and two-family houses, apartments, a church.
East	-	POS / Beatty Park
West	-	POS / Ottawa Park

Combined Parcel History

Z-100-85	-	Rezoning of city-owned property to P Park Districts (phase III in West Toledo) (PC Approved 6/11/85).
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Applicable Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Monroe Auburn Neighborhood Master Plan

STAFF ANALYSIS

The City of Toledo's Division of Parks, Recreation, and Youth Services is requesting a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street. - more commonly known as Jermain Park. The area to be modified is the ±13 acres portion bounded by N Cove St, Upton Ave, Monroe St, and the Ottawa River currently occupied by a variety of recreational amenities including tennis courts, shade structures, horse-shoe courts, and shuffle-board courts. However the entire site totals ±77 Acres and also includes an extensive mountain-bike trail, woodland, and mixed-use walking path. To the north of the site are apartments, a bank, a single and two-family home neighborhood, and I-475. To the east of the site is Beatty park, to the south of the site is a single-, two-, and multi-family home

STAFF ANALYSIS (cont'd)

neighborhood, a church, and offices. To the west of the site is Ottawa Park. The site originally operated as an amusement park from 1900 to 1914, followed by a more traditional city park beginning in 1915. Due to its early founding in the city, not Special Use Permit was ever obtained for the active-recreation within. The proposed modifications and repairs act as an opportunity to bring the site into compliance with community recreation-active requirements.

The scope of the project includes the refinishing of six (6) tennis courts, removal of two (2) tennis courts, replacement of two (2) tennis courts with pickle-ball courts, removal of shuffleboard courts, maintenance and reduction of horse-shoe courts, introduction of new turfed areas and seating, repair and maintenance of restroom facilities, reconstruction of the parking lot, and rehabilitation of the on-site shade structure. It is notable that the pickle-ball courts, a game rising in popularity nationally, will be the first dedicated courts of their kind publicly available in Toledo.

This project is part of a multi-year plan to rehabilitate, and reassess, park needs in the city. The Division of Parks has preliminary plans to renovate around twenty-six tennis courts by 2025 in different neighborhoods of the city.

Community Recreation – Active

Per TMC§1106.0800 – Parks and Open Space Dimensional Standards, any playground, sport court, or other active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. The proposed plan is acceptable as depicted.

Parking and Circulation

Minor revisions to existing parking layout are proposed. Drive aisles, entrances, and parking spaces will maintain similar layouts to the existing. Four parking spaces have been removed from the site to provide a landscape island at the end of the central parking row. A total of eighty (80) parking spaces are provided. Pursuant to TMC§1107.0600 – Off-Street Parking Schedule “D”, Community Recreation facilities have a wide variety of parking demand characteristics making it difficult to specify a single off-street parking standard. The reduction in parking spaces reflects the reduction in total recreation courts provided. The site is designed in such a way as to provide ample space for expansion should parking demand outpace available spaces. As a condition of approval, the applicant shall be required to address parking overflow in the event demand exceeds available parking on a regular basis so as to become a nuisance.

A portion of the total number of required off-street parking spaces must be specifically designated, located, and reserved for use by persons with physical disabilities. According to the table in TMC§1107.1701 – *Number of Required Parking Spaces for Persons with Disabilities*, the applicant is required to provide at least one (1) van accessible space with an eight-foot (8') drive aisle and three (3) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities. The site plan provides four (4) van accessible spaces.

STAFF ANALYSIS (cont'd)

Parking and Circulation (cont'd)

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The proposed plan requires eight (8) bicycle parking spaces. Upon a site visit, planning staff confirmed the presence of some bicycle parking on site. The total quantity of bicycle parking, with a minimum of eight (8) slots, shall be shown on a revised site plan.

Additionally, there must be safe, adequate, and convenient arrangement of pedestrian walkways, bikeways, roads, driveways, and off-street parking and loading spaces within off-street parking areas. The proposed plan allows pedestrian access to the site from Upton, as well as internal circulation between amenities. The swale to the south of the parking lot is designed in such a way as to allow access to the mountain-bike path from the parking lot.

Landscaping

Per **TMC§1108.0202 – Frontage Greenbelts**, sites are required to provide a minimum thirty-foot (30') wide frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. Trees are not required to be evenly spaced and may be clustered. The submitted landscape plan utilizes twenty (20) mature trees on site ranging from four- to sixty-inch (4"-60") caliper and meets the standards of the site.

Where facing the roadway, shrubs or berms are required along all parking lots to screen headlights from view. The basin-like topography created by Ottawa River results in a $\pm 3'$ lower grade for the parking lot from the street. Given the unique topography of the site, and deep setback, the provided landscaping meets the screening intent of the zoning code. Fencing is proposed around the tennis and pickle-ball courts. The proposed fence is ten-foot (10') chain link with several man gates on the north and south sides. The proposed fencing is acceptable as depicted.

Building Design and Materials

Rehabilitation of the shade-structures and restrooms shall not substantially change the visual form of either structure. Several solid-panel portions of the shade structure are intended to be replaced with pergola-like slats. Modifications conform to TMC§1109 – Design Standard.

Neighborhood Meeting

Pursuant to TMC§1111.0200 – Neighborhood Meetings, the Director has determined the application warrants a neighborhood meeting to be held prior to the Plan Commission hearing. The neighborhood meeting was held November 14, 2022 and Monroe Street United Methodist Church (3613 Monroe St.), at 5:00 P.M.

STAFF ANALYSIS (cont'd)

Monroe Auburn Neighborhood Master Plan

The Monroe Auburn Neighborhood Master Plan lists Ottawa and Jermain parks as regional and neighborhood assets. Jermain park is not only invaluable to the neighborhood but also as a regional draw for the City of Toledo and beyond. The proposed improvements within this Special Use Permit preserve and expand Jermain Park's role as a neighborhood and regional asset. The SUP conforms to the Monroe Auburn Neighborhood Master Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Parks and Open Space. The designation is intended to preserve and enhance major open space and recreational areas. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The SUP for Jermain Park conforms to the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-10001-22, a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street to the Toledo City Council, for the following reason:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A))

The Toledo City Plan Commission recommends approval of SUP-10001-22, a Special Use Permit for Community Recreation-Active for park modifications at 2434 Cove Street, to the Toledo City Council, subject to the following **twenty-one (21)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Engineering Services

1. 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.
2. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins.
4. Proposed stormwater basin cannot prevent sewer maintenance trucks from reaching the sanitary MH at the Southwest corner of site.
5. The project requires a Flood Hazard Zone Development Permit per TMC 1100.
6. Full stormwater submittal requires multiple items:
 - a. Items are listed on the regional SWP3 submittal coversheet: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
 - b. Plans according to the 2014 Infrastructure Requirements document found in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>
7. Following the stormwater review, additional items are needed for final approval:
 - a. As listed on the regional SWP3 submittal cover sheet. The signed agreement will be through a covenant which will need to be recorded.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.
 - c. Construction inspection and completion of obligations in the stormwater permit.
8. Provide solid lids on any sanitary structures in the area.

Transportation

9. Bicycle parking is required per TMC§1107.0900.
10. Do Not Enter signage is required where one-way traffic drive aisle ends at two-way drive aisle to prevent wrong way traffic flow.

Plan Commission

11. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700. Three (3) Car spaces and one (1) van spaces are required. **Acceptable as depicted.**
12. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per ten (10) parking spaces. **Not acceptable as depicted. Eight (8) spaces required.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

13. 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 or to a stormwater treatment facility subject to the regulations approval of the Department of Public Utilities.
14. 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)).
15. Active recreation area must be set back at least fifty (50) feet from any RS or RD district and at least 25 feet from any other Residential or Commercial zoning district. **Acceptable as depicted.**
16. 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: **Landscape plan is acceptable as depicted.**
 - a. A thirty-foot (30') greenbelt is required along Upton include one (1) tree per every thirty feet (30') of frontage. Trees are not required to be evenly spaced and may be clustered. **Acceptable as depicted. Trees noted for preservation are acceptable alternatives as depicted.**
 - b. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - c. 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;
 - d. 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;
 - e. The location, height, and materials for any fencing to be installed and maintained;
 - f. The location and direction of any proposed lighting (**any lighting is to be directed away from adjacent residential properties**).

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

17. No fence, sign structure or planting which obstructs visibility between 42 inches and 84 inches above grade shall be maintained within 23 feet of the curb or pavement edge of any street.
18. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in **TMC§1111.0707** have not been met.
19. 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.
20. 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.
21. 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

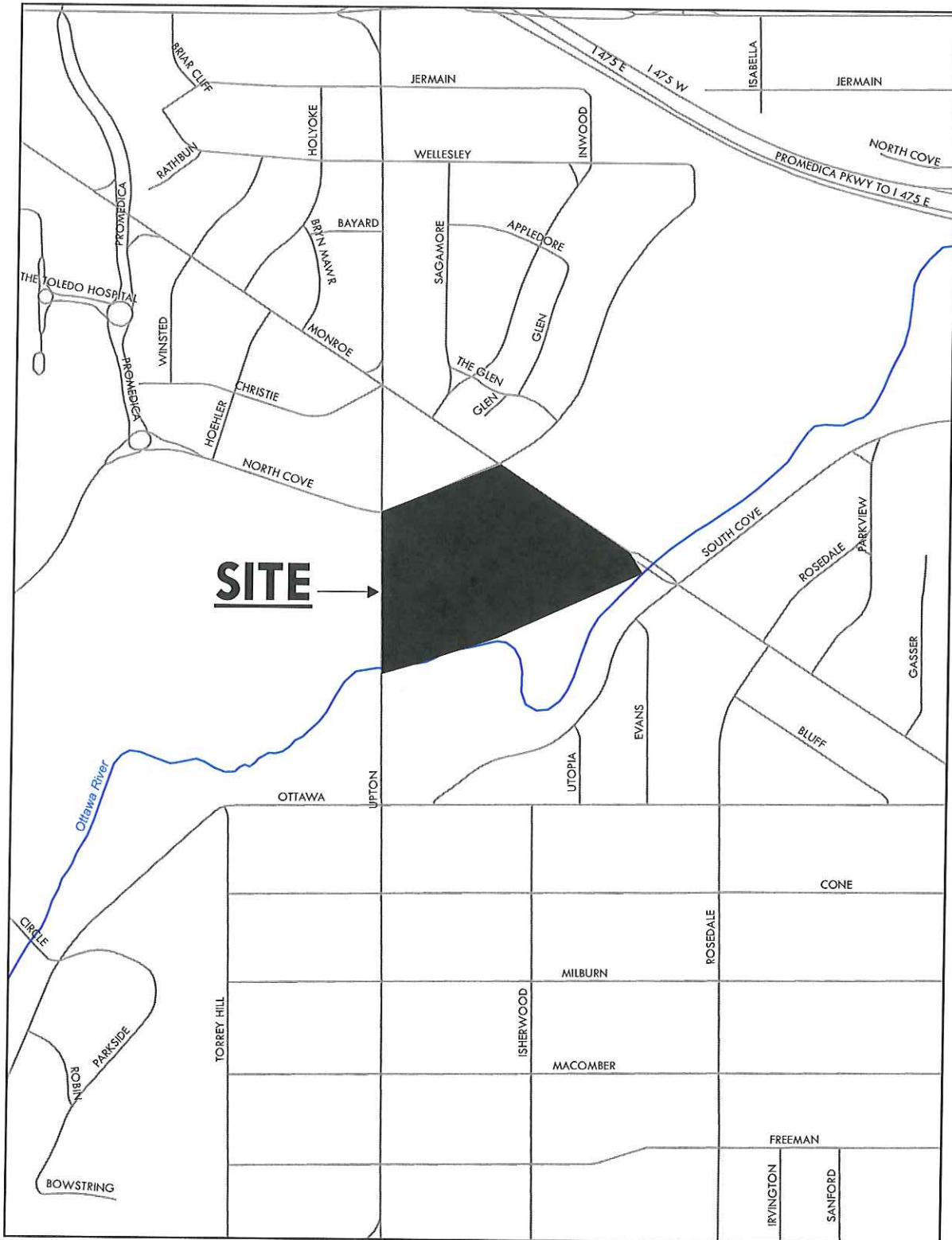
JGL

Six (6) sketches follow

Cc: Commissioner, Division of Transportation
Commissioner, Division of Engineering Services
Commissioner, Division of Sewer and Drainage
Commissioner, Division of Environmental Services
Chief Building Official, Department of Inspection
Department Chief, Fire Prevention
Lisa Cottrell, Administrator
Applicants
Jonny Latsko, Planner

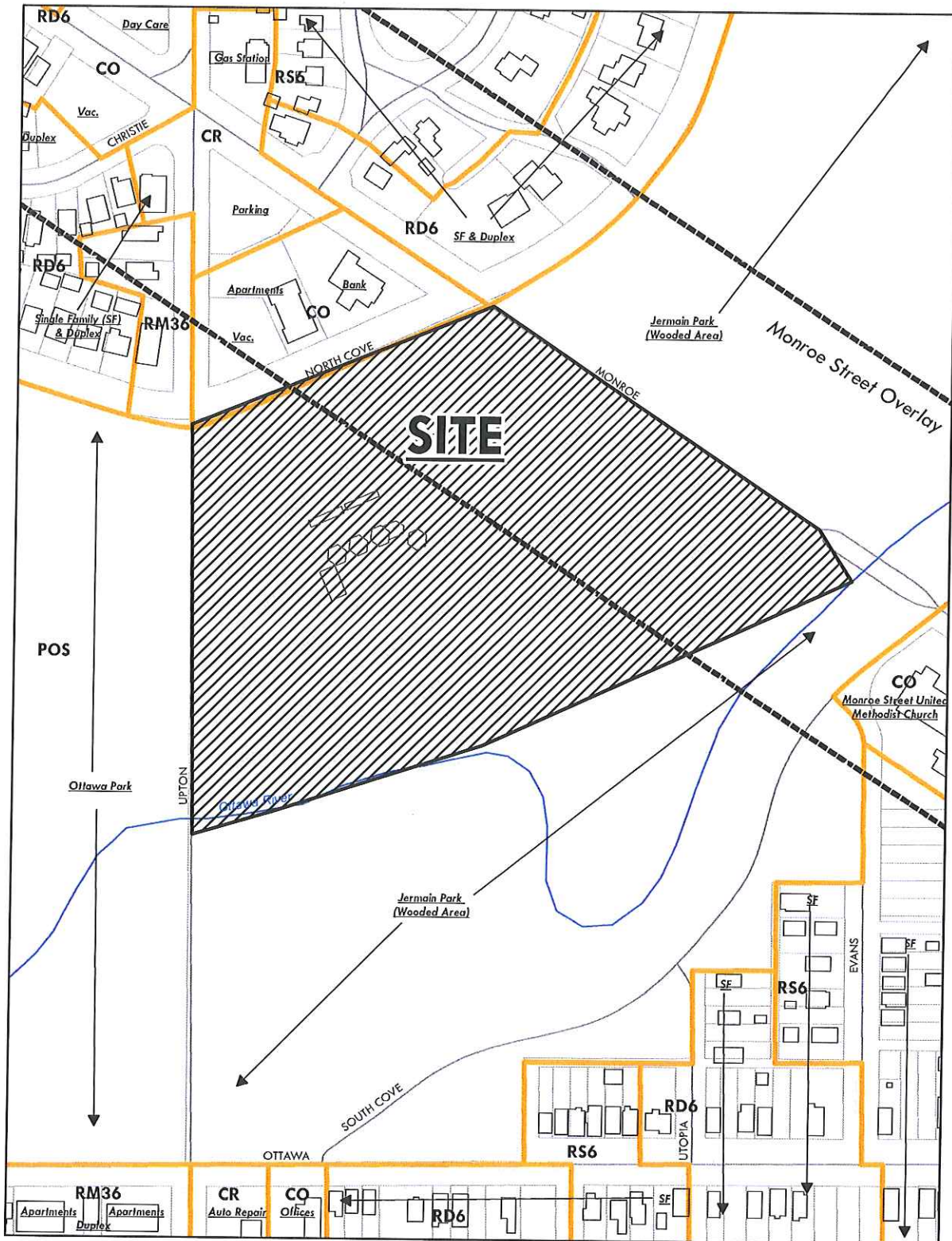
GENERAL LOCATION

SUP-10001-22
ID 41



ZONING & LAND USE

SUP-10001-22
ID 41



SUP-10001-22
ID 41

AERIAL PLAN

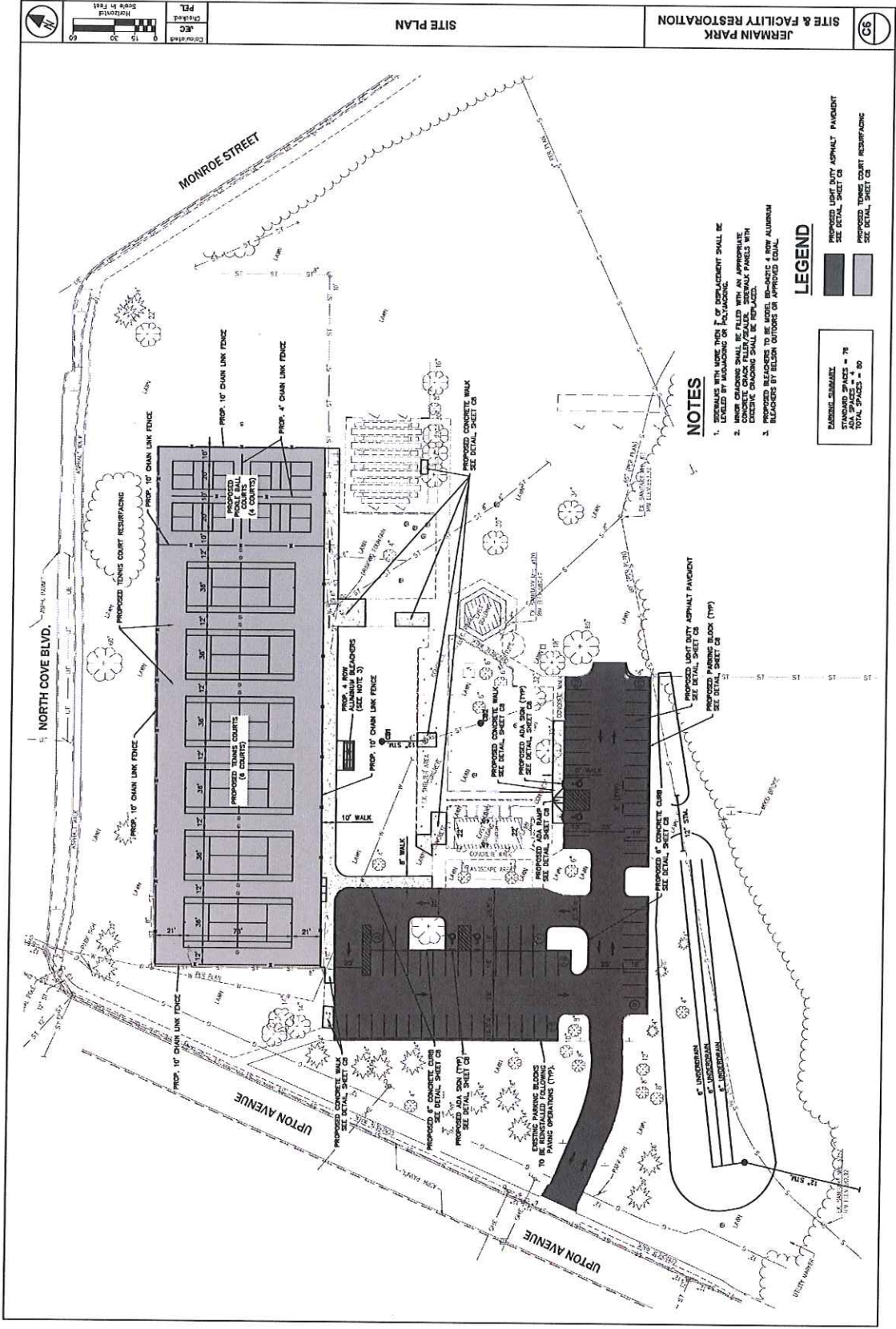


Scale in Feet 0 20 40 80	Checked JEC	AERIAL PLAN	JERMAIN PARK SITE & FACILITY RESTORATION	3
	P.L. Circulated			



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ID 41

SITE PLAN



JERNAM PARK
SITE & FACILITY RESTORATION

30

SITE PLAN

Coordinates: 0 15 30 45
 PCL: 10 20 30 40
 EC: 10 20 30 40
 Check: 10 20 30 40
 Scale in Feet: 0 15 30 45
 Horizontal: 0 15 30 45
 Vertical: 0 15 30 45

NOTES

1. LOCATIONS WITH MORE THAN 30% OF REPLACEMENT SHALL BE INDICATED BY HATCHING AND SHALL BE REFINISHED WITH APPROXIMATE CONCRETE CRACK PATCH/FAILLER. EXISTING WALKS WITH EXISTING CRACKING SHALL BE REPLACED.
2. REFINISHING SHALL BE COMPLETED WITH APPROXIMATE 1/2\"/>

LEGEND

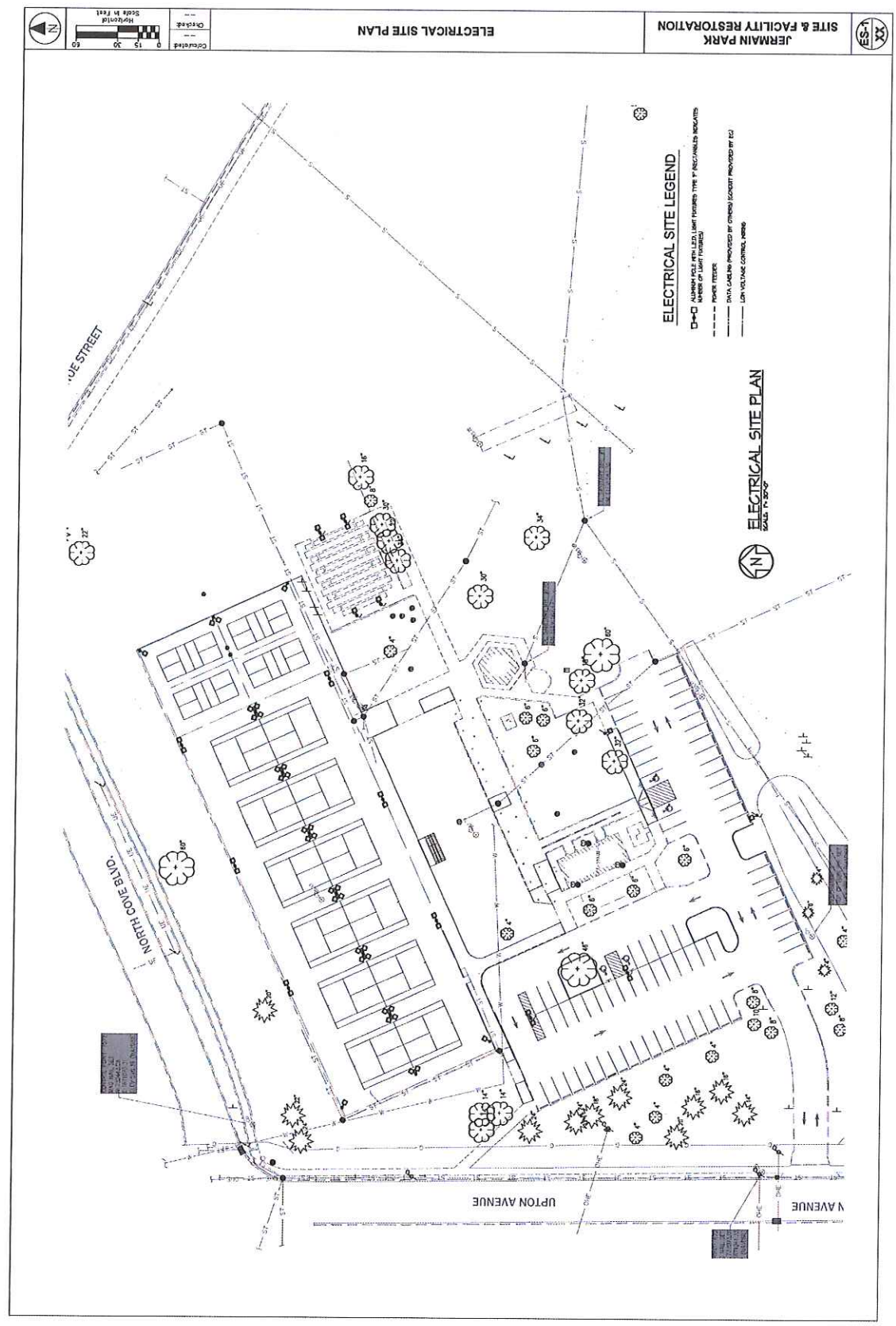
PARKING DRIVEWAY
 SEE DETAIL SHEET 08
 PROPOSED LIGHT DUTY ASPHALT PARCHEMENT
 SEE DETAIL SHEET 08
 PROPOSED TENNIS COURT RESURFACING
 SEE DETAIL SHEET 08

[Hatched Pattern]	PARKING DRIVEWAY
[Dark Grey Fill]	PROPOSED LIGHT DUTY ASPHALT PARCHEMENT
[Medium Grey Fill]	PROPOSED TENNIS COURT RESURFACING
[Light Grey Fill]	SEE DETAIL SHEET 08



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ELECTRICAL & LANDSCAPE PLAN

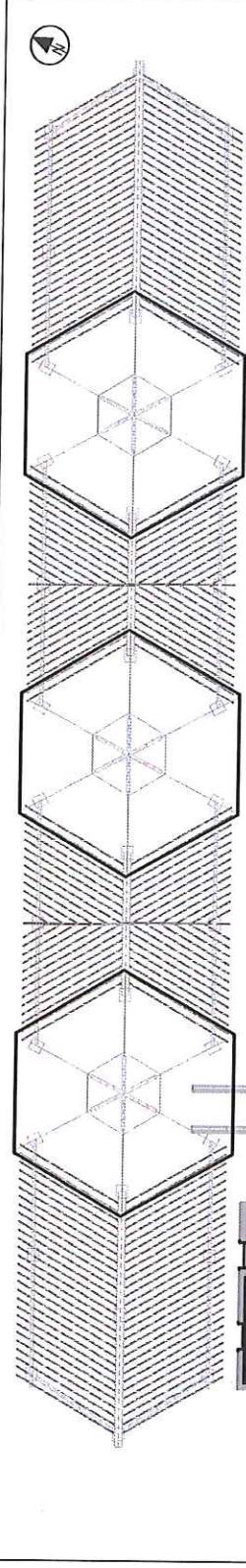


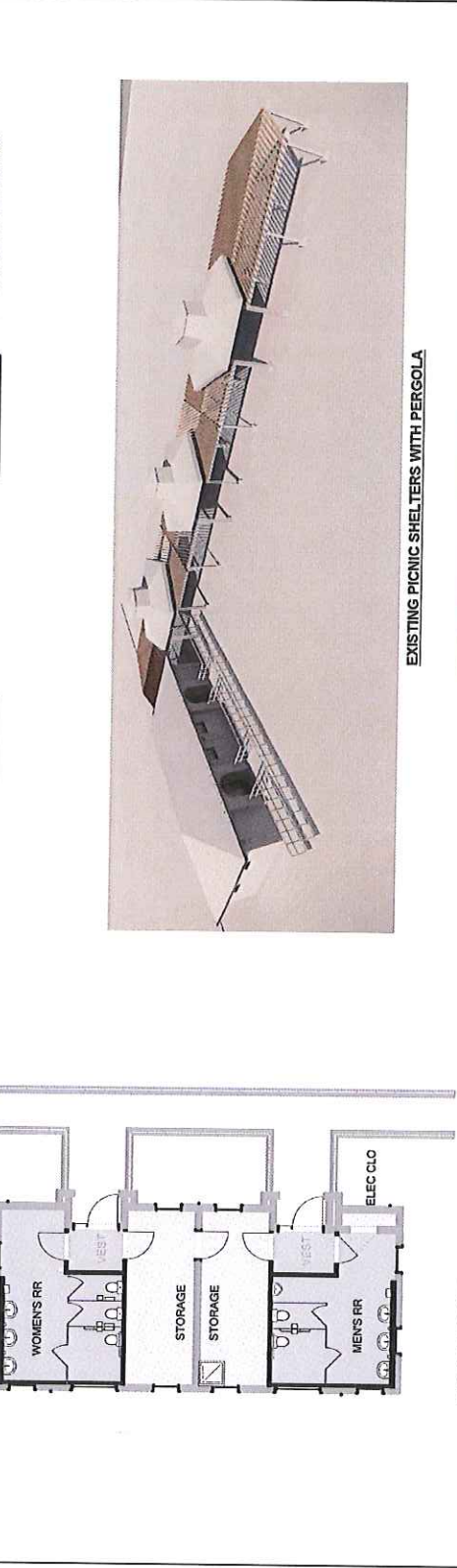
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SUP-10001-22
ID 41

SHADE-STRUCTURE

	<p>JERMEN PARK SITE & FACILITY RESTORATION</p>
<p>Proposed Floor Plan & Perspectives</p>	<p>DATE: 1/17/2023 8:40:27 PM DRAWN BY: J. W. B. (JWB) CHECKED BY: J. W. B. (JWB) PROJECT NO: SUP-10001-22</p>

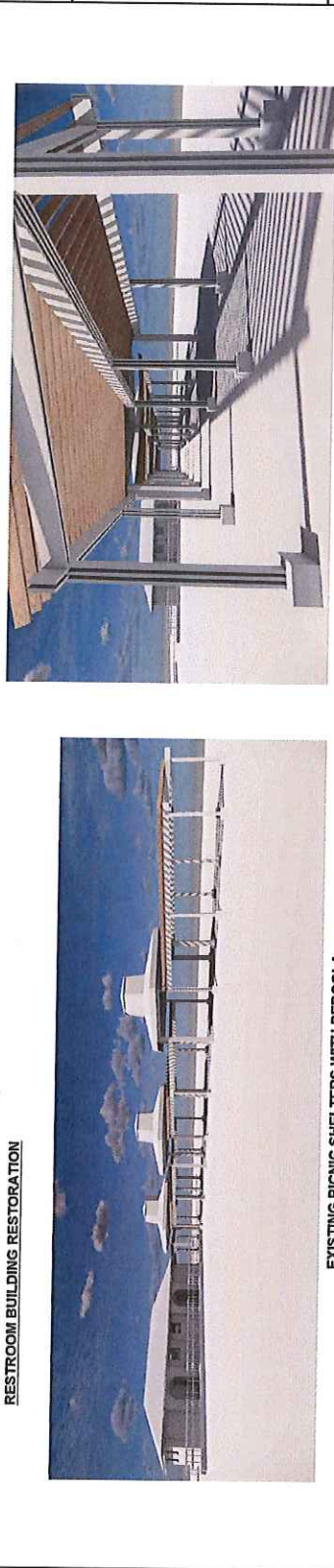




EXISTING PICNIC SHELTERS WITH PERGOLA

EXISTING PICNIC SHELTERS WITH PERGOLA

RESTROOM BUILDING RESTORATION

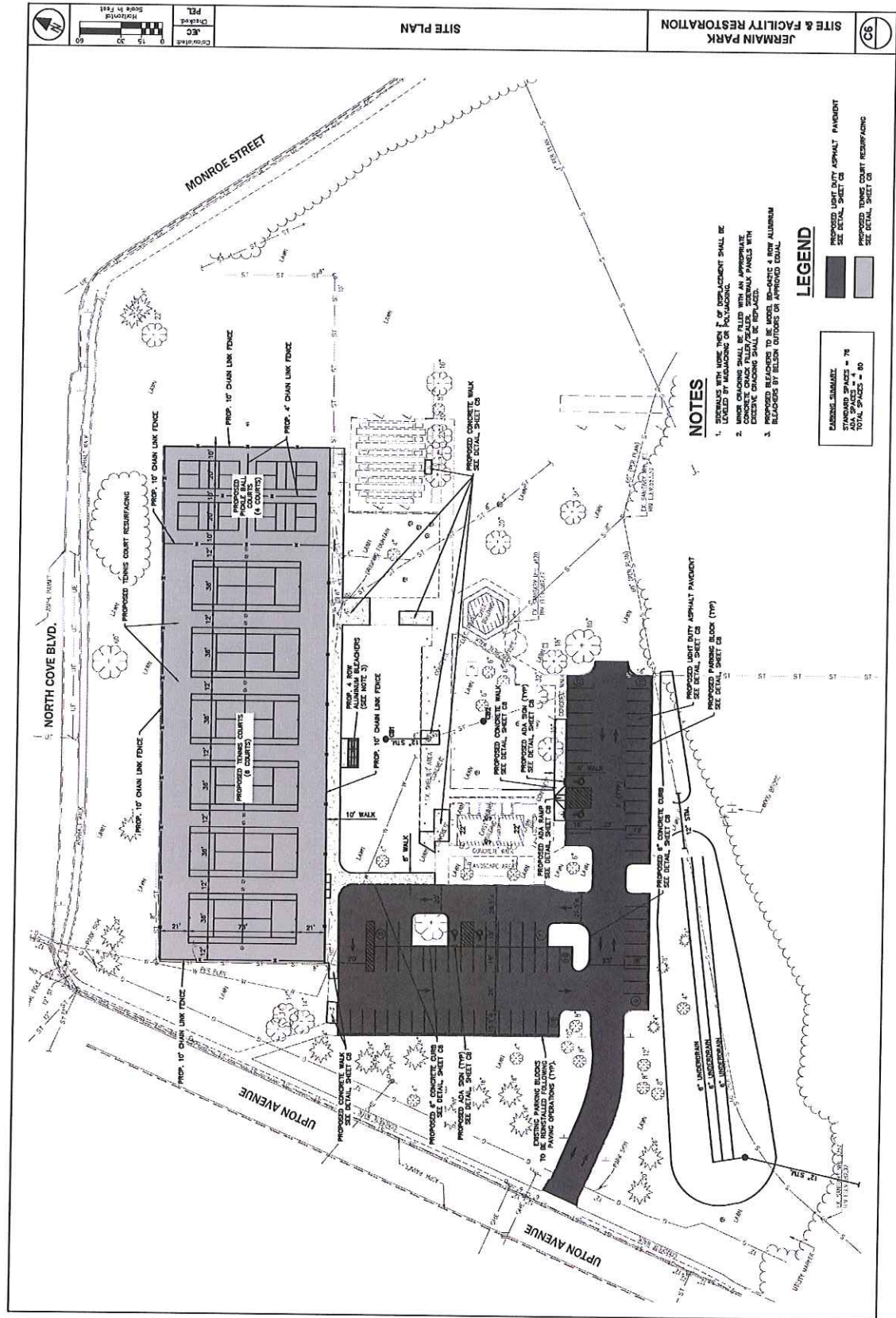


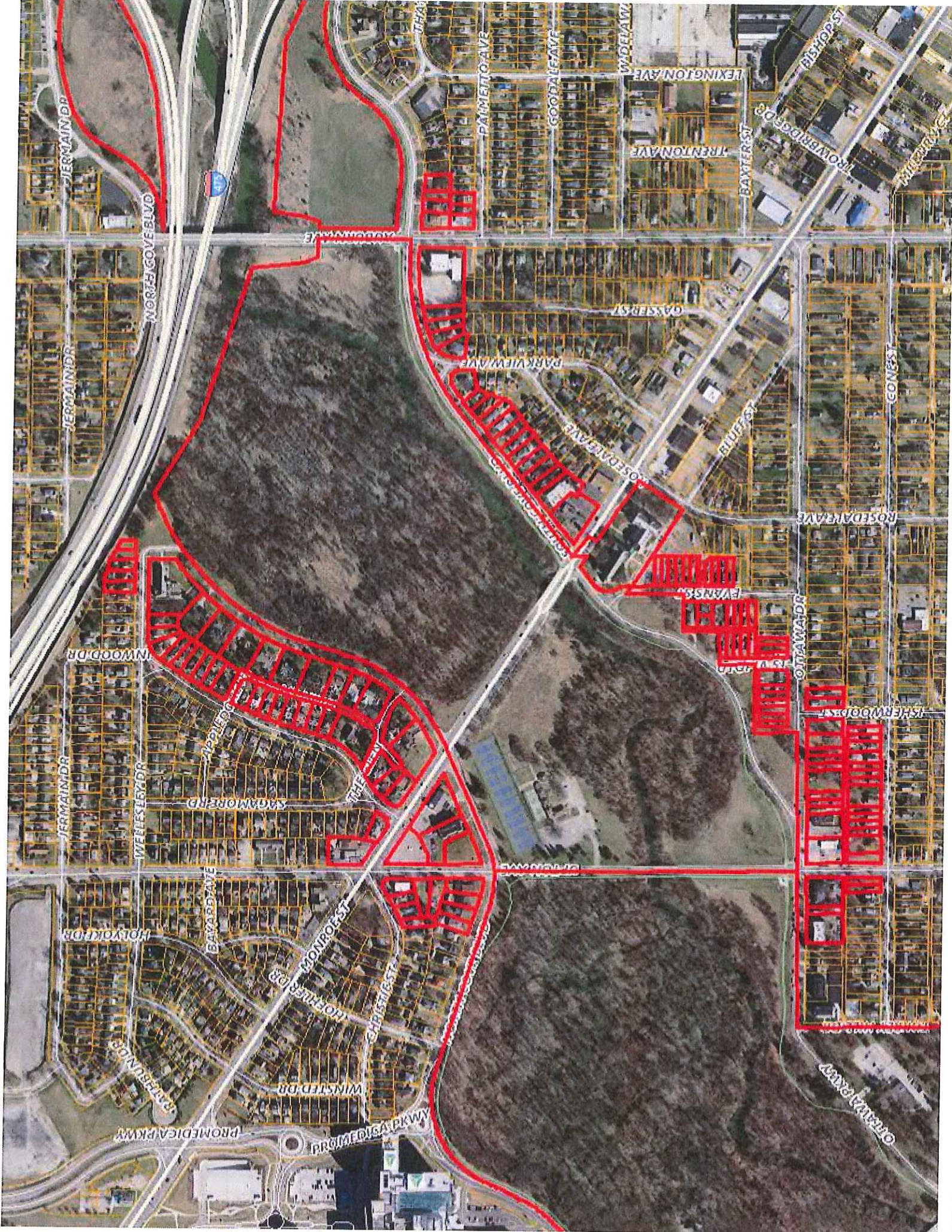
EXISTING PICNIC SHELTERS WITH PERGOLA



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SITE PLAN





ABDULSALAM SOHIER
1735 PUMP STATION RD
SUGAR GROVE OH 43155 9709

ADGER ERNESTINE R
1770 OTTAWA DR
TOLEDO OH 43606 4466

ALLEN AUDREIA J
1623 S COVE BLVD
TOLEDO OH 43606

ALLEN RICHARD JR
2720 INWOOD DR
TOLEDO OH 43606

ARDREY NORMA
2846 INWOOD DR
TOLEDO OH 43606

ARNOLD JOSEPH
1814 CONE ST
TOLEDO OH 43606 4304

AYERS FRANK C & BARBARA LTRIMMER-
1650 N COVE BLVD
TOLEDO OH 43606 4019

BAKER MARQUICE
4157 DORCHESTER DR
TOLEDO OH 43607

BARGE RICA
1820 CONE ST
TOLEDO OH 43606

BARNES KEVIN & MARSHA JONES-
1826 CONE ST
TOLEDO OH 43606 4304

BARNHILL DALE J SR & BEVERLY J
1756 N COVE BLVD
TOLEDO OH 43606

BELL ROBERT
1802 N COVE BLVD
TOLEDO OH 43606 4080

BHIN LLC
PO BOX 305
HOLLAND OH 43528

BOYKIN LIONEL P
1718 N COVE BLVD
TOLEDO OH 43606

BRIGGS DARRELL GLENN
1768 OTTAWA DR
TOLEDO OH 43606 4466

BROWN HELYN
3720 MONROE ST
TOLEDO OH 43606 4014

BROWN SHELIA
2925 GUNCKEL BLVD
TOLEDO OH 43606

CALLIS DARLENE M ETAL (ORSURVTC)
1643 S COVE BLVD
TOLEDO OH 43606

CANNON EDDIE L
1743 SOUTH COVE
TOLEDO OH 43606

CANT KEEP STILL LLC
2811 INWOOD DR
TOLEDO OH 43606

CATHARSIS HOLDINGS LLC
621 VIA ALONDRA # 611A
CAMARILLO CA 93012

CHENEY THEODORE E
2418 UTOPIA ST
TOLEDO OH 43606

CLARK JOAN B & MILDRED J
2760 INWOOD DR
TOLEDO OH 43606 4073

CLEMENS ROBERT L II & GEORGANN MULLEN-
2828 INWOOD DR
TOLEDO OH 43606 4005

COLLINS DANIELLE
3398 CHERRY ST
TOLEDO OH 43608 1052

CROSS COUNTRY, LLC
1902 NORTH COVE BLVD
TOLEDO OH 43606

DENMAN RONALD
3401 HERR RD
SYLVANIA OH 43560

DURDEN TERRANCE L & URSULA L
1754 N COVE BLVD
TOLEDO OH 43606 4020

FAIL JOHN N & MARCELLA TIDWELL
1823 CONE ST
TOLEDO OH 43606 4305

FALK ROSALIE ANN
1637 SOUTH COVE BLVD
TOLEDO OH 43606

FITCH DAVID M
PO BOX 2647
TOLEDO OH 43606 0647

GORMAN FRANCIS X
39 E LONGVIEW AVE
COLUMBUS OH 45202

GREATER METROPOLITAN TITLE , LLC AS TRUS
PO BOX 60874
NASHVILLE TN 37206

GREY SUSAN M
2860 INWOOD DR
TOLEDO OH 43606 4005

HARDING JONATHAN KENT & CATINA MARIE
8862 OAK VALLEY RD
HOLLAND OH 43528

HILL ANGELA DENISE
2434 EVANS ST
TOLEDO OH 43606 4108

HOLMAN CHARLES A
2564 PARKVIEW
TOLEDO OH 43606

HORNBEAK CLARENCE R
1712 WELLESLEY DR
TOLEDO OH 43606 4026

HUDNALL KENNETH W ETAL
1916 N COVE BLVD
TOLEDO OH 43606 3912

HUDSON KENDRA S
2744 INWOOD DR
TOLEDO OH 43606 4073

J & M PROPERTIES, LTD., AN OH LTD LIABIL
6060 RENAISSANCE PL STE A
TOLEDO OH 43623

JACKSON ALLEN C & MIA C
1710 N COVE BLVD
TOLEDO OH 43606 4020

JACKSON RICHARD W & MARIAA
2814 INWOOD DR
TOLEDO OH 43606 4005

JOHNSON CHARLES J
2425 EVANS ST
TOLEDO OH 43606 4109

JOHNSON MICHAEL FRANK & MARY E
2425 EVANS ST
TOLEDO OH 43606 4109

JONES WAYNARD L & LISA M
2756 INWOOD
TOLEDO OH 43606

JOSEY BEVERLY
1752 OTTAWA DR
TOLEDO OH 43606 4465

KEISHA AND WILLIE LLC
2703 GLENWOOD
TOLEDO OH 43610

KEITH PHYLLIS J
4635 DOVEWOOD LN
SYLVANIA OH 43560 4314

KENNEY LATOYA
1422 HAMILTON ST
TOLEDO OH 43607

KING J L & E C
1816 CONE ST
TOLEDO OH 43606 4304

LABICHE OSCAR ETAL
1607 S. COVE BLVD.
TOLEDO OH 43606

LEE KELLEY
3251 MULBERRY ST
TOLEDO OH 43608 1963

LENZ W J & M F
18191 RYANWOOD DR
RIVERVIEW MI 48193 8138

LEWIS REGINA HUDSON
1832 CONE ST UNIT 1
TOLEDO OH 43606

LITTLE BLESSINGS CHILDCARE LEARNING CENTER
LLC
1849 OTTAWA DR
TOLEDO OH 43607

LNLM LAND MANAGEMENT LLC
3340 HARLEY RD
TOLEDO OH 43606

LUCAS METROPOLITANHOUSING AUTHORITY
435 NEBRASKA AVE
TOLEDO OH 43604

MACEDONIA BAPTIST CHURCHAN OHIO CORP
1501 S COVE BLVD
TOLEDO OH 43606

MADISON CORNELIUS T
359 VICTORIA PL
TOLEDO OH 43610 1464

MALONE PERSEPHONE A
1762 OTTAWA DR
TOLEDO OH 43606 4466

MARTIN APRIL L
1825 OTTAWA DR
TOLEDO OH 43606 4371

MCCARVER GENETT
1833 OTTAWA DR
TOLEDO OH 43606 4371

MID AMERICAN NATIONAL BANK & TRUST CO
P O BOX 182334
COLUMBUS OH 43218

MIDLAND AGENCY FOR NORTHWEST OHIO INC
TR
401 ADAMS ST
TOLEDO OH 43604

MIERZWIAK JAMES G & CAROLYN WUENSTEL
13678 SHADY LN
MONROE MI 48161 4746

MILKIE ANN MARIE
1611 S COVE BLVD
TOLEDO OH 43606

MILLER MONICA M
1837 OTTAWA DR
TOLEDO OH 43606 4371

MITCHELL CARMEN R
2856 INWOOD DR
TOLEDO OH 43606 4005

MONROE ST METHODIST CHURCH
3613 MONROE ST
TOLEDO OH 43606 4117

MOORE HOWARD R & SHANON M
2820 INWOOD DR
TOLEDO OH 43606

MOORE RAYMOND E
2429 EVANS ST
TOLEDO OH 43606 4109

MUDDY HOLE PROPERTIES LLC
1 ATLANTIC ST STE 604
STAMFORD CT 06901

NUSBAUM GREGORY J ETAL
2768 INWOOD DR
TOLEDO OH 43606 4073

OHIO REAL TOKEN 1 LLC
28400 NORTHWESTERN HWY STE 200
SOUTHFIELD MI 48034

OTTAWA COMMUNITY DEVELOPMENT
CORPORATION
704 2ND ST
TOLEDO OH 43605

PARMERLEE DAVID A & RUTH A
11631 SIMPSONS MILL RD
KEYMAR MD 21757

PFAFF KENNETH P & JUDITHA
2842 INWOOD DR
TOLEDO OH 43606 4005

PINNACLE PROPERTIES OF BG, LLC AN OHIO
4570 SMITH RD
OTTAWA LAKE MI 49267

PRESTIGE PROPERTY MANAGEMENT AND
845 HILDEBRAND AVE
TOLEDO OH 43604

PROCTOR JAMES E JR & RONDA D
1633 S COVE BLVD
TOLEDO OH 43606

RABINDERPERSAD BHAGGOE
2428 W SYLVANIA AVE
TOLEDO OH 43613

RESIO DAVID
1603 S COVE BLVD
TOLEDO OH 43606

RICKETTS THOMAS L
124 EAGLE POINT DR
ROSSFORD OH 43460 1041

RIDI REIO LLC
5131 W ALEXIS RD
SYLVANIA OH 43560

ROCK OF PRAISE CHURCH OF GOD IN CHRIST INC
AN
1632 N COVE BLVD
TOLEDO OH 43606

ROY RENAE B
950 TRADE CENTRE WAY STE 400
KALAMAZOO MI 49002

SANDERS ALICIA
1455 S COVE BLVD
TOLEDO OH 43606

SAXON COVE APARTMENTS LLC
2601 W STRAFORD DR
CHANDLER AZ 85224

SCHENKENBERGER TODD D & TARA M
(ORSURVTC)
1913 CHRISTIE ST
TOLEDO OH 43606

SCOUTEN JOHN F (CO-TRS)ETAL
2525 PORTSMOUTH AVE
TOLEDO OH 43613 4309

SELVEY HAZEL D ETAL
2354 APPLEWOOD
TOLEDO OH 43615

SESSION VANESSA
2712 INWOOD DR
TOLEDO OH 43606

SIMMONS GARTH T & LESLI KMCCAGE-
2808 INWOOD
TOLEDO OH 43606

SIMMONS STACEY
529 E OAKLAND ST
TOLEDO OH 43608

SKY BANK-MID AM REGION, AN OH
CORPORATIO
519 MADISON AVE
TOLEDO OH 43604

SMITH ALMA R ETAL
1460 PALMETTO AVE
TOLEDO OH 43606 4242

SPRINGER LEE DAVID & NORMA JANE
1660 N COVE BLVD
TOLEDO OH 43606 4019

TAYLOR ALMA G ET AL
1541 S COVE BLVD
TOLEDO OH 43606

TEJADA KATHERINE
1800 N COVE BLVD
TOLEDO OH 43606

TELEGRAPH WOODS LLC AN OHIO LLC
P.O. BOX 5717
TOLEDO OH 43613

TERK RIMA EL
4298 W 13TH ST
YUMA AZ 85364

THE STATE BANK & TRUST COMPANY
401 CLINTON ST PO BOX 467
DEFIANCE OH 43512

THOMBRE MELANIE S TRUSTEE
2639 UPTON AVE
TOLEDO OH 43606 3936

TORREY HILL APARTMENTS LLC
20 BROADWAY
TOLEDO OH 43604

WAKA GIBSON A
5025 BURLINGAME
TOLEDO OH 43615

WALLACE ANTHONY A & PAULINE A
2727 GUNN RD
HOLLAND OH 43528 9619

WELLER BRYONY R
1731 WELLESLEY DR
TOLEDO OH 43606

WHITE MICHAEL T & JO LYNN
1922 N COVE BLVD
TOLEDO OH 43606 3912

WHITNEY MANOR PROPERTIES LLC
206 HURON ST
YPSILANTI MI 48197

WILKERSON CHARLES D
4201 TALWOOD LN
TOLEDO OH 43606

WILLIAMS LATOYA
1476 LEISURE DR APT B
TOLEDO OH 43615

WILLIAMS RITA
2701 INWOOD DR
TOLEDO OH 43606 4004

WILLIAMS VERONICA Y
1632 WELLESLEY DR
TOLEDO OH 43606 4024

WILLIS LAVELLE ETAL
2437 EVANS ST
TOLEDO OH 43606

WOZNIAK JAMES J & JOANNE M
2428 EVANS ST
TOLEDO OH 43606 4108

Z CALE LLC
5312 FREDELIA DR
TOLEDO OH 43623

ZEISLOFT AND BENADUM RENTALS INC, AN OHI
6444 MILLBROOK RD
MAUMEE OH 43537 1133

ZERBEY JONATHAN
8970 OAK VALLEY RD
HOLLAND OH 43528

AUBURN-DELAWARE RESIDENTS ASSOCIATION
3613 MONROE ST
TOLEDO OH 43606

JOE FAUSNAUGH
1 GOVERNMENT CENTER STE 2250
TOLEDO OH 43604

MANNIK & SMITH GROUP
1800 INDIAN WOOD CIRCLE
MAUMEE OH 43537 1133

THE COLLABORATIVE
ONE SEAGATE PARK LEVEL 118
TOLEDO OH 43604

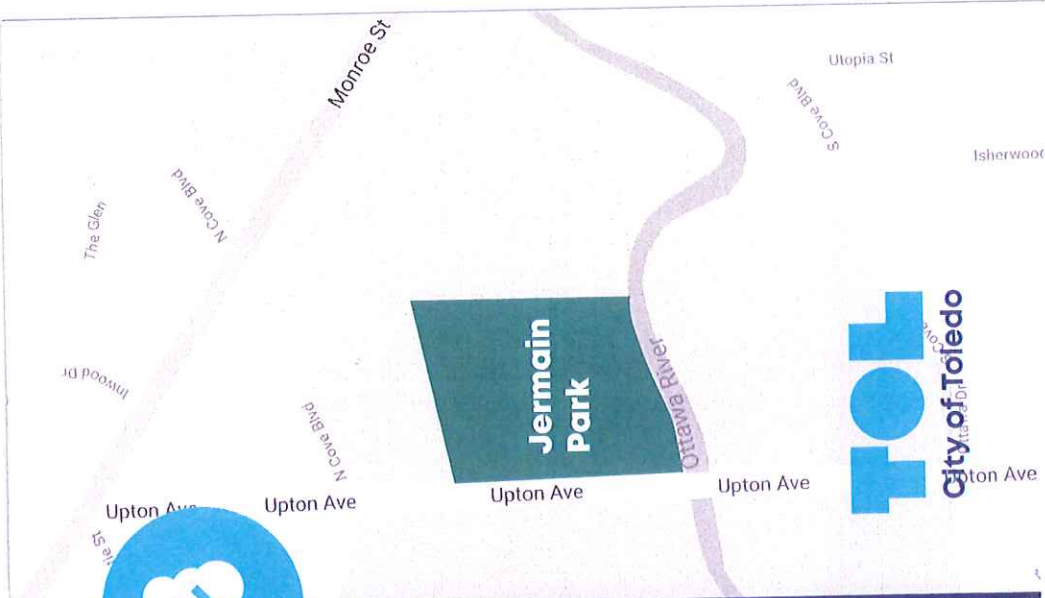
COUNCIL MEMBER HOBBS
1 GOVERNMENT CENTER SUITE 2100
TOLEDO OH 43604

COUNCIL MEMBER WILLIAMS
1 GOVERNMENT CENTER SUITE 2100
TOLEDO OH 43604

SUP-10001-22
LABELS JGL

Improved Parks Uplift Neighborhoods for Stronger Communities

City of Toledo Department of Parks, Recreation, and Youth Services is seeking community input for redevelopment of Jermain **Join us for a community meeting.**



Jermain Park Meeting

Community members are encouraged to bring children youth input is notably valued. Park plans are scheduled to be presented during 2022, with renovations beginning in 2023. For more information call 419-245-3357 or email parks@toledo.oh.gov.

Mon. November 14, at 5 p.m.
Monroe St. United Methodist Church
3613 Monroe St.

4350462270 0007

2201 Ottawa Pkwy,
Toledo, Ohio 43606



TOLEDO
P.M. City of Toledo
NOV Parks Recreation
2022 City Forestry



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NOV 14 2022

TOLEDO-LINCOLN COUNTY
PLAN COMMISSIONS

Jermain Park Neighbors
1 Government Center
Suite 1620
Toledo OH, 43604

TOLEDO-LINCOLN COUNTY
PLAN COMMISSIONS