



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 13, 2022

REF: SUP-11001-22

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 a CDL Driving Pad with Propane Storage

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 12, 2023 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a CDL Driving Pad with Propane Storage
Location	-	5600 Hill Avenue
Applicant + Owner	-	Toledo Public Schools (TPS) 1609 Summit Street Toledo, Ohio 43604
Engineer	-	Mannik Smith Group 1800 Indian Wood Cir Maumee, OH 43537

Site Description

Zoning	-	RS6 / Single Family Residential
Area	-	±17.45 acres
Frontage	-	± 1297' along Hill Ave ± 470 along McTigue Drive
Existing Use	-	Vacant School Site
Proposed Use	-	Propane station, CDL driving pad, and bus storage

Area Description

North	-	RS6 / Rogers High School
South	-	RS6/ Agriculture, Single Family Homes, Cemetery

GENERAL INFORMATION (cont'd)

Area Description (cont'd)

- | | | |
|------|---|--------------------------|
| East | - | RS6/ Single Family homes |
| West | - | RS6/ Single Family Homes |

Parcel History

- | | | |
|--------------|---|---|
| M-29-73 | - | Review of Plans for Rogers Skill Center Addition |
| M-6-74 | - | Review of a Site Plan for Rogers High School Skill Center, North of Rogers High School (PC Approved 6/13/74) |
| M-21-74 | - | Review of a Site Plan for McTigue Jr. High School, North side of Hill Ave., east of McTigue Dr (PC approved 10/31/74) |
| M-5-04 | - | Review of a Site Plan for a New School |
| SUP-3010-05 | - | Special Use Permit for a new school, McTigue Middle School, at 555 Nebraska Ave. (PC approved 5/12/05, CC approved 5/31/05, Ord. 392-05) |
| SUP-11004-22 | - | Special Use Permit for a propane station, CDL driving pad, and bus storage at 222 McTigue Avenue (PC Approved 1/13/22, CC denied 3/29/22) |

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Toledo 20/20 Comprehensive Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a for a series of improvements on a ±17.45 acres site south of Rogers High School. Improvements including a propane storage and dispensing area, bus storage space, and a training facility for students to develop skills necessary to obtain a Commercial Driver's License (CDL) and expanded employee parking areas. The site is zoned RS6 Single Family Residential. The site is on the intersection of Hill and McTigue and is surrounded by Rogers High School to the north, single family homes to the east, agricultural land and single-family homes to the south, and a single-family neighborhood to the west. Any facility used for education, and the storage of propane in a residential zoning district, requires a Special Use Permit.

STAFF ANALYSIS (cont'd)

Parking and Circulation

Pursuant to TMC§1107.0304 – *Parking, Loading, and Access*, fleet storage facilities require one (1) parking space per two (2) employees. The site provides two-hundred and fifty (250) employee spaces. The site also provides one-hundred and sixty-five (165) bus-sized parking spaces. Additionally, one (1) space is required per three-hundred (300) square feet of fueling area. Assuming each bus has one (1) driver, the proposed parking is appropriate for the site.

A pedestrian walkway connects the site to Hill Avenue, and allows access to the various parking areas from the employee parking spaces. The applicant is encouraged to further increase connectivity to the new parking area.

The site utilizes one (1) existing drive entrance from McTigue, two (2) existing entrances from Hill Avenue, and one (1) new entrance from Hill Avenue. The applicant has indicated that existing bus traffic will remain unchanged, with the following frequency: In the morning, around 140 buses exit onto Hill, in the mid-morning approximately 100 buses exit onto Hill, in the afternoon approximately 70 buses exit onto Hill. Daily, approximately 60 buses exit onto McTigue from 1:30 to 2:30 pm. There are no additional buses being added to TPS operations at this time.

As for truck traffic onto McTigue for the CDL pad, the applicant has addressed this by clarifying the training schedule. CDL classes will have a maximum of ten (10) students per semester, and operates similar to a conventional driver's education. One trainer may have multiple students in the tractor at a time. Two-hundred total hours of training are required, including 56 hours in the classroom and 144 hours of range and road training. Tractor-trailer style commercial vehicles exiting onto McTigue will not be a daily occurrence, and shall be relatively infrequent. Should traffic become a cause for concern for the wellbeing of nearby residents and land uses, this special use permit can be reviewed and modified or revoked in order to address any concerns. The Division of Transportation did not object to the proposed traffic flow.

Landscaping

The improvements on site, aside from the CDL pad, are surrounding by a seven-foot (7') black picket curved fence. The following landscaping requirements apply to the site and are addressed on the landscape plan:

- A thirty-foot (30') frontage greenbelt is required with one (1) tree per thirty feet (30') of frontage. Existing trees not being removed at the perimeter of the site and within the frontage greenbelt shall be labeled to meet requirements of TMC§1108.0202 – *Frontage Greenbelt*.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

- Interior parking lot landscaping is required and provided per TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)*. Landscaped islands are utilized at either side of the new employee parking – none is provided within the CDL pad as it is to be kept clear for training purposes.
- Screening is required for outdoor storage and provided on the site plan in such a way as to screen views from both Rogers High School and the public right-of-way per TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)*. The screening also lessens the visual impact of the large fence adjacent to a residential neighborhood.
- Perimeter screening for new parking lots is required, including a continuous row of shrubs to block headlights. The depicted row of shrubs shall need to be extended north along the western side of the CDL pad to assist in the screening of headlights from the right-of-way.

A water quality basin with grass is shown on the site. The basin shall meet the approval of the City of Toledo Engineering Office. The bottom of the basin shall have native plants and grasses appropriate for the stormwater facility. No stone, riprap, concrete, or other impervious material shall be allowed unless required by the City of Toledo and ODNR.

The applicant has requested two (2) waivers to the Toledo municipal code. The first waiver is for the perimeter parking lot landscaping as required per TMC§1108.0204 along the east side of the bus parking lot. The applicant intends to reuse existing parking areas and simply resurface and reconfigure the spaces. In lieu of the plantings, a seven-foot (7') high decorative fence is proposed. Staff supports the proposal as it improves upon a non-conformity while working with in the physical constraints of the site.

The second waiver requested is to TMC§1108.0406 – Irrigation/Watering. Landscaped areas must be irrigated as necessary to maintain required plant materials. The applicant has requested a waiver and intends to use, in lieu of an automatic watering system, 20-gallon watering bags until the plants are established. Staff does not support the waiver to irrigation at this time. Without sufficient evidence as to the efficacy of the proposed irrigation alternative, as well as the long-term viability of plant materials that have be installed without an irrigation system, staff does not find the proposal meets the intent of the zoning code. The applicant is encouraged to submit examples of other school sites which have had landscaping maintained successfully in such a manner in order to reconsider the proposed waiver.

STAFF ANALYSIS (cont'd)

Building Design and Materials

No new primary structures are proposed. An accessory structure is proposed which shall not include lighting nor heat, and shall require appropriate permitting.

Propane Storage

Propane storage in a residential zoning district is subject to review for its effects on surrounding land uses. The tank itself is situated greater than two-hundred (200) feet from neighboring residential uses, and protected by a seven-foot (7') decorative fence. Furthermore, stormwater management is placed around it to prevent easy access from the Roger's High School side of the tank. The Bureau of Fire Prevention was solicited for review of this application. No objection was provided from the Bureau, and all relevant comments are included in the end of this document.

The applicant has supplied safety information and specifications for the storage and dispensing systems. The system utilizes safety features such as filling connections separated from the point of transfer, increased resilience to vibrance, a differential bypass, and an excess flow valve. A remote emergency shutoff is required at least 3 feet from the point of transfer per the manufacturer's specifications.

A fire safety analysis for a similar system in Winter Springs, Florida, dated March 10, 2021, was submitted with the application. The full analysis is attached to this report as Exhibit "A". The full summary is available for review in the Plan Commission Office. The introduction to the executive summary reads the following:

"With any facility involving the handling of a substance considered to be a hazardous material, there is always an inherent risk. Based on the design of the facility relative to product containment and measures that provide for prevention of an unintentional release of Liquefied Petroleum Gas, this analysis concludes that the facility, with its safety system design, complies with the requirements of NFPA 58, and State and Local Codes regarding baseline design criteria for protection against fires and explosions."

Neighborhood Meeting

A neighborhood meeting has been required for this case pursuant to TMC§1111.0202. The meeting is scheduled for January 3, 2023 from 5:30-6:30 PM at the Rogers High School Library.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Institutional Campus. Institutional Campus land use designations are intended to allow for campus-like settings, such as hospitals, schools and colleges. This designation is intended to promote and enhance the development and expansion of medical, educational, and other large institutional uses. The proposed site plan meets the goal of the Toledo 20/20 Comprehensive Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-11001-22, a Special Use Permit for a CDL Driving Pad with Propane Storage at 5600 Hill Ave to Toledo City Council for the following two (2) reasons:

1. The proposed use meets the stated purpose of the Zoning Code (TMC§1111.0706(A) – *Review & Decision-Making Criteria*); and,
2. The request is compatible with adjacent uses in terms of scale, site design, and operating characteristics (TMC§1111.0706(C) – *Review & Decision-Making Criteria*).

The Toledo City Plan Commission recommends approval of the following two (2) waivers:

Chapter 1108 – Landscaping and Screening

1108.0204(C)(2) – Parking Lot Landscaping – Quantity Requirements - Perimeter

A perimeter landscape buffer shall be provided abutting the parking area and to visually screen all off-street loading facilities from view of Residential districts and public right-of-ways. A minimum of at least one canopy tree must be provided for each 40 linear feet, plus a continuous shrub with a minimum height of 18 inches (when installed so as to achieve full screening at maturity). As this section of code relates to the east side of the bus storage area abutting residential uses.

Approve a waiver to the required perimeter landscaping to the east of the bus storage area. Plan Commission recommends approval due to the constraints of the existing site, which is not planned to be reconfigured.

Chapter 1108 – Landscaping and Screening

1108.0406 – Irrigation/Watering

Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation shall be required for projects of over ½ acre in site area. Irrigation plans must be submitted with the development plans and must contain all construction details.

PLAN COMMISSION RECOMMENDATION

Approve of a waiver to the required irrigation for plant materials.

The Toledo City Plan Commission recommends approval of SUP-11001-22, a Special Use Permit for a CDL Driving Pad with Propane Storage at 5600 Hill to Toledo City Council subject to the following **forty-two (42)** 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 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
4. Show the existing 8-inch diameter private fire line on each plan sheet. Maintain a minimum of 5 feet of cover over the top of the existing private fire line. Maintain 18 inches of vertical clearance between the existing private fire line and proposed storm sewer.
5. The stormwater plan can be considered substantially complete for site plan purposes, but further stormwater review is necessary for approval of a construction permit. The review necessary for it begins with a full submittal of multiple items as outlines on the regional submittal cover sheet, listed under the heading for submittal step 1: <https://tmacog.org/water/stormwater/stormwater-pollution-prevention-plan-swp3>
6. Toledo infrastructure requirements for stormwater management of a project of this size are per the document available online in the drop down menu on this page: <https://toledo.oh.gov/business/how-to-build-in-the-city/building-inspection-permits>

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services (cont'd)

7. Following the stormwater review additional items are needed to complete the application:
 - a. As outlined on the regional SWP3 submittal cover sheet, submittal step 2.
 - b. Fee and a Toledo Licensed Sewer Contractor for the sewer construction permit.

Water Distribution

8. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
9. Detailed plans for any proposed water main shall be submitted to the Division of Water Distribution for review and approval.
10. The water meter setting detail, including meter bypass (if applicable) and backflow preventer, shall be submitted to the City of Toledo Backflow Prevention Coordinator, 401 S Erie Street, Toledo, OH 43604 for review and approval. Approval of site utility plan is contingent on approval of meter setting and backflow preventer.
11. All commercial properties are required to have approved backflow protection devices installed on the domestic water service and fire protection lines. Installation of the devices must be verified by the Division of Water Distribution and all devices must be registered with BSIonlinetracking.com @ (800) 414-4990. Contact the Division of Water Distribution (419-392-2032) to verify the backflow prevention requirements for the site.
12. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
13. Detailed water plans shall also be submitted to Fire Prevention for review and approval.
14. Sheet C06:
 - a. It appears that there is going to be a grading cut for the proposed storm water management area in the middle of the site. The "dog-leg" at the southern end extends over the existing water main. There shall be 5 feet of cover maintained over the existing water main.
 - b. There shall be a minimum 18" clearance between the proposed outlet from the proposed storm water management area to the existing ditch and the existing water main.

PLAN COMMISSION RECOMMENDATION (cont'd)

Fire Prevention

15. Check with the State Fire Marshalls office for the requirements on above ground tank permitting.
16. Construction documents are required.
17. All LP gas equipment shall be installed in accordance with the international Fuel Gas Code, FPA 58 and the Ohio Fire Code.
18. Fire Department Accessibility.

Division of Environmental Services

19. Applicant shall maintain compliance with the City of Toledo's Storm Water 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.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
20. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
21. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
22. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
23. 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 RECOMMENDATION (cont'd)

Division of Transportation

24. Six auto and one van accessible parking spots are required with 5' loading aisle for auto and 8' loading aisle for van per TMC 1107.1700
25. Wheel stops are required at all parking spaces abutting sidewalks, buildings, planting areas and property lines per TMC 1107.1907.
26. Bicycle parking is required per TMC 1107.0900.
27. Label driveway apron and curb cut to be removed and replaced with new curb and grass to match adjacent areas.

Plan Commission

28. The portion of the property identified as the site for purposes of the improvements shall be separated from the parcel with the High School via a lot split or replat and combined with any other portions intended to be used. **Survey provided for split is acceptable, split and combination shall still need to be applied for.**
29. A minimum of one (1) van accessible spaces shall be provided on a revised site plan TMC§1107.1701. A minimum of six (6) auto accessible spaces shall be provided. **Not acceptable as depicted.**
30. Any spaces reserved for the use by persons with physical disabilities shall adhere to the standards outlined in TMC§1107.1700.
31. Twenty-five (25) bicycle parking spaces are required.
32. Installation of propane system. must comply to the requirements for permits set forth in Chapter 1511 of the Fire Prevention Code at 1365 of the Building Code pertaining to liquefied petroleum gases.
33. 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 (**if applicable**).
34. 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. **Acceptable as depicted on site plan.**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

35. A minimum of one litter receptacle shall be provided near the employee parking area.
Not acceptable as depicted, none provided.
36. The relocated pedestrian walkway shall be designed in such a way as to be fully accessible to people with physical disabilities.
37. No free-standing signs greater than forty-two inches (42") from grade are permitted – any proposed signage must meet the requirements of signs per Toledo Municipal Code Title Nine – Sign Code.
38. 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:
 - a. A thirty-foot (30') greenbelt is required along each frontage, and shall include one (1) tree per every thirty feet (30') of frontage. The portion of the site with a parking lot facing right-of-way shall include a solid evergreen hedge planting to screen the parking lot so that no headlights of any vehicles can be seen from the public street. **Acceptable as depicted.**
 - b. The solid evergreen hedge plantings shall be extended north along the CDL pad to screen headlights from the right-of-way. **Not acceptable as depicted**
 - c. All parking areas visible from the right-of-way or adjacent properties shall be screened from view using an evergreen hedge line so that no headlights of any vehicle can be seen. **Acceptable as depicted.**
 - d. Perimeter landscape parking is required along the eastern side of the parking lot containing at least one canopy tree must be provided for each 40 linear feet, plus a continuous shrub with a minimum height of 18 inches. **Not acceptable as depicted. Landscaping or waiver required.**
 - e. The total interior landscaping required in parking lots is twenty (20) square feet per parking and stacking space; **Acceptable as depicted.**
 - f. Landscape areas within the parking area must be peninsular or island types and must be constructed with six-inch (6") by eighteen-inch (18") concrete curbing, cast-in-place, extruded, or by some other process approved by the Planning Director;

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- g. Six (6) shrubs are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. One (1) canopy tree may substitute for three shrubs. Thirty (30) shrubs required, twenty (20) shrubs and five (5) trees are provided. **Acceptable as depicted.**
 - h. All parking spaces must be within 100 linear feet of a landscaped area; **acceptable as depicted.**
 - i. Landscaped areas must be irrigated as necessary to maintain required plant materials in good and healthy condition. Irrigation plans must be submitted with development plans and must contain all construction details. Irrigation plan or waiver required.
 - j. Topsoil must be back filled to provide positive drainage for the landscape area.
 - k. 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.
 - l. 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.
 - m. The location, height, and materials for any fencing to be installed and maintained; Pursuant to TMC§1105.0402(A)(1), fences may not exceed three and a half feet (3.5') in height in the required front setback. **Location acceptable as depicted.**
 - n. A seven-foot (7') solid fence screening the eastern side of the site from neighboring residential uses. **Not acceptable as depicted.**
39. 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.
40. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. 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.
42. 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

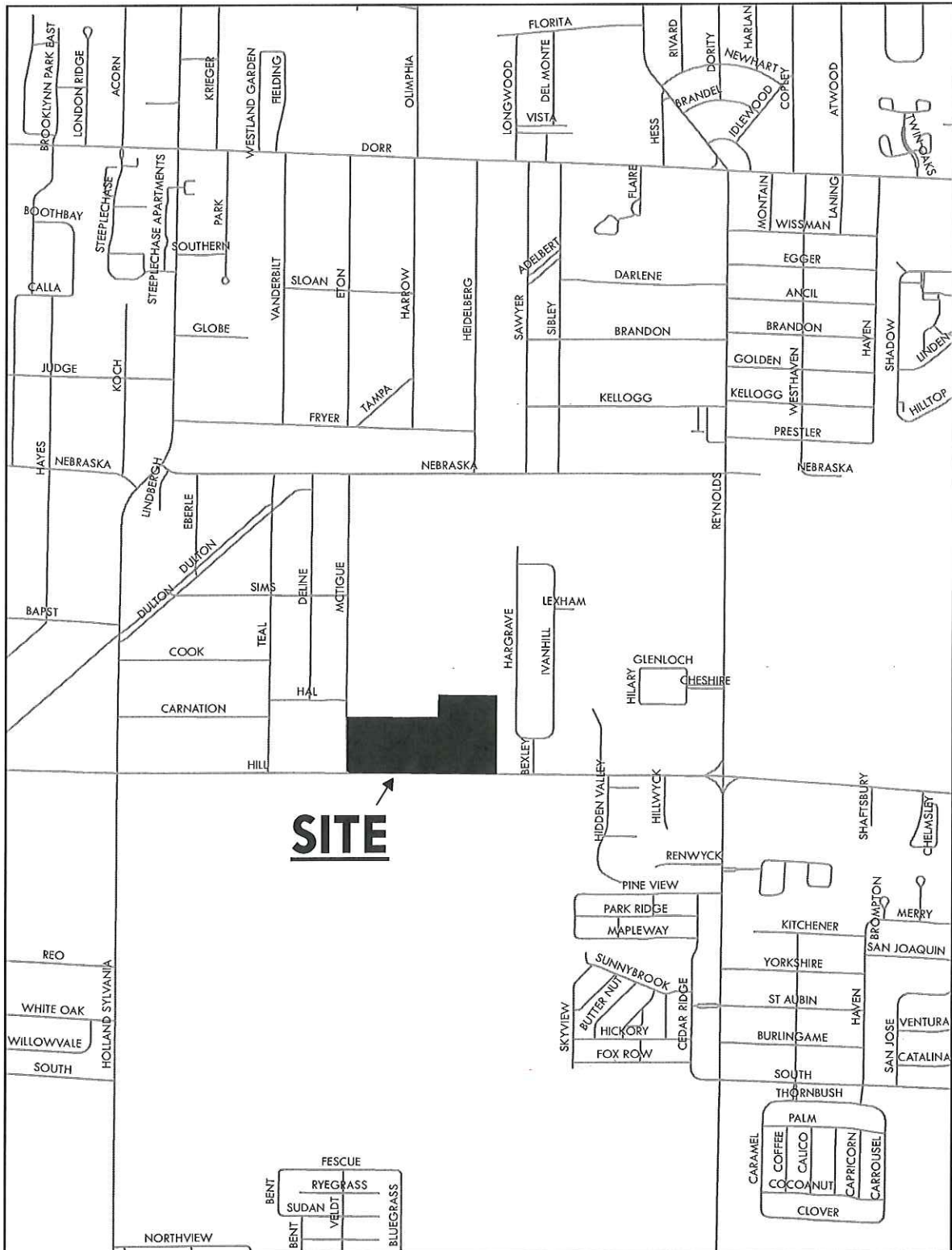
Five (5) sketches follow

Exhibit "A" follows

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

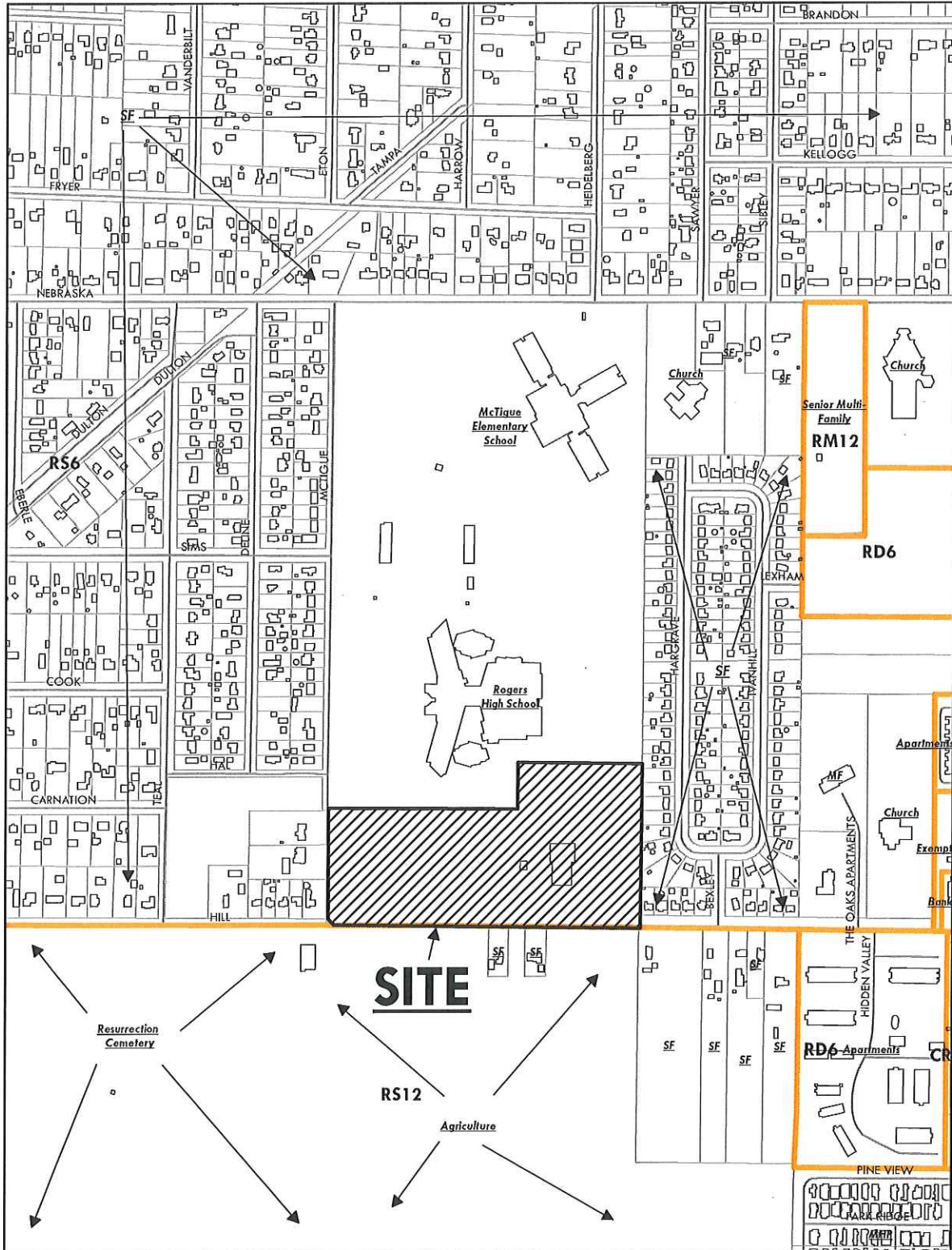
GENERAL LOCATION

SUP-11001-22
ID 119



ZONING & LAND USE

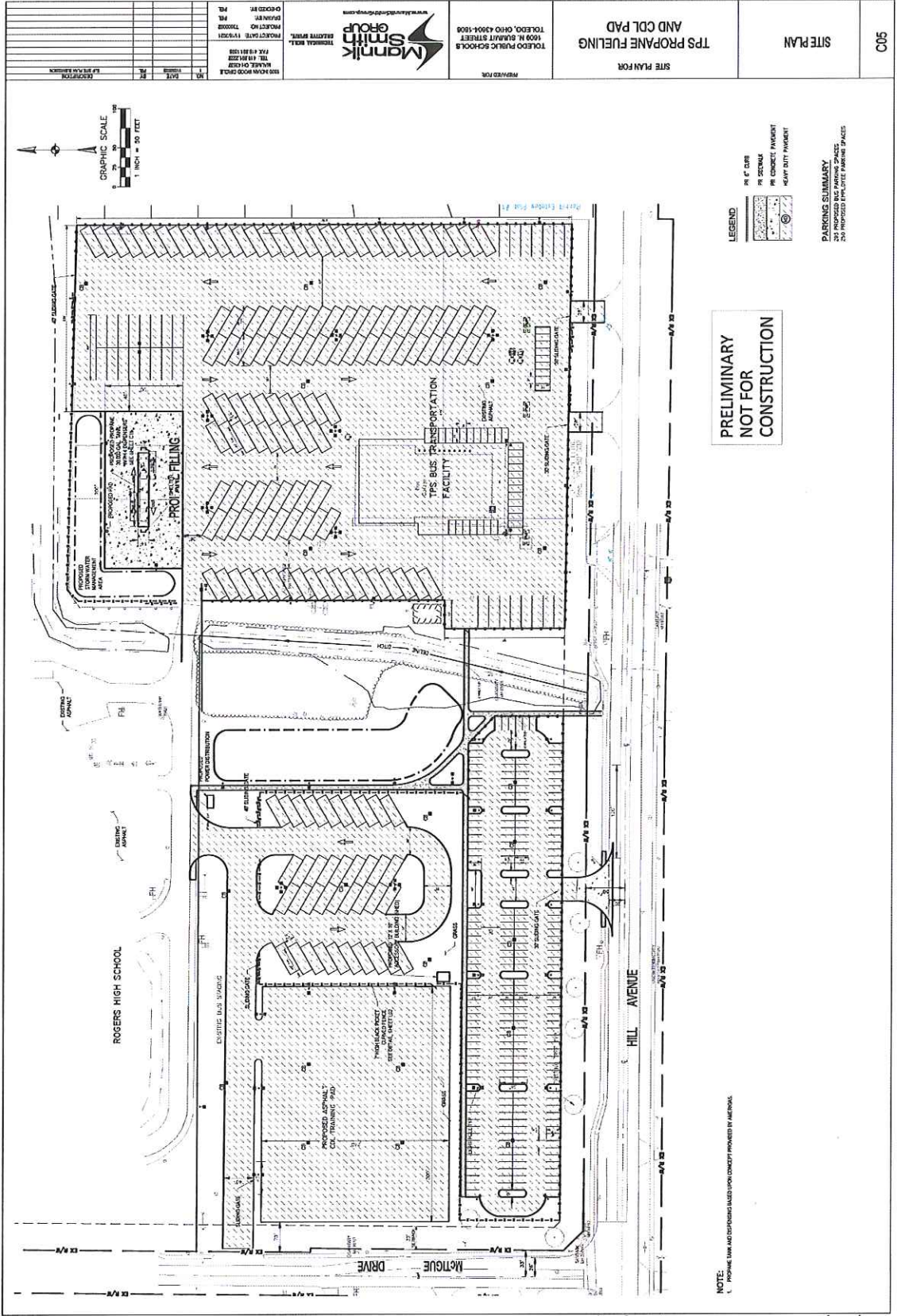
SUP-11001-22
ID 119





SUP-11001-22
ID 119

SITE PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION

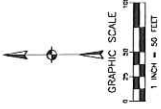
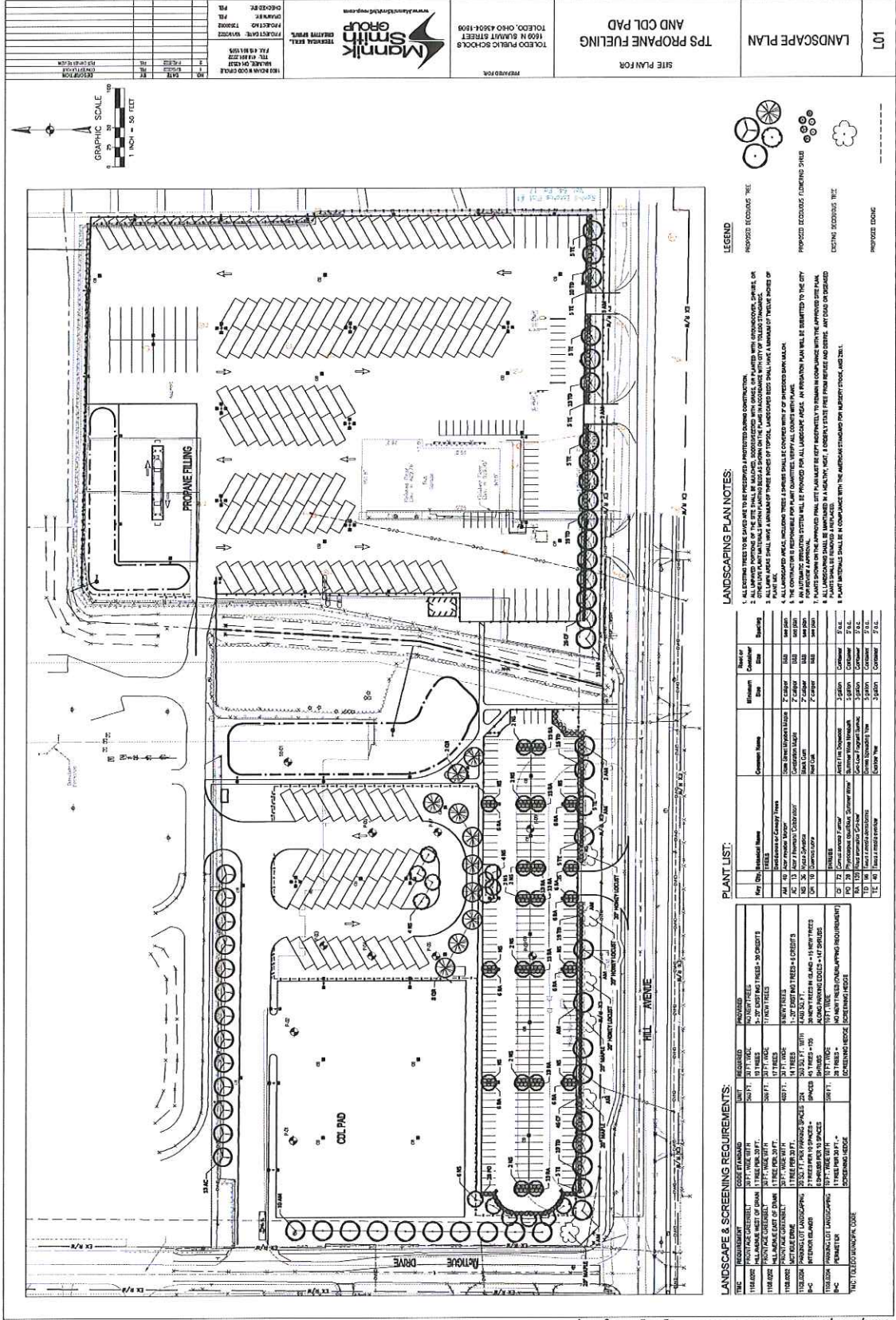
NOTE:
1. PROpane FUELING AND DISPENSING SALES SPOT CONCEPT PROVIDED BY AETRIKAS.

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SUP-11001-22 ID 119

LANDSCAPE PLAN



180 N. HAWKWOOD ROAD
TOLEDO, OH 43622
761-461-7000
WWW.MANNIKGROUP.COM



1609 N. GUMMAT STREET
TOLEDO, OH 43624-1908

SITE PLAN FOR
TPS PROPANE FUELING
AND CDL PAD

LANDSCAPE PLAN
101

- ### LEGEND
- PROPOSED EXISTING TREE
 - PROPOSED EXISTING LANDSCAPING
 - EXISTING EXISTING TREE
 - PROPOSED EXISTING

- ### LANDSCAPING PLAN NOTES:
- ALL EXISTING TREES TO BE SAVED ARE TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 - ALL TREES AND LANDSCAPING TO BE INSTALLED SHALL BE INSTALLED WITHIN THE CITY OF TOLEDO, OHIO.
 - ALL TREES TO BE INSTALLED SHALL HAVE A MINIMUM CALIPER DIAMETER OF 2 INCHES AT 4.5 FEET ABOVE THE GROUND.
 - ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE CITY OF TOLEDO, OHIO. ALL TREES TO BE INSTALLED SHALL BE SUBMITTED TO THE CITY OF TOLEDO, OHIO FOR REVIEW AND APPROVAL. ALL TREES TO BE INSTALLED SHALL BE INSTALLED WITHIN THE CITY OF TOLEDO, OHIO.
 - ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE CITY OF TOLEDO, OHIO.
 - ALL TREES TO BE INSTALLED SHALL BE INSTALLED WITHIN THE CITY OF TOLEDO, OHIO.

PLANT LIST:

Any City Requiring Name	Minimum Size	Quantity	Planting Date
AM 01 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 02 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 03 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 04 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 05 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 06 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 07 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 08 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 09 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 10 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 11 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 12 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 13 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 14 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 15 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 16 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 17 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 18 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 19 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job
AM 20 - 4' x 4' Prairie Dog Rose	2' Caliper	150	See Job

LANDSCAPE & SCREENING REQUIREMENTS:

SCREENING	REQUIREMENTS
100 FT. BUFFER ZONE	50' MIN. TREE HEIGHT - 25 CREDITS
200 FT. BUFFER ZONE	60' MIN. TREE HEIGHT - 30 CREDITS
300 FT. BUFFER ZONE	70' MIN. TREE HEIGHT - 35 CREDITS
400 FT. BUFFER ZONE	80' MIN. TREE HEIGHT - 40 CREDITS
500 FT. BUFFER ZONE	90' MIN. TREE HEIGHT - 45 CREDITS
600 FT. BUFFER ZONE	100' MIN. TREE HEIGHT - 50 CREDITS
700 FT. BUFFER ZONE	110' MIN. TREE HEIGHT - 55 CREDITS
800 FT. BUFFER ZONE	120' MIN. TREE HEIGHT - 60 CREDITS
900 FT. BUFFER ZONE	130' MIN. TREE HEIGHT - 65 CREDITS
1000 FT. BUFFER ZONE	140' MIN. TREE HEIGHT - 70 CREDITS

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TPS
PROUD
TOLEDO PUBLIC SCHOOLS
Transportation Department
5600 Hill Avenue
Toledo, Ohio 43615-5811

METROPLER MI 480
20 DEC 2022 44 42



US POSTAGE by PITNEY BOWES
ZIP 43608 \$ 000.44⁰
02 4W
0000353268 DEC 20 2022

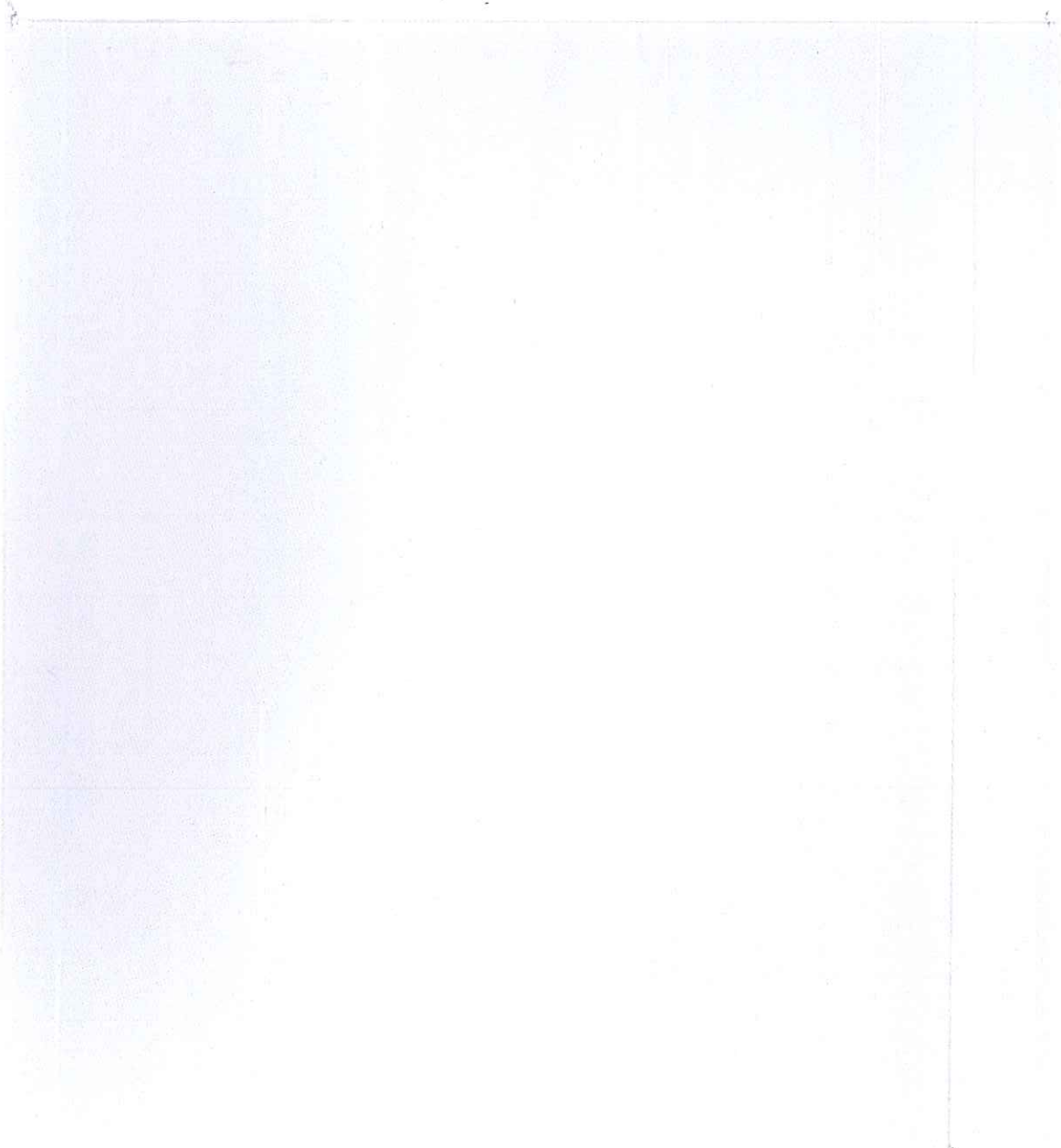
*Join us Wednesday, January 3, 2023
from 5:30-6:30 p.m. in the
Rogers High School Library*

RECEIVED
DEC 22 2022

Jonny Latsko, Planner
and/or current resident
1 Government Ctr Ste 1620
Toledo, OH 43604-2270

**TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS**

3604-227020



Toledo Public Schools Community Meeting

WHERE: *Rogers High School Library*

WHEN: *Wednesday, January 3, 2023 from 5:30-6:30 p.m.*



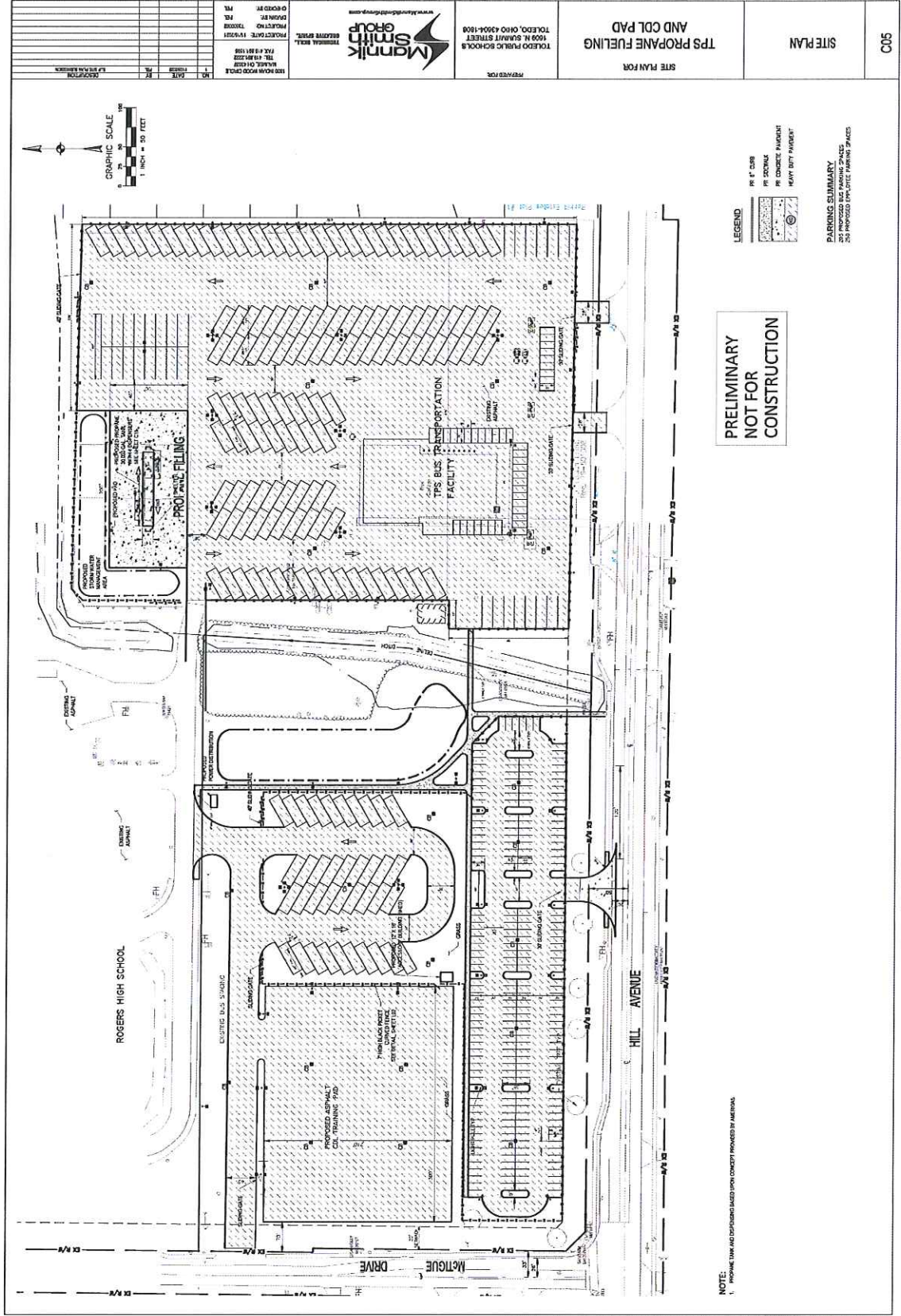
Learn more about the proposed installation of a CDL Training Pad, Propane Filling Station and site improvements at our Transportation facility. Contact rmendenh@tps.org for comments/questions.





SUP-11001-22
ID 119

SITE PLAN



C05

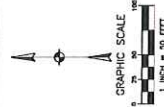
SITE PLAN

TPS PROPAANE FUELING AND CUL PAD
SIT PLAN FOR

TOLEDO PUBLIC SCHOOLS
1909 N. SUMMIT STREET
TOLEDO, OHIO 43604-1808



14455 WOODCREEK BLVD
COLUMBUS, OHIO 43240
TEL: 614.222.1100
FAX: 614.222.1108
PROJECT NO.: 14-0001
DATE: 11/20/22
DRAWN BY: JEL
CHECKED BY: JEL



PRELIMINARY
NOT FOR
CONSTRUCTION

LEGEND

- R CONCRETE
- P PARKING
- C CONCRETE PAVEMENT
- A ASPHALT

PARKING SUMMARY

PROPOSED PAVED SPACES	250
PROPOSED ASPHALT PAVED SPACES	0
TOTAL	250

NOTE:
1. PROPOSED PARKING AND DRIVEWAYS BASED UPON CONCEPT PROVIDED BY ARCHITECTS.

Latsko, Jonathan

From: Gibbons, Julie
Sent: Thursday, January 5, 2023 10:43 AM
To: Latsko, Jonathan
Subject: FW: Did you attend the neighborhood meeting last night?

For your file if you choose

From: Joyce K <karj05@aol.com>
Sent: Thursday, January 5, 2023 10:29 AM
To: Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>
Subject: Re: Did you attend the neighborhood meeting last night?

Yes we did. There was one other neighbor there also. The reminder card that was sent out had the right date but the wrong day. A couple of other people I spoke with were planning on attending thought the meeting was Wednesday due to the error on the card. I was happy Mr. Cherry and Ms McPhearson attending. Mr. Cherry really was on our side about this issue. They are going to have another meeting and notify people correctly this time. The only change the school made was to now put the propane tank at the back of the bus parking area. This is still unacceptable because it will affect the neighbors that live on the other side of the bus garage. We'll keep after them to reconsider. Thank you for everything. Keep me updated on any meetings you hear about. Joyce Karpanty

-----Original Message-----

From: Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>
To: 'Joyce K' <karj05@aol.com>
Sent: Wed, Jan 4, 2023 7:44 am
Subject: Did you attend the neighborhood meeting last night?

Julie A. Gibbons, Esq
Assistant Clerk of Council
One Government Center Suite 2140
Toledo, Ohio 43604
419-936-3644
Julie.Gibbons@toledo.oh.gov

Latsko, Jonathan

From: Gibbons, Julie
Sent: Wednesday, December 28, 2022 3:43 PM
To: Latsko, Jonathan
Subject: FW: Please vote no on Special Use Permit request, SUP-11004-21

From: Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>
Sent: Wednesday, March 16, 2022 7:53 AM
To: *City Council <CityCouncil-1@toledo.oh.gov>
Subject: FW: Please vote no on Special Use Permit request, SUP-11004-21

Members,

Please see the email I received this morning regarding the Special Use Permit for Mctigue school . TPS (Applicant has requested a deferral to the April meeting so they can continue to work with the fire department.

Julie Gibbons

From: Sarah Karpanty <sarahkarpanty@gmail.com>
Sent: Tuesday, March 15, 2022 8:03 PM
To: Dendinger, Gerald <Gerald.Dendinger@toledo.oh.gov>; Gibbons, Julie <Julie.Gibbons@toledo.oh.gov>
Cc: Joyce K <karj05@aol.com>
Subject: Please vote no on Special Use Permit request, SUP-11004-21

Dear Mr. Dendinger and Ms. Gibbons-

Thank you for your service to the City of Toledo as Clerk and Assistant Clerk of Council. I kindly would like to request that you enter this email into the record of the March 16th 2022 Planning and Zoning Commission scheduled for 4pm tomorrow. I know that my parents, Dennis and Joyce Karpanty who live on McTigue Drive (cc'd here), have been corresponding with you regarding SUP-11004-21. Thank you for your assistance so far on this matter.

I wanted to also share a [change.org](https://link.zixcentral.com/u/3942376d/5EB0gLyk7BGb7eM9sebghQ?u=https%3A%2F%2Fchng.it%2FmVsmDh9Xyf) petition that I started and that has been signed so far by me along with Joyce Karpanty, Dennis Karpanty, Linda Herrera, Herbert Sommers Jr, Brittany Biegaj, and Chloe Wentworth. The petition can be found

here: <https://link.zixcentral.com/u/3942376d/5EB0gLyk7BGb7eM9sebghQ?u=https%3A%2F%2Fchng.it%2FmVsmDh9Xyf>

I also am hoping that some of the neighbors have reached out to Council Members and the school board.

I am fully supportive of the CDL training pad component of this SUP request, but I think that the 30,000 gallon propane tank in this neighborhood is reckless. I also think that the dramatic expansion of the bus terminal will degrade the quality of life in this hard-working neighborhood. I grew up in this neighborhood and visit home with my family multiple times per year. I always make sure to spend freely when visiting Toledo to support the local economy. I saw my neighborhood really struggle during the Great Recession starting in 2008, but in recent years I have been delighted to see the neighborhood bounce back and now kids play and people walk dogs again around Rogers High Park. I know that there are other blighted industrial areas in Toledo from my frequent visits home. You have an easy out here and one that will save the character of this neighborhood: please move the location of this 30,000 gallon propane tank and bus terminal to an area of lower human density and one in need of economic revitalization.

I would be thrilled to hear updates from you on this matter. You may reply to me on this email or my cell phone is 540-557-7432. I will also plan to monitor the Planning Commission agendas until we hear an update on this matter.

Thank you again for your service. I greatly appreciate your time.

Kind regards,
Sarah Karpanty

Links contained in this email have been replaced by ZixProtect Link Protection. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

January 12, 2023

TO: Plan Commission
FROM: Plan Commission Staff
SUBJECT: Propane Tank Study

After publication of the Staff Report for January 12, 2023, staff received several inquiries regarding case SUP-11001-22 a request for a special use permit for a CDL Driving Pad with propane Storage at 5600 Hill Avenue. The primary concern raised was the safety of placing a 30,000-gallon propane tank within a residentially zoned area. Safety documentation has been submitted by the applicant, and much of it included in the staff report. There is not, however, precedent for a 30,000-gallon propane tank to be installed in residentially zoned areas within the city limits based on staff research. Staff has compiled case studies of other communities nationally with large propane tanks in residential areas.

The following is a summary of two case studies:

1. Laketrans – Lake County Regional Public Transportation (Exhibit “A”)

Tank Location: 555 Lakeshore Blvd, Painesville, OH 44077

Summary: The tank is located at the transportation services building for the Lake County Public Transit Authority. The tank is located on the south side of the building. The site is currently zoned Light Industrial, however directly abuts single family zoning to the north. The tank is 30,000 gallons.

2. Upper Moreland School District (Exhibit “B”)

Tank Location: 2900 Terwood Road, Willow Grove, PA 19090

Summary: This tank is located within the bus parking area south of Upper Moreland Senior High School. The site is currently zoned Institutional. Directly south of the institutional zoned site is zoned for single family uses. The tank is 18,000 gallons.

Exhibit “A” follows

Exhibit “B” follows

ET, JGL

EXHIBIT "A"

Laketrans Location, Aerial View from Google Maps (Retrieved 1/11/23)
Approximate tank location circled in red.



Laketrans location Zoning Map (Retrieved from Painseville Township Website on 1/11/23)
Approximate tank location circled in red.

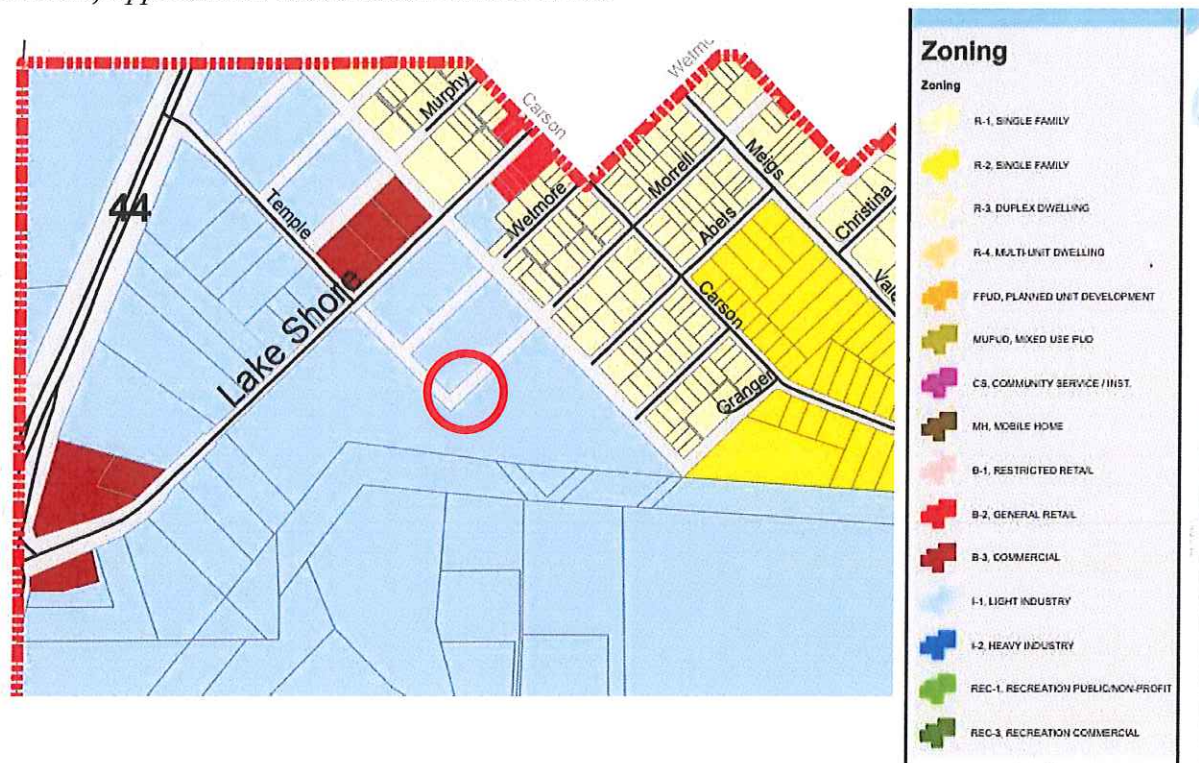
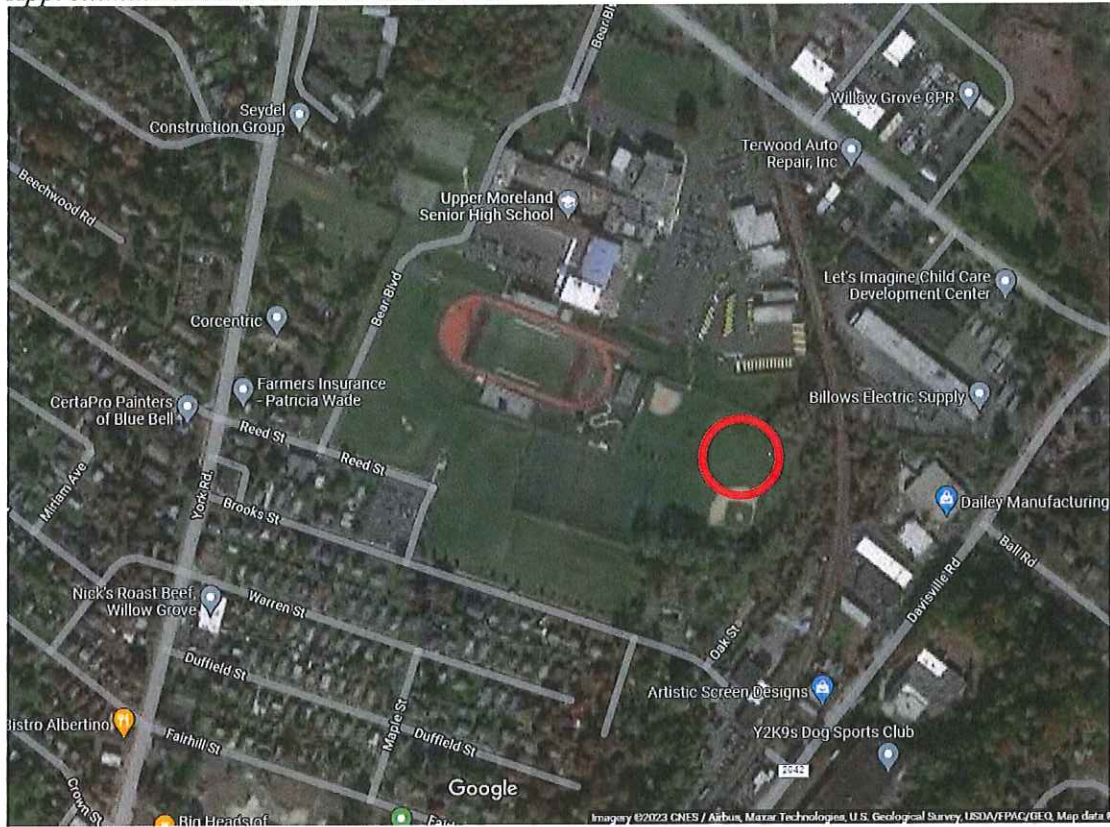


EXHIBIT "B"

Upper Moreland School District, Aerial View from Google Maps (Retrieved 1/11/23)

Approximate tank location circled in red.



Upper Moreland Zoning Map (Retrieved from Upper Moreland Website on 1/11/23)

Approximate tank location circled in red.

