



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: January 14, 2021

REF: SUP-9002-20

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 new school at 1936 and 2010 Northover Road

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, January 14, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a new school
Location	-	1936 and 2010 Northover Road
Applicant	-	Kadee Anstadt Washington Local Schools 3505 W Lincolnshire Blvd Toledo, OH 43606
Architect	-	Rusty Wilke The Collaborative One Seagate, Park Level 118 Toledo, OH 43604
Construction Manager	-	Keith Recknagel Program Solutions 1718 Indian Wood Circle, Suite D Maumee, OH 43537

Site Description

Zoning	-	RS6 and POS / Single Family Residential and Parks and Open Space
Area	-	±24.7 acres
Frontage	-	±1,300' along Northover Road
Existing Use	-	Elementary School and City Park
Proposed Use	-	Elementary School

GENERAL INFORMATION (cont'd)

Area Description

North	-	Single family homes / RS6
South	-	Single family homes / RS6
East	-	Single family homes / RS6
West	-	Single family homes / RS6

Parcel History

M-9-51	-	School Site: Washington Township. Traffic Study. PC approved 12/17/1953.
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Parcel History (cont'd)

Z-316-61	-	Resolution 316-61 to establish permanent zoning for the area roughly bounded by Laskey Road, Lewis Avenue, Alexis Road, Howland Road, Christian Avenue and Jackman Road. PC recommended approval 11/30/1961. CC approved 02/28/1962. Ordinance 316-61 passed.
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Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a new school located at 1936 and 2010 Northover Road. The site is ±24.6 acres and is zoned RS6 Single-Family Residential and POS Parks and Open Space. Surrounding land uses include single family homes to the north, south, and west, and east. A Special Use Permit is required for schools located in Residential Zoning Districts. Washington Local Schools is the applicant for the proposed elementary school. Jackman Elementary is currently located at the site, and Washington Local Schools intends to combine Wernert Elementary and Jackman Elementary to form the new Wernert-Jackman Elementary School. The school will serve grades K-5, and 700 students are expected to be enrolled.

STAFF ANALYSIS (cont'd)

Parking and Circulation

The minimum number of required vehicular parking spaces on a site is mandated by Off-Street Parking Schedule "A" (TMC§1107.0300). For elementary schools, the minimum parking spaces required is one (1) per faculty, one (1) per three (3) staff members, and one (1) per fifty (50) students for pick-up/drop off. Seven hundred (700) students are expected to be enrolled at the school, and there will be forty (40) faculty/staff. The site requires a minimum of fifty-four (54) parking spaces and a maximum of eighty-one (81). The proposed site plan shows 102 parking spaces. As permitted in TMC§1107.1400, the applicant submitted an Alternative Parking Plan explaining that the school will host family and community events, including parent-teacher conferences, holiday programs, band and chorus concerts, along with outdoor spring events, and additional parking is required to accommodate attendees. The Plan Director reviewed and approves of the Alternative Parking Plan. The Alternative Parking Plan must be filed with the Lucas County Recorder's office, and the recording is listed as a condition of approval.

The Division of Transportation expressed concerns about available parking for sporting events at the play fields to the north of the site. The applicant submitted a revised site plan on 12/21/20 that depicts overflow parking spaces along the bus loop and the emergency access route near the play fields. The Division of Transportation is in approval of the revised site plan.

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') aisle and four (4) car accessible space with at least a five foot (5') aisle are required for persons with physical disabilities. The site plan submitted shows compliance with this.

Additionally, bicycle parking slots shall be provided pursuant to Off-Street Parking Schedule "A" (TMC§1107.0400). Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. Calculations exceed the allowed maximum, as per TMC§1107.0900, no more than fifty (50) bicycle parking slots shall be required for any use category. The site plan depicts two (2) bicycle racks with fifty-five (55) total spaces, meeting the requirement.

STAFF ANALYSIS (cont'd)

Landscaping

The eastern property on the site, 1936 Northover, was previously Jackman City Park and is home to protected wetlands. Washington Local Schools purchased the property from the City of Toledo with the intention to construct a detention pond for the site's stormwater management. The detention pond is located roughly forty-four feet ($\pm 44'$) from the northern property line and will be 100 feet by 290 feet. Existing trees will buffer the proposed detention pond from abutting residential properties to the north as well as buffer the detention pond from the existing wetlands to the south. As a condition of approval, the existing trees shall remain and as few trees as possible will be removed for the construction of the detention pond.

Per TMC§1108.0202 – *Frontage Greenbelts*, sites over five (5) acres are required to provide a thirty foot (30') frontage greenbelt and contain at least one (1) tree for every thirty feet (30') of frontage. The submitted landscape plan depicts a thirty foot (30') frontage greenbelt along Northover Road with fifteen (15) trees to be planted and four (4) large trees to remain. The remaining trees are credited per TMC§1108.0407(1)(B), and count as fourteen (14) trees due to their large size. The frontage greenbelt requires twenty-two (22) trees, and twenty-nine (29) are provided, meeting the requirement.

Parking lot landscaping is essential to prevent headlights from being seen from public rights-of-way, curb the urban heat island effect, as well as beautify the site. TMC§1108.0204 – *Parking Lot Landscaping (Interior and Perimeter)* states 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 (1) canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"). The site plan and landscape plan submitted depict eight (8) canopy trees and a continuous shrub row for the parking spaces facing Northover Road and is acceptable as depicted.

Pursuant to TMC§1108.0204(B), the total interior landscaping required for parking lots is twenty (20) square feet per parking space. The site's parking lots contain a total of 102 parking spaces, which requires a minimum of 2,040 square feet for interior landscaping provided within the parking lots. Additionally, two (2) canopy trees and 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 (3) shrubs. A total of twenty-two (22) trees and sixty-six (66) shrubs are required in the interior parking. The site plan submitted shows a total of twenty-nine (29) trees and eighty-two (82) shrubs in the site's interior, and meets the landscaping requirements.

STAFF ANALYSIS (cont'd)

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets 2010 Northover Road for Single Family Residential land uses. Single Family Residential Districts are intended to accommodate the development of single dwelling units on individual lots. May also include libraries, schools, churches, and community centers. The district is intended to create, maintain, and promote housing opportunities for individual households, although it may include nonresidential uses, duplexes, and planned unit developments that are typically compatible with residential neighborhoods. The Toledo 20/20 Plan targets 1936 Northover Road for Parks and Open Space. This use is intended to preserve and enhance major open space and recreational areas. The District may also be applied to privately-owned open space areas within residential developments. Includes parks, golf courses, racetracks, marinas, and other areas containing recreational open space and facilities. The proposed use conforms to the Toledo 20/20 Comprehensive Plan.

Staff recommends approval of the request for two (2) reasons. First, the proposed use meets the stated purpose of the Zoning Code, which is to protect the health, safety, and general welfare of the citizens of Toledo. Second, the use compatible with adjacent uses in terms of scale, site design, and operating characteristics.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-9002-20, a request for a Special Use Permit for a new school at 1936 and 2010 Northover Road, to the 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)); and
2. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other impacts associated with the use's operation) (TMC§1111.0706(C)).

The Toledo City Plan Commission recommends approval of SUP-9002-20, a request for a Special Use Permit for a new school at 1936 and 2010 Northover Road, to the Toledo City Council, subject to the following **forty-nine (49)** 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services

1. 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

2. 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.
3. 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.
4. 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.

Contact Joe Warnka at (419) 245-1341 for inspection of above-mentioned items.

5. Water service is available subject to the Rules and Regulations of the Department of Public Utilities.
6. Detailed plans for the water service lines shall be submitted to the Division of Engineering Services for review and approval. Plan design and submittal shall comply with the current version of the City of Toledo DPU Infrastructure Design and Construction Requirements.
7. The current version of "WATER GENERAL NOTES FOR CITY OF TOLEDO PRIVATE WATER MAINS, FIRE LINES AND LARGE SERVICES" shall be included on the plans and can be obtained from the City of Toledo Division of Engineering Services.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

8. 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 43602 for review and approval.
9. 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 (419-936-2839) to verify the backflow prevention requirements for this site.
10. Contact the City of Toledo Fire Prevention Bureau (419-245-1263) to verify the fire protection requirements for this site. Contractors performing work on new or existing fire systems shall be licensed by the State of Ohio Fire Marshall and certified by the City of Toledo Fire & Rescue Department.
11. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
12. New water service taps will be installed by City of Toledo at the developer's expense.
13. If existing public water facilities are in conflict and must be relocated, they will be relocated by the City of Toledo at the owner's cost.
14. Do not construct permanent structures over unmetered water services.
15. Plans for the water service lines shall be submitted to and approved by the Ohio EPA prior to starting construction of the water service lines.
16. Completion of the stormwater review requires submittal of the following:
 - Engineering drawings and calculations compliant with the City of Toledo Infrastructure Design and Construction Requirements. <http://toledo.oh.gov/services/public-utilities/engineering-services/plan-review-process/>
 - Long term operations and maintenance (O&M) plan for Detention and Post-Construction BMP's.
 - A Storm Water Pollution Prevention Plan (SWP3) including a completed Ohio EPA SWP3 checklist.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

17. Following the review process, the following will be needed for final stormwater approval:
 - Fee for the sewer construction permit, which also requires a sewer contractor, licensed with the City of Toledo, to be named for the project.
 - SWP3 contact list for responsible parties. Form is available at <http://www.tmacog.org/storc/swp3.htm>.
 - Covenant for the approved O&M plan.

18. Drainage Plans that incorporate low impact development solutions such as indicated on this proposal are eligible for a reduction in the property's stormwater utility fee through the Stormwater Credit Program, upon application to the program as explained at <http://toledo.oh.gov/services/public-utilities/engineering-services/stormwater-utility-credit-program/>

19. Dredging, filling, clearing, or otherwise altering wetlands is prohibited without first providing proof of compliance with the following permits: Section 401 of the Clean Water Act, Ohio EPA Isolated Wetland Permit, and Section 404 of the Clean Water Act. If a permit does not apply, provide a letter from a qualified professional certifying that they have surveyed the site and determined that the permit is not applicable. All certifications and delineations shall include written concurrence from the U.S. Army Corps of Engineers and/or Ohio EPA, as appropriate, in accordance with protocols currently accepted by the U.S. Army Corps of Engineers.

20. Engineer is proposing a different sanitary discharge location than the existing school discharges to. Engineer shall verify there is adequate capacity in this different line to handle the flow from the new school.

21. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

22. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.

23. If there are any existing structures to be demolished at the site, the sanitary services to such structures will be killed by the City of Toledo at the developers cost.

24. Any previous kills that were not done at the right-of-way line shall be re-killed at the right-of-way to eliminate any active pipes on the property.

PLAN COMMISSION RECOMMENDATION (cont'd)

Sewer & Drainage Services

25. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
26. S&DS requires that the private sanitary lines (after they have 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

27. 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. The minimum setback as required for any wetland areas is to be maintained by all contractors and construction activities.
 - d. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.
28. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
29. 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.
30. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials.
<http://ohiodnr.gov/portals/0/pdfs/invasives/Alternatives to Ohio Invasive Plant Species.pdf>
31. 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)

Fire Prevention

32. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.
33. Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) locations to be approved by the site engineer and the Fire Prevention Dept.
34. Fire apparatus access roads shall be designed and maintained to support imposed loads of fire apparatus and shall be surfaced to support all- weather driving capabilities.
35. Key boxes are required on all access road gates.

Transportation

36. Cross walk is required at Oldham with pedestrian ramps on all four corners.
37. Traffic parking for play fields not shown.

Plan Commission

38. Per Parking Schedule A, the minimum number of parking spaces required for an elementary school is one (1) per faculty member plus one (1) per three (3) staff members plus one (1) space per fifty (50) students for student drop-off and pick-up. **An Alternative Parking Plan was approved on 10/22/2020 by the Plan Director. Alternative Parking Plan must be filed with the Lucas County Recorder's Office.**
39. Any 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.**
40. Per TMC§1107.0400, Off-Street Parking Schedule "A" requires one (1) bicycle parking slot per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff. **Acceptable as depicted.**
41. 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.**

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

42. 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.
43. 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)).
44. 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. If the site is ½ acre or larger, 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; **acceptable as depicted, Plan Commission approved a waiver of TMC§1108.0406 – Irrigation/Watering on 01/14/21,**
 - b. A thirty-foot (30') frontage greenbelt is required along Northover Road and shall include one (1) tree per every thirty feet (30') of frontage; **acceptable as depicted on landscape plan,**
 - c. Perimeter landscaping shall be installed along any parking lot area adjacent to a street, place, or driveway and shall be provided abutting the parking area to visually screen all off-street loading facilities from view of public right-of-ways. A minimum of at least one canopy tree must be provided for each thirty (30) linear feet, plus a continuous shrub with a minimum height of eighteen inches (18"); **acceptable as depicted on landscape plan,**
 - d. Interior landscaping required in parking lots is 20 sqft per parking space. Two (2) canopy trees are required to be installed in interior landscape areas for each ten (10) parking spaces within the parking lot. Six (6) shrubs are required to be installed in interior landscape areas of each ten (10) parking spaces within the parking lot; **acceptable as depicted on landscape plan,**

STAFF RECOMMENDATION (cont'd)

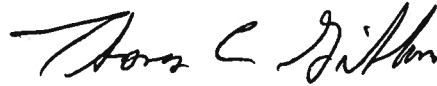
Plan Commission (cont'd)

- e. Topsoil must be back filled to provide positive drainage of the landscape areas;
 - f. 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;
 - g. 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; **acceptable as depicted on landscaping plan;**
 - h. The location, height and materials for any fencing to be installed and maintained. Pursuant to TMC§1105.0302(A)(1), fences may not exceed 3 ½ feet in height in the required front setback, **acceptable as depicted;** and,
 - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
45. New free-standing signs are limited to a height of forty-two inches (42”) from grade and a width of twelve (12) feet. Any proposed signage must meet the requirements of Toledo Municipal Code Title Nine – Sign Code.
46. 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.
47. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
48. 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.
49. 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.

TO: President Cherry and Members of Council
January 14, 2021
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REF: SUP-9002-20

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Thomas C. Gibbons". The signature is fluid and cursive, with the first name being the most prominent.

Thomas C. Gibbons
Secretary

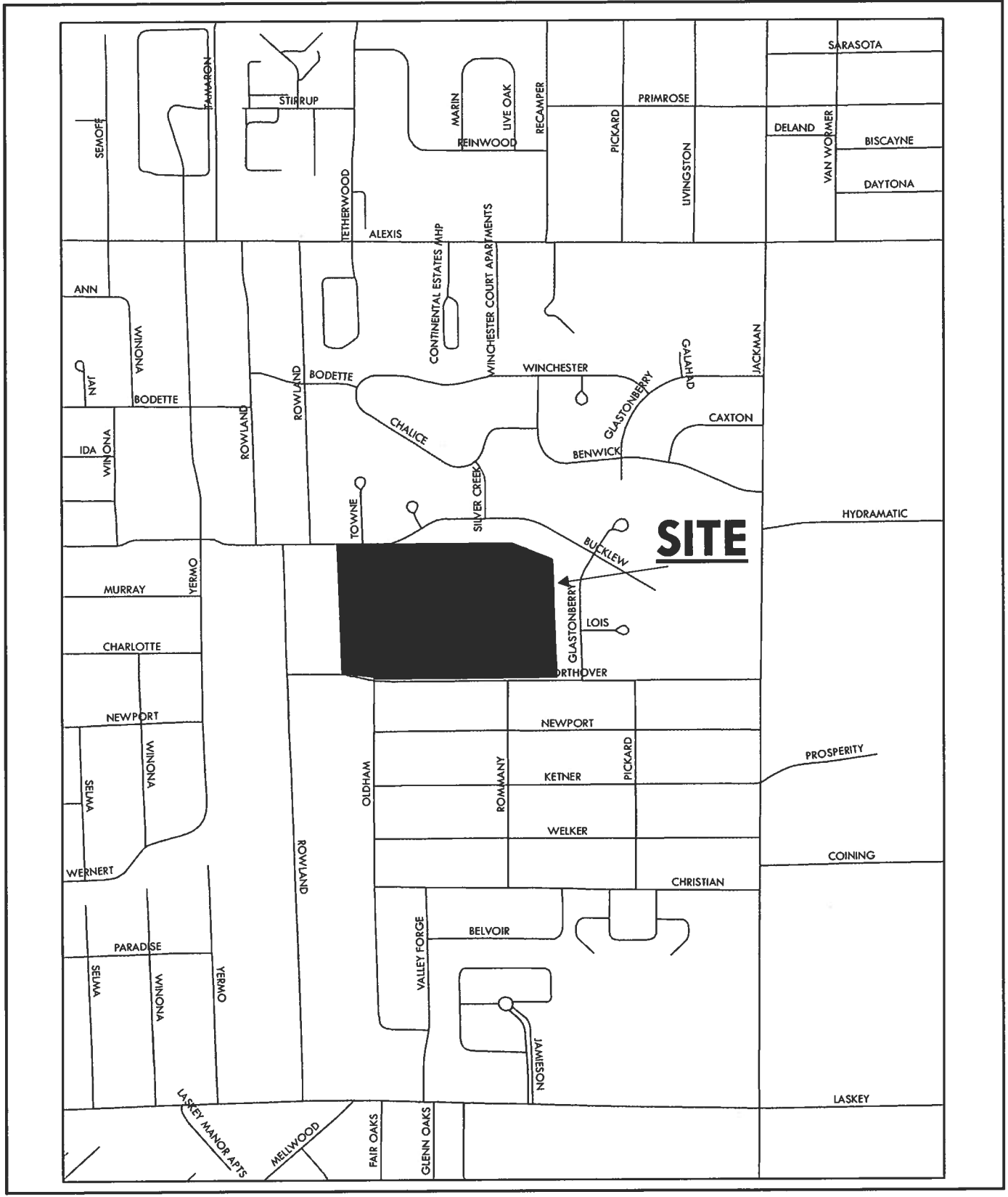
JL/DR

Seven (7) sketches follow

Cc: Kadee Andstadt, Washington Local Schools, 3505 W Lincolnshire Blvd, Toledo OH 43606
Rusty Wilke, The Collaborative, One Seagate, Park Level 118, Toledo OH 43604
Keith Recknagel, Program Solutions, 1718 Indian Wood Circle Suite D, Maumee OH 43537
Lisa Cottrell, Administrator
Dana Reising, Planner

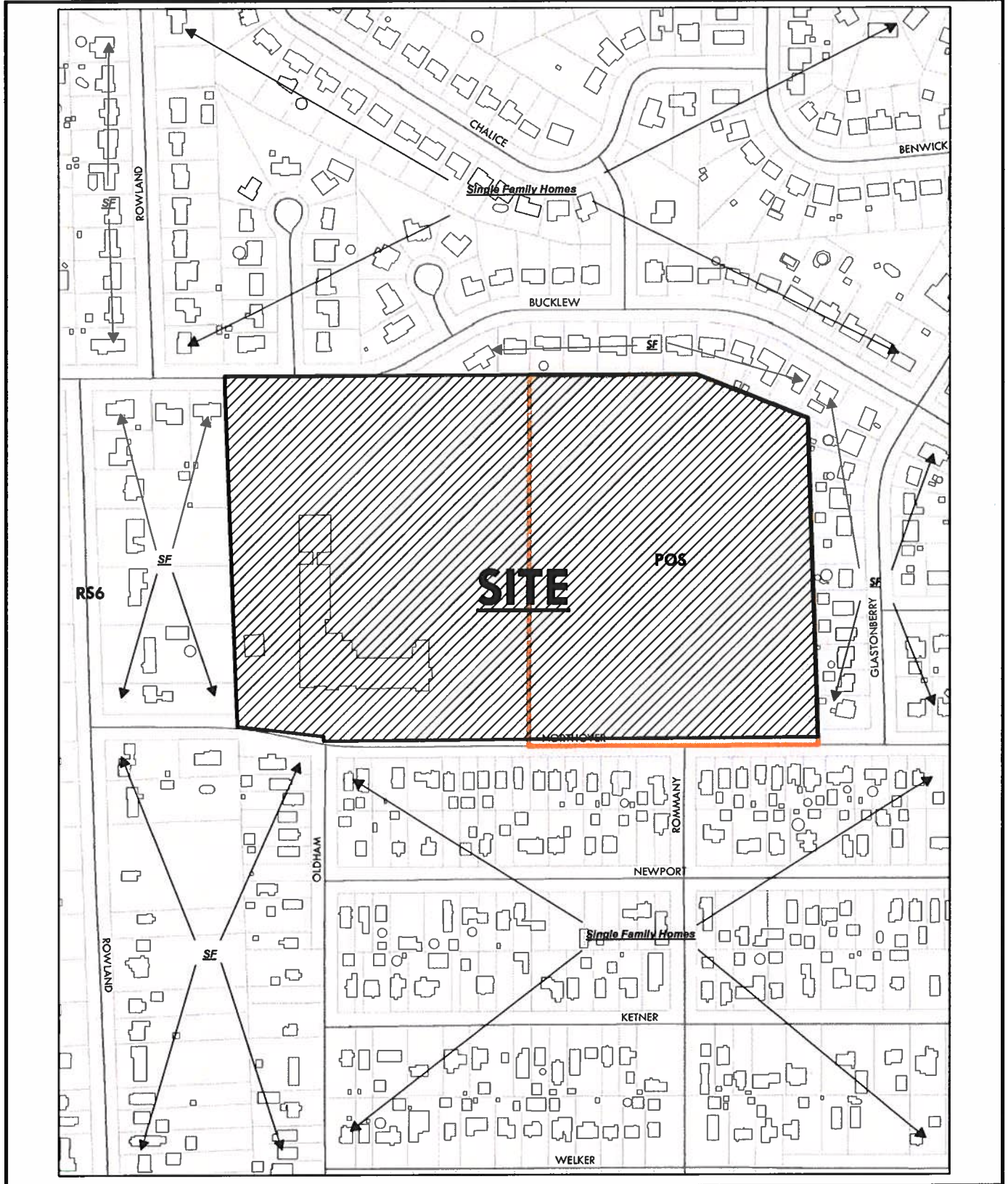
GENERAL LOCATION

SUP-9002-20
ID 56



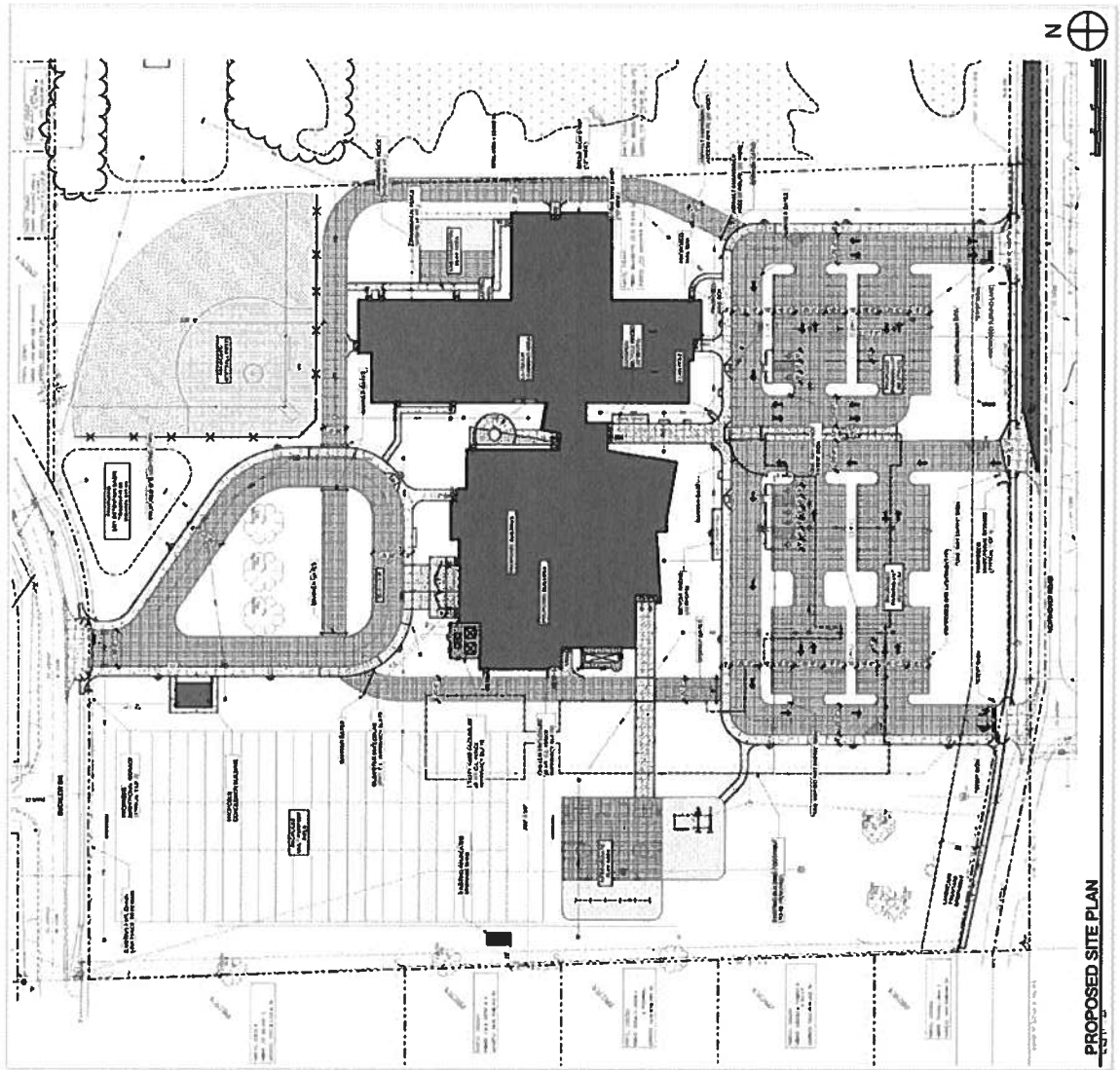
ZONING & LAND USE

SUP-9002-20
ID 56



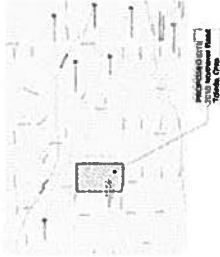
SITE PLAN

SUP-9002-20
ID 56



PROPOSED SITE PLAN

SITELocation MAP



- SITELocation NOTES:**
- 1. REFER TO ALL SCHEDULES FOR MATERIALS, FINISHES, AND CONSTRUCTION METHODS.
 - 2. CONSULT LOCAL AGENCIES FOR PERMITS AND REGULATIONS.
 - 3. VERIFY ALL UTILITIES AND SERVICES BEFORE CONSTRUCTION.
 - 4. MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 - 5. PROTECT EXISTING TREES AND LANDSCAPE FEATURES.
 - 6. INSTALL CURBS AND GUTTERS AS SHOWN.
 - 7. CONFORM TO ALL APPLICABLE ZONING AND PLANNING DEPARTMENT REGULATIONS.
 - 8. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE SURVEYOR AND ENGINEER.
 - 9. MAINTAIN CLEAR EGRESS PATHS AND FIRE EXITS AT ALL TIMES.
 - 10. PROTECT ALL EXISTING UTILITIES AND SERVICES.
 - 11. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE SURVEYOR AND ENGINEER.
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 - 23. VERIFY ALL DIMENSIONS AND LOCATIONS WITH THE SURVEYOR AND ENGINEER.
 - 24. MAINTAIN CLEAR EGRESS PATHS AND FIRE EXITS AT ALL TIMES.
 - 25. PROTECT ALL EXISTING UTILITIES AND SERVICES.

THE COLLABORATIVE



PROJECT TITLE
Washington Local Schools
Wernert-Jeckman E.S.

2019 Washington Local Schools Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

2019 Board Meeting

SITE PLAN SUBMITTAL FOR SPECIAL USE PERMIT

SHEET NO.

SP1.0



SUP-9002-20
ID 56

SITE PLAN

**THE COL
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PROJECT TITLE
Washington Local Schools
**Wernert-
Jeckman E.S.**

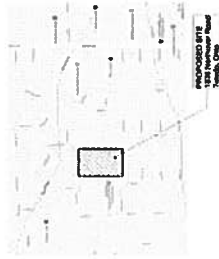
**1828 Northwood Road
Troy, Ohio 45327**

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SHEET TITLE
**PROPOSED SITE
PLAN**

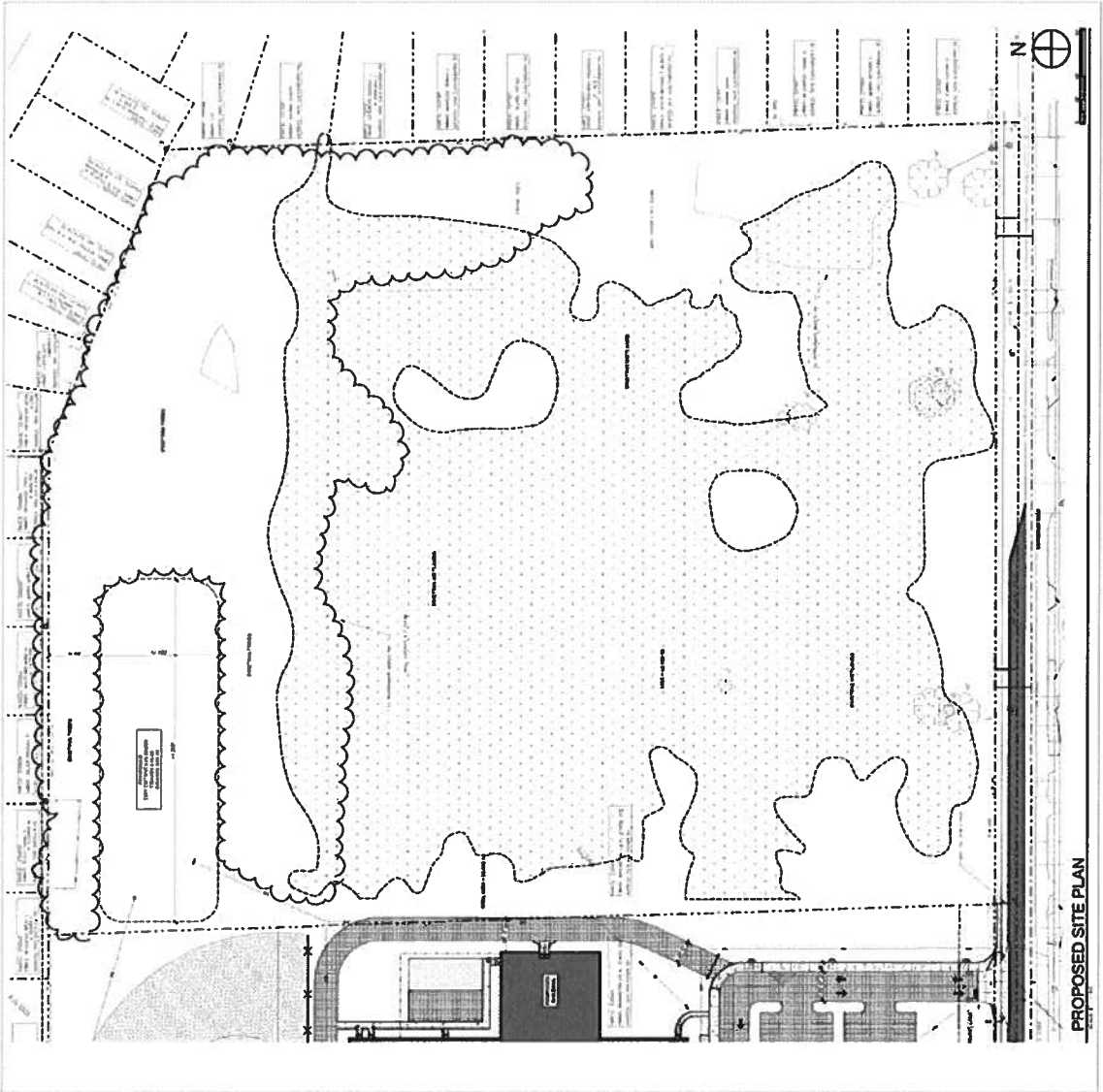
SHEET NO.
SP1.0A

SITE LOCATION MAP



SITE PLAN NOTES:

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



**SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT**



SUP-9002-20
ID 56

LANDSCAPE PLAN

**THE COL
LABORAT
ORATIVE**



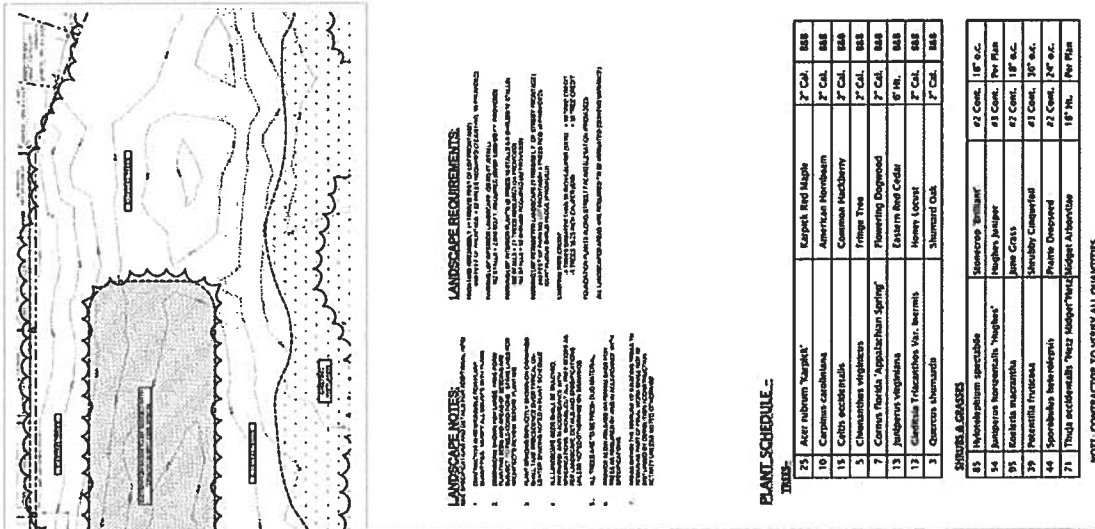
PROJECT TITLE
Washington Local Schools
**Wernert-
Jackman E.S.**

200 N. Main Street
Troy, Ohio 45373

DATE: 04/14/10
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN

SHEET TITLE
OVERALL
LANDSCAPE
PLAN

SHEET NO.
WJL1.0



LANDSCAPE REQUIREMENTS:

1. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
2. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
3. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
4. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
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11. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
12. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
13. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
14. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
15. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
16. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
17. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
18. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
19. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.
20. All plantings shall be installed in accordance with the specifications and quantities listed in the plant schedule.

LANDSCAPE MATERIALS:

1. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
2. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
3. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
4. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
5. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
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16. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
17. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
18. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
19. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.
20. All materials shall be installed in accordance with the specifications and quantities listed in the plant schedule.

PLANT SCHEDULE:

ITEM	PLANT	QUANTITY	SIZE
25	Acer rubrum 'Variegata'	2	2" Cal. 8.5'
10	Cornus canadensis	10	2" Cal. 8.5'
15	Cornus rugelii	15	2" Cal. 8.5'
3	Chamaecyparis stricta	3	2" Cal. 8.5'
7	Cornus florida 'Aurea'	7	2" Cal. 8.5'
13	Juniperus horizontalis	13	2" Cal. 8.5'
12	Quercus macrocarpa	12	2" Cal. 8.5'
3	Quercus macrocarpa	3	2" Cal. 8.5'
SHRUBS & GRASSES			
18	Monarda spicata	18	18" Cal. 18" H.
14	Juniperus horizontalis 'Horizontalis'	14	18" Cal. 18" H.
19	Rosa rugosa	19	18" Cal. 18" H.
31	Potentilla fruticosa	31	18" Cal. 18" H.
44	Spiraea alba	44	18" Cal. 18" H.
71	Thalictrum aquilegifolium	71	18" Cal. 18" H.

NOTE: CONTRACTOR TO VERIFY ALL QUANTITIES

OVERALL LANDSCAPE PLAN



SUP-9002-20
ID 56

LANDSCAPE PLAN

THE COL LABORATIVE



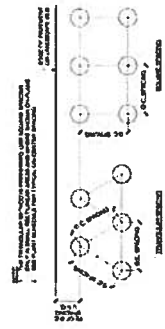
PROJECT TITLE
Washington Local Schools
Worment-
Jackson E.S.

2222 Macomber Street
Troy, Ohio 45313

DATE: 11/23/2010
BY: J. W. WILSON
SCALE: AS SHOWN
SHEET NO. 10

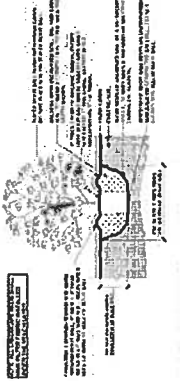
SHEET TITLE
ENLARGED
LANDSCAPE
PLANS &
DETAILS

SHEET NO.
WJ L2.0

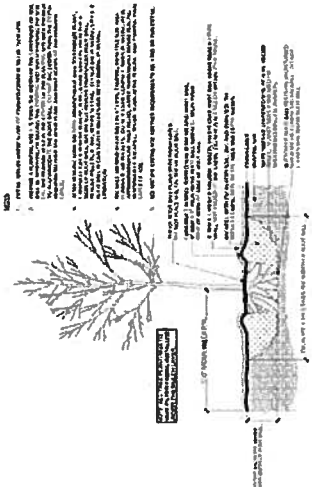


PLANT SPACING DETAIL

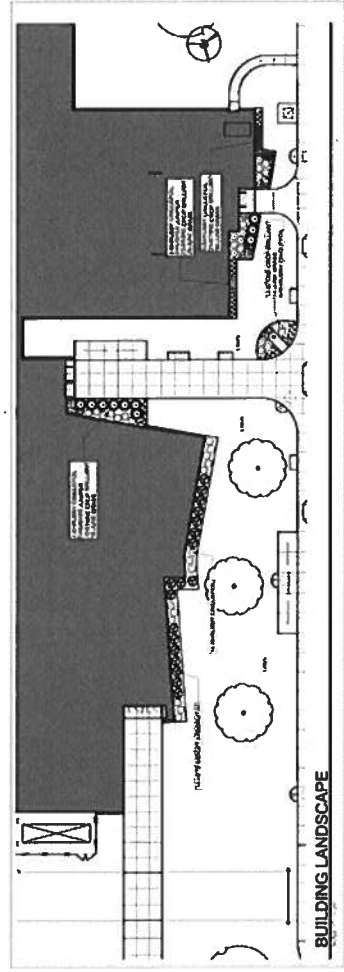
- 1. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 2. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 3. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 4. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 5. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 6. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 7. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 8. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 9. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.
- 10. ALL PLANTINGS SHALL BE INSTALLED AS SHOWN IN THIS PLAN.



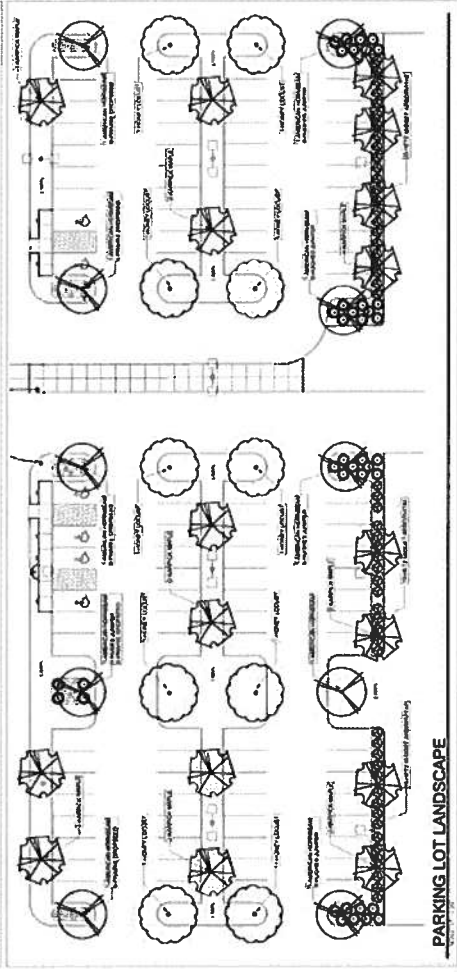
SHRUB PLANTING DETAIL



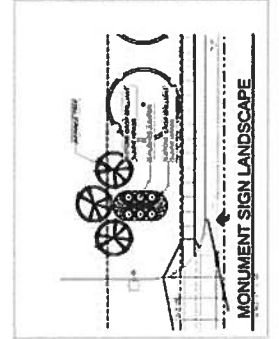
B&B TREE PLANTING DETAIL



BUILDING LANDSCAPE



PARKING LOT LANDSCAPE



MONUMENT SIGN LANDSCAPE



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: December 21, 2020
REF: SUP-9002-20
PLANNER: Lewandowski

NOTICE OF PUBLIC HEARING

on

Date: Thursday, January 14, 2021

Request: Special Use Permit for a new school

Location: 2010 Northover Road

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, January 14, 2021** 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:

Join from PC, Mac, Linux, iOS or Android: <https://toledo-oh-gov.zoom.us/j/81582335037>

Or Telephone:

Dial:

USA 602 333 2017

USA 8882045987 (US Toll Free)

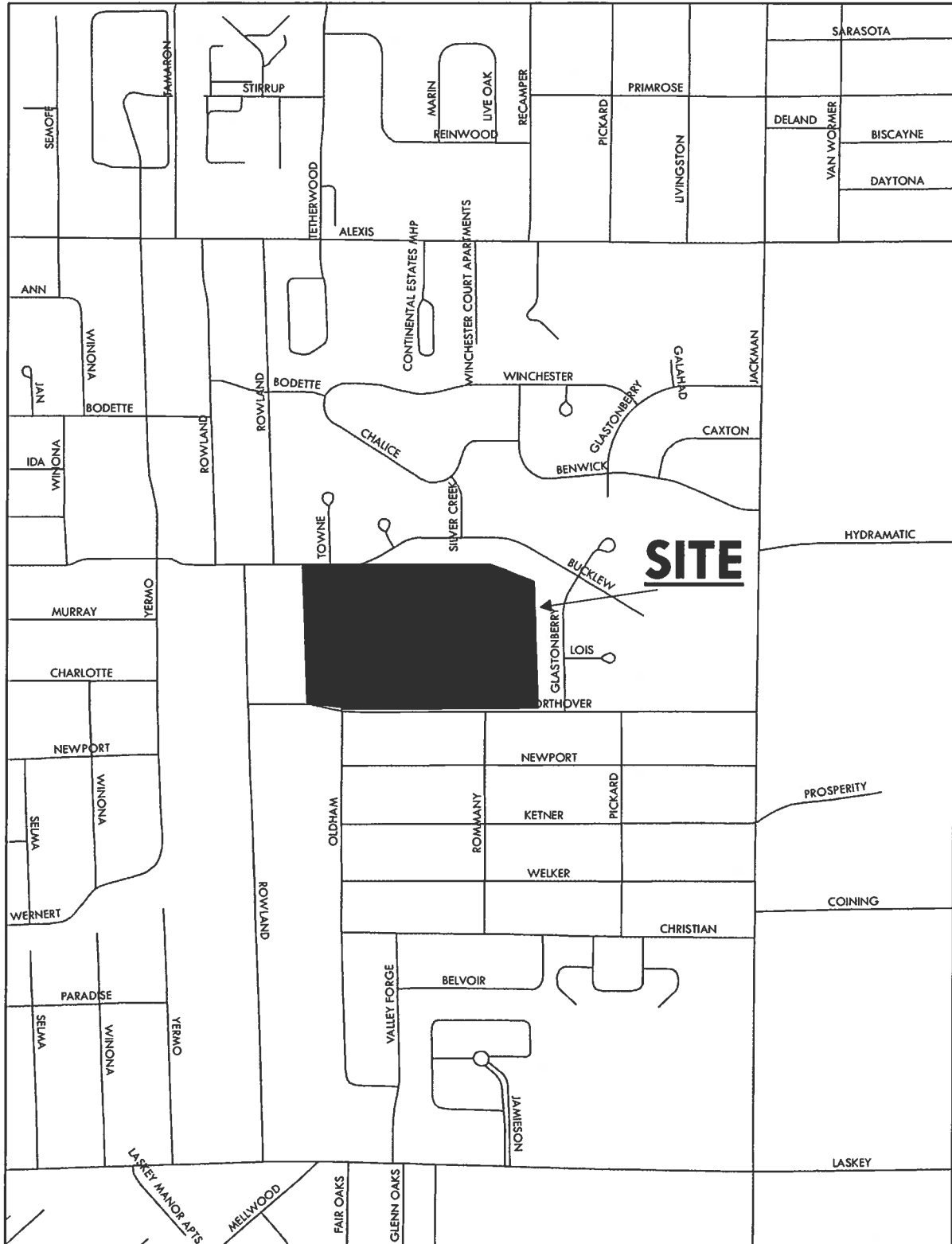
Conference code: 165882

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 joshua.lewandowski@toledo.oh.gov. We will ensure that your comments are incorporated as part of the public record.

TOLEDO CITY PLAN COMMISSION

ZONING & LAND USE

SUP-9002-20
ID 56



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: December 21, 2020
Ref: SUP-9002-20

NOTICE OF PUBLIC HEARING

Wednesday, February 17, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, February 17, 2021 at 4:00 p.m., will consider the following request:

Special Use Permit for a new school at 2010 Northover Road

When: Feb 17, 2021 04:00 PM Eastern Time (US and Canada)
Topic: Toledo City Council Zoning & Planning Committee Meeting

Please click the link below to join the webinar:

<https://toledo-oh-gov.zoom.us/j/84938443246?pwd=bn5DVjVvNEtQcnJIN2ZlY2h5WVY0dz09>

Passcode: 253123

Or Telephone:

Dial:
USA 602 333 2017
USA 8882045987 (US Toll Free)
Conference code: 623767

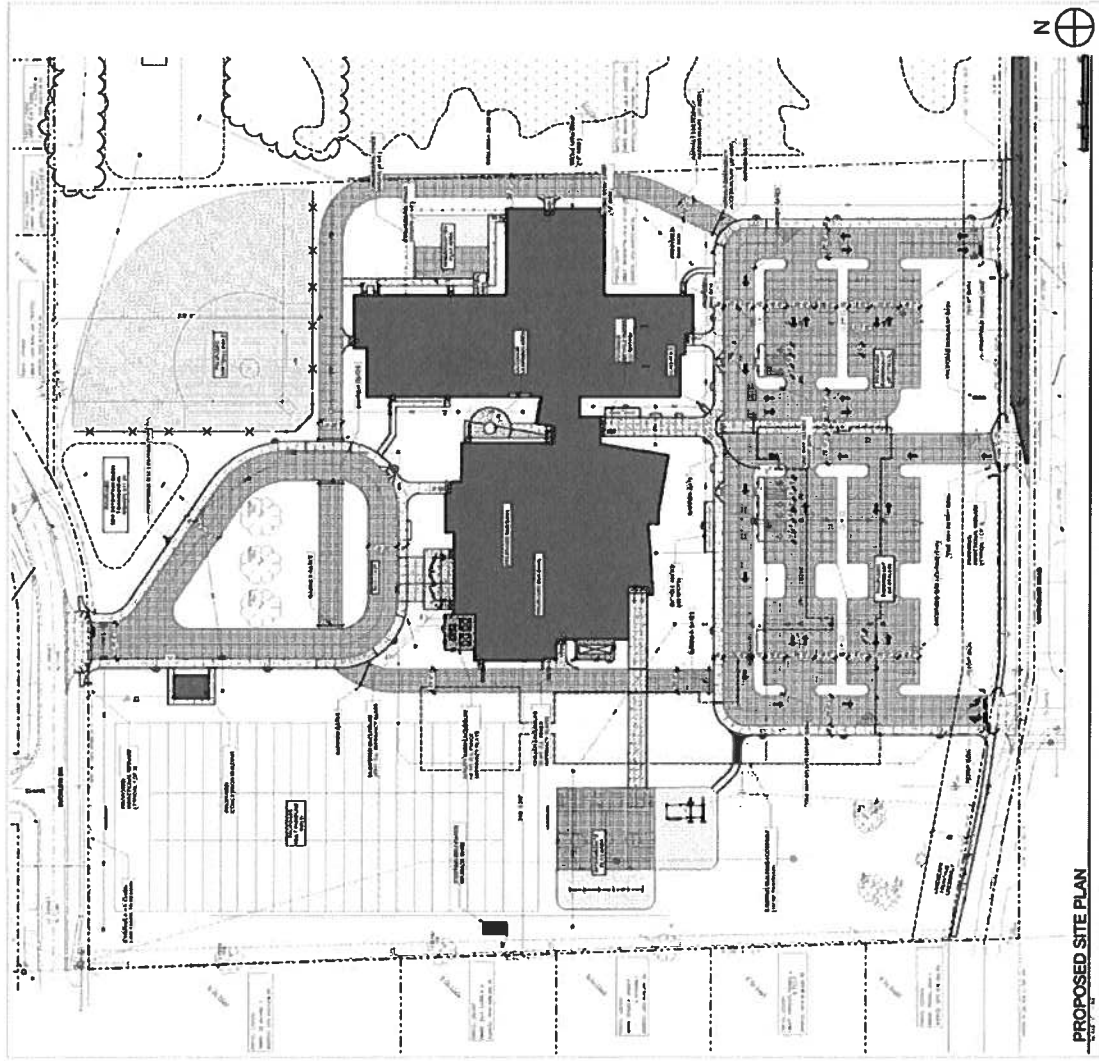
Julie Gibbons
Assistant Clerk of Council

****Failure of applicant to appear may result in a deferral or denial of your request.**

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

SITE PLAN

SUP-9002-20
ID 56



PROPOSED SITE PLAN

SITE LOCATION MAP



SITE PLAN NOTES:

1. CONSULT THE WASHINGTON LOCAL SCHOOLS DISTRICT OFFICE FOR ALL REGULATORY REQUIREMENTS.
2. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
3. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
4. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
5. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
6. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
7. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
8. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
9. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.
10. CONSULT THE JACKMAN E.S. ARCHITECT FOR ALL REGULATORY REQUIREMENTS.

THE COL
LABORATIVE



PROJECT TITLE
Washington Local Schools
Wormert-
Jackman E.S.

2010 Washington State
Planning Code RCW 35.01

DATE: 08/14/2010
BY: [Name]

SHEET TITLE
PROPOSED SITE
PLAN

SHEET NO
SP1.0

SITE PLAN SUBMITTAL FOR
SPECIAL USE PERMIT

PUBLIC HEARING

CASE NO. SUP-9002-20

REQUEST: Special Use Permit for a school at 2010 Northover Road

APPLICANT NAME: Washington Local Schools

ADDRESS: 3505 W Lincolnshire Blvd, Toledo OH 43606

DATE: 11/5/2020

TIME: 2:00pm

Contact Person: Rusty Wilke

Contact Person Phone Number: 419-242-7405

PLACE: Council Chamber, 1st Floor, One Government Center
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure 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 the 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-Lucas County 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) 10/20/20 to 12/18/20.

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.

(Applicant or Agent)

(Print Name or Organization)

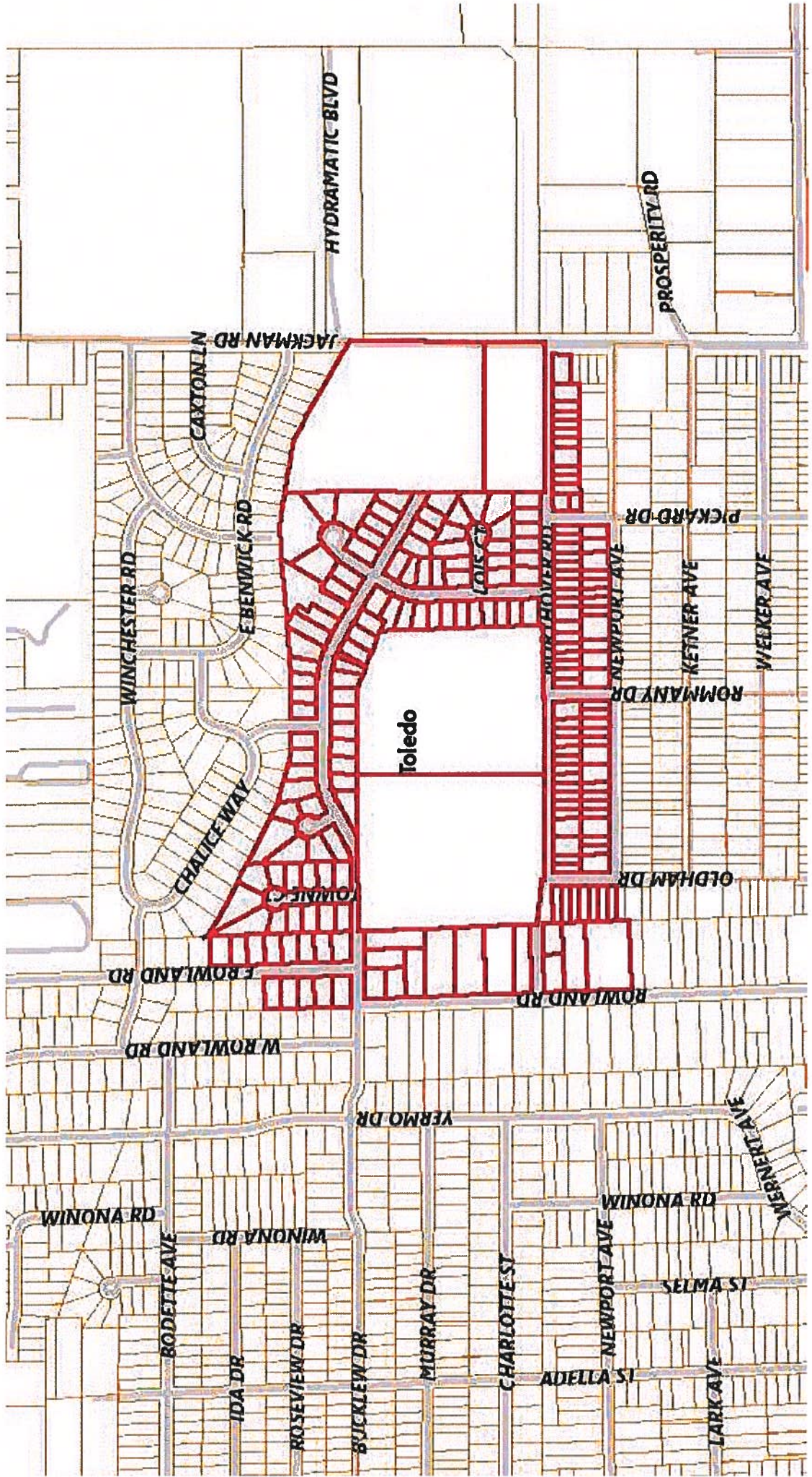
(Telephone No.)

I issued 1 signs for this application _____
(Date)

(Staff Member)

Location of sign(s) Northover

CASE NUMBER SUP-9002-20



Toledo

JACKMAN RD

CAXTON LN

HYDRAMATIC BLVD

PROSPERITY RD

WINCHESTER RD

E BENWICK RD

CHALICE WAY

LOUIS CT

PICKARD DR

NEWPORT AVE

KETNER AVE

WELKER AVE

ROMMANY DR

OLDHAM DR

E ROWLAND RD

ROWLAND RD

W ROWLAND RD

VERMO DR

WINONA RD

WINONA RD

WINONA RD

WERNERT AVE

BODETTE AVE

IDA DR

ROSEVIEW DR

BUCKLEW DR

MURRAY DR

CHARLOTTE ST

ADELLA ST

NEWPORT AVE

SELMA ST

LARK AVE

owner	mailing address 1	mailing address 2
ABED-ELKHALIK ORWA	5525 BUCKLEW CT	TOLEDO OH 43613 2217
ADAMCZEWSKI SANDRA A	1812 NORTHOVER RD	TOLEDO OH 43613
AGUILAR REBECCA H	2001 NORTHOVER RD	TOLEDO OH 43613 2833
ALBANO JOSEPH	5459 GLASTONBERRY RD	TOLEDO OH 43613
ALEXANDER STEVEN M & CAROL J	1796 BUCKLEW DR	TOLEDO OH 43613 2310
AREBAUGH LANCE A ETAL	5602 E ROWLANAD RD	TOLEDO OH 43613
BALDWIN ANTHONY	2042 NEWPORT AVE	TOLEDO OH 43613
BARTECK VICKIE M	1723 LOIS CT	TOLEDO OH 43613
BARTHOLOMEW ROBERT O & CAROL M	2111 BUCKLEW DR	TOLEDO OH 43613 2262
BARTNIKOWSKI FREDERICK J & LINDA J	5437 GLASTONBERRY RD S	TOLEDO OH 43613
BEELER GLEN W & JAYNE E	5466 ROWLAND RD	TOLEDO OH 43613 2783
BELLAS JUDI	5533 E ROWLAND RD	TOLEDO OH 43613
BENGELA JASON F & ROXANNE J	5434 ROWLAND RD	TOLEDO OH 43613 2783
BICK DAVID P & DONNA J	5519 EAST ROWLAND	TOLEDO OH 43613
BILLHEIMER ROBERT	1718 LOIS CT	TOLEDO OH 43613 2324
BINKLEY JONATHAN & BARBARA	1786 BUCKLEW DR	TOLEDO OH 43613 2310
BIRKMAYER KEVIN H	228 SICILY DR	CLAYTON NC 27527
BLACK DANIEL E & SUZANNE M	1935 BUCKLEW DR	TOLEDO OH 43613 2218
BLAESING MICHAEL G II	1826 NEWPORT AVE	TOLEDO OH 43613 2912
BODE THOMAS M & SUSAN M	5448 GLASTONBERRY RD	TOLEDO OH 43613
BOTZKO JASON J	1749 NORTHOVER RD	TOLEDO OH 43613 2913
BOWEN CLIFTON V	5405 GLASTONBERRY RD	TOLEDO OH 43613
BRIGGS JON	2017 NORTHOVER RD	TOLEDO OH 43613
BROCKMAN KENNETH C JR	2052 BUCKLEW DR	TOLEDO OH 43613
BROOKS DAVID A & MICHLYN C	5511 TOWNE CT	TOLEDO OH 43613 2226
BUENROSTRO REBECCA	1837 NORTHOVER RD	TOLEDO OH 43613 2946
BUENROSTRO REBECCA	1845 NORTHOVER RD	TOLEDO OH 43613 2946
BUSH DONALD & MARY JANE	5522 SILVER CREEK RD	TOLEDO OH 43613 2207
C.L.R.	5525 TOWNE CT	TOLEDO OH 43613 2226
CAMPANIAN DEAN C JR & BIBI S	1823 BUCKLEW DR	TOLEDO OH 43613 5438
CANFIELD ANDREW D	2105 NORTHOVER RD	TOLEDO OH 43613
CAPPELLETY KIMBERLY J	1851 BUCKLEW DR	TOLEDO OH 43613 5438
CARRILLO MICHAEL J & TRINITY L S	1939 NORTHOVER DR	TOLEDO OH 43612

CASE LLOYD & LINDA	1846 NEWPORT AVE	TOLEDO OH 43613 2912
CASE LLOYD J JR & LINDA K	1846 NEWPORT AVE	TOLEDO OH 43613 2912
CAUFMAN MICHAEL W	6155 ROCKSIDE RD STE 115	INDEPENDENCE OH 44131
CEBINA MELISSA M ETAL	1721 NORTHOVER RD	TOLEDO OH 43613 2913
CHIPPENDALE INVESTMENTS LLC	5660 SOUTHWYCK BLVD STE 270	TOLEDO OH 43614
CHUBNER BARBARA J	5534 TOWNE CT	TOLEDO OH 43613
CLARK JAMES L & MICHELLE	5534 E ROWLAND RD	TOLEDO OH 43613
COLE ROBERT A	1724 LOIS CT	TOLEDO OH 43613 2324
COLEMAN FRANK A	1824 NORTHOVER RD	TOLEDO OH 43613 2954
COLLINS RICHARD A & SANDYG	5550 E ROWLAND RD	TOLEDO OH 43613 2222
CURRY GERRY & GERRIE A	1948 BUCKLEW DR	TOLEDO OH 43613 5425
CURTIS KRISTIN L	1860 BUCKLEW DR	TOLEDO OH 43613 5437
DARLING VIRGINIA M	2031 NORTHOVER RD	TOLEDO OH 43613 2833
DAUER DIANE & GERALD A	1710 LOIS CT	TOLEDO OH 43613
DAVIS STEVEN J & MELISSA A	1714 LOIS CT	TOLEDO OH 43613 2324
DAY DANIEL & JASMINE	1942 BUCKLEW DR	TOLEDO OH 43613 5425
DEJESUS VANESSA G	1818 NEWPORT AVE	TOLEDO OH 43613 2912
DELANEY SHARON D	2016 BUCKLEW DR	TOLEDO OH 43613 2260
DEWEY PAUL M & MARGARET M	5520 E ROWLAND RD	TOLEDO OH 43613 2222
DIEFENBACH SCOTT M	1938 BUCKLEW DR	TOLEDO OH 43613
DW 28 HOLLAND SYLVANIA LLC	P O BOX 5580	TOLEDO OH 43613
EARL GARY D	5518 GLASTONBERRY CT	TOLEDO OH 43613 2312
EL-BACHA JAD T	4034 MEADOW GREEN DR	SYLVANIA OH 43560
ETTS CHRISTOPHER J	6022 ALEXA LN	SYLVANIA OH 43560 3606
EVANS GREGORY T	1771 BUCKLEW DR	TOLEDO OH 43613
EVERSOLE ROSEMARY HAFNER-TRUSTEE	2125 NORTHOVER RD	TOLEDO OH 43613 2896
FALK ANDREW E	5504 E ROWLAND RD	TOLEDO OH 43613 2222
FOWLER MAYNARD KEITH	5338 ROWLAND RD	TOLEDO OH 43613 2740
GATEWOOD RUSSELL J & BARBARA S	5455 GLASTONBERRY RD	TOLEDO OH 43613
GAUTHIER FREDERICK R & NORA G	5503 E ROWLAND RD	TOLEDO OH 43613 2221
GAWLE WALTER JR & SUSANJANE	1946 NEWPORT AVE	TOLEDO OH 43613 2853
GERBER JACK A & LINDA S	10200 TURK RD	OTTAWA LAKE MI 49267
GERMAIN BRUCE A & PATRICIAA	5458 ROWLAND RD	TOLEDO OH 43613 2783
GNIEWKOWSKI GREGORY S & PAMELA L	5531 TOWNE CT	TOLEDO OH 43613 2226

GREATER METROPOLITAN TITLE	7332 LEWIS AVE	TEMPERANCE MI 48182 1208
GROVER LORIN A & DONNA M	1905 NORTHOVER RD	TOLEDO OH 43613 2953
GRUNDY SCOTT A	1757 NORTHOVER	TOLEDO OH 43613
HAIRABEDIAN BRIAN L	2444 BODETTE AVE	TOLEDO OH 43613 2146
HALLETT SPENCER ETAL	1729 LOIS CT	TOLEDO OH 43613 2324
HEILMANN RAYMOND L	5512 E ROWLAND RD	TOLEDO OH 43613
HENNESSY JEFFREY S & GERMAINE M	2315 GRANTWOOD	TOLEDO OH 43613
HIGHTOWER MARK A & CATHERINE J	1919 BUCKLEW DR	TOLEDO OH 43613
HINELINE EDWAED V & KIMBERLY C	1833 NORTHOVER RD	TOLEDO OH 43613 2946
HODDINOTT KIRK & SHAWN	5526 TOWNE CT	TOLEDO OH 43613 2226
HOLMES DIANE JOHNSON	5351 OLDHAM DR	TOLEDO OH 43613
HRITZAK LISA A	2045 NORTHOVER	TOLEDO OH 43613
HUGHES COREY P	1822 BUCKLEW DR	TOLEDO OH 43613 5437
HUSTON DELBERT A ETAL	5525 E ROWLAND	TOLEDO OH 43613
HYOTT JOSEPH	1802 NEWPORT AVE	TOLEDO OH 43613
INGALSBE STEVEN L & PATRICIA L	1715 LOIS CT	TOLEDO OH 43613 2324
JACKSON MARY C	1904 BUCKLEW DR	TOLEDO OH 43613
JC RESIDENTIAL LLC	1705 W LASKEY	TOLEDO OH 43613
JENNINGS KARA J	5519 BUCKLEW CT	TOLEDO OH 43613
KAMERON SHANNON D & SHELLY	5541 TOWNE CT	TOLEDO OH 43613 2226
KASLLY MARC A SR	1844 BUCKLEW DR	TOLEDO OH 43613 5437
KASLLY MITCHELL B & JODY A (ORSURVTC)	1854 BUCKLEW DR	TOLEDO OH 43613
KEDRIE ABDUL E	1805 NORTHOVER RD	TOLEDO OH 43613 2946
KOCH RONALD G & BERNAL K	1059 W TEMPERANCE	TEMPERANCE MI 48182
KOEPFER STEVEN J & DONNA	5358 ROWLAND RD	TOLEDO OH 43613 2740
KOHN RANDALL J	5420 S GLASTONBERRY RD	TOLEDO OH 43613 2336
KOLASINSKI RICHARD A ETAL	2002 NEWPORT AVE	TOLEDO OH 43613
KRALL JOSHUA & BAYLEE N	1836 BUCKLEW DR	TOLEDO OH 43613
KRYGIELSKI KEVIN & ERIN	1859 BUCKLEW DR	TOLEDO OH 43613 5438
LAJNESS KIMBERLY A & STEVEN A	3999 SCHOOL RD	TEMPERANCE MI 48182
LAMBDA REAL ESTATE HOLDINGS LLC	8761 OAK VALLEY RD	HOLLAND OH 43528
LEE MICHAEL S	2103 BUCKLEW DR	TOLEDO OH 43613
LIBERTY MISSIONARY BAPTIST CHURCH OF TOL	5501 JACKMAN RD	TOLEDO OH 43613 2329
LITTON JAMIE ISAAC DARRELL	2018 NEWPORT AVE	TOLEDO OH 43613

LOCAL UNION NO 14 UAW	5411 JACKMAN RD	TOLEDO OH 43613
LONG JOANNE E	1828 BUCKLEW DR	TOLEDO OH 43613
LORENZEN THOMAS A & BETSY	5420 ROWLAND RD	TOLEDO OH 43613 2783
LORIGAN BONNIE	2115 OLD PLANKE RD	HOLLAND OH 43528 9562
LOVALENTI ANNA ETAL	5519 TOWNE CT	TOLEDO OH 43613
LTC	5463 GLASTONBERRY RD	TOLEDO OH 43613
LUKASIK GREGARY M & HALEY	1926 BUCKLEW DR	TOLEDO OH 43613 5425
LUMP BRIAN D & EDNA A	2123 BUCKLEW DR	TOLEDO OH 43613 2262
MARKLEY CRAIG R	5464 GLASTONBERRY RD	TOLEDO OH 43613
MAROSZEK DONNA J	5449 GLASTONBERRY DR	TOLEDO OH 43613
MATTHIENSEN PAUL E & JANAL TRS	1806 NORTHOVER RD	TOLEDO OH 43613 2954
MCCARTHY CATHERINE	2014 NEWPORT AVE	TOLEDO OH 43613 2812
MCCARTHY CATHERINE	2014 NEWPORT AVE	TOLEDO OH 43613 2812
MCCULLOUGH DONALD G	1208 MAIN ST	GENOA OH 43430 1426
MCDONALD BRAD C & DEIDRA L	1943 BEUCKLEW DR	TOLEDO OH 43613
MCILHARGEY DANIEL B	5419 GLASTONBERRY RD	TOLEDO OH 43613
MENKE NANCY J & ROBERT E	1956 NEWPORT AVE	TOLEDO OH 43613 2853
MIECZKOWSKI DIANE R	5345 OLDHAM DR	TOLEDO OH 43613 2823
MILLER JOSHUA J & KASEY L	2111 BUCKLEW DR	TOLEDO OH 43613
MILLER PAUL G JR & JUDITHA	1848 BUCKLEW DR	TOLEDO OH 43613 5437
MILLER SUSAN H	1906 NEWPORT AVE	TOLEDO OH 43613 2952
MITCHELL APRIL R & TODD	1841 BUCKLEW DR	TOLEDO OH 43613 5438
MOJICA LUZ ELENIA PEREZ- & JUAN OLIVO DENIS	1763 NORTHOVER RD	TOLEDO OH 43613
MORRIN RICHARD D	5413 GLASTONBERRY RD	TOLEDO OH 43613
MORRIS MARY C	1911 BUCKLEW DR	TOLEDO OH 43613 2218
MOSQUEDA ANDREW J	5456 GLASTONBERRY RD	TOLEDO OH 43613
MOULTON GINA M	2043 NORTHOVER RD	TOLEDO OH 43613 2833
MULLEN DWIGHT H & SHEILA D	5520 TOWNE CT	TOLEDO OH 43613 2226
MURRAY GUSTAVE R	1901 NORTHOVER RD	TOLEDO OH 43613 2953
NEUHAUSEL FRED J & MARILYNA	1903 BUCKLEW DR	TOLEDO OH 43613 2218
NOWAK DAVID	5425 GLASTONBERRY RD	TOLEDO OH 43613
ORTMAN CHRISTOPHER JR	1816 BUCKLEW DR	TOLEDO OH 43613 5437
OWENS MELISSA L	2038 NEWPORT AVE	TOLEDO OH 43613 2812
PARKS JASON M	1734 LOIS CT	TOLEDO OH 43613 2324

PARRA ABEL & DEBRA OR SURVTC	2013 NORTHOVER RD	TOLEDO OH 43613 2833
PARTON ERIKA L	1940 NEWPORT AVE	TOLEDO OH 43613
PATTON RUSSELL W & BARBARA J	5524 GLASTONBERRY CT	TOLEDO OH 43613 2312
PELLIONI PAUL CLEMENT ETAL	12710 N LAKESHORE DR	LA SALLE MI 48145 9773
PERRY SAM WILLIAM & ANGELA LYNN	5327 OLDHAM DR	TOLEDO OH 43613
PETERS MATTHEW D & AMANDAL MAAG	1921 NORTHOVER RD	TOLEDO OH 43613 2953
PICKEREL JAMES J	5526 E ROWLAND PT	TOLEDO OH 43613
PLOCEK DOUGLAS M & MARSHAM	1831 BUCKLEW DR	TOLEDO OH 43613 5438
PUGSLEY BRUCE L & DONNA M	1792 BUCKLEW DR	TOLEDO OH 43613 2310
QUINN THOMAS P & MARY F	5521 GLASTONBERRY CT	TOLEDO OH 43613 2312
R BELL INVESTMENTS LLC	3002 CHESTNUT ST	TOLEDO OH 43608
RAU TERRY L & KIMBERLY J CAPPELLETTY-	1851 BUCKLEW DR	TOLEDO OH 43613 5438
REITHMEIER NICOLE	5528 BUCKLEW CT	TOLEDO OH 43613
REMER MAURICE	1825 NORTHOVER RD	TOLEDO OH 43613
REYNOLDS REED S & INGA	5517 GLASTONBERRY CT	TOLEDO OH 43613 2312
RUNCKEL JONATHAN C & BECKY S	1821 NORTHOVER RD	TOLEDO OH 43613 2946
SCHNEIDER WILLIAM I & PATRICIA M	1772 BUCKLEW DR	TOLEDO OH 43613 2310
SCHONTER JESSICA M & JUSTIN M	1774 NORTHOVER RD	TOLEDO OH 43613 2914
SCHUSTER MATTHEW J	1817 NORTHOVER RD	TOLEDO OH 43613
SECORD TIFFANY	5443 GLASTONBERRY RD	TOLEDO OH 43613
SEDLOCK NORMAN E & CAROLES	1810 NEWPORT AVE	TOLEDO OH 43613 2912
SEXTON MICHAEL P & BETH A	5431 E GLASTONBERRY RD	TOLEDO OH 43613
SHANKSTER SAMANTHA J & IAN	8571 TAMARACK ST	TEMPERANCE MI 48182 9262
SHERBURNE JOHN E & KIM M	1780 BUCKLEW DR	TOLEDO OH 43613 2310
SHOEMAKER JESSICA ETAL	1766 NORTHOVER RD	TOLEDO OH 43613 2914
SILCOX JUSTIN D & TORI A	5540 TOWNE CT	TOLEDO OH 43613
SMALLWOOD MAXINE	5542 E ROWLAND RD	TOLEDO OH 43613 2222
SMITH CHRISTOPHER D & ALANA M	5504 TOWNE CT	TOLEDO OH 43613 2226
SMITH DAVID S & AMY B	6747 ROOSEVELT DR	SYLVANIA OH 43560
SMITH RICHARD JAMES	1818 NORTHOVER	TOLEDO OH 43613
SNARE KRISTIN	1909 NORTHOVER RD	TOLEDO OH 43613 2953
SNARE MICHAEL A	6699 DOUGLAS RD	LAMBERTVILLE MI 48144 9425
SNYDER JAN D	1560 LASKEY RD	TOLEDO OH 43612
SWITLICK RANDALL L & AMY R	5660 SOUTHWYCK BLVD STE 200A	TOLEDO OH 43614

T.A. & J A PROPERTIES LLC	770 HAMMERSMITH	HOLLAND OH 43528
TIPTON KRISTEN N	1765 BUCKLEW DR	TOLEDO OH 43613
TODD ROBERT III	1945 NORTHOVER RD	TOLEDO OH 43613 2874
TOLEDO LEASE PURCHASE LLC	8534 W CENTRAL AVE	SYLVANIA OH 43560
TRAVIOLI LINDA C	5410 ROWLAND RD	TOLEDO OH 43613 2783
TRIPLETT TALIAH	4111 SHAMLEY GREEN DR	TOLEDO OH 43623
TURK RICHARD G	2005 NORTHOVER RD	TOLEDO OH 43613 2833
TUSSING TIMOTHY	1953 NORTHOVER RD	TOLEDO OH 43613 2874
VANZILE JACQUELYN M & JONATHAN M	1731 NORTHOVER RD	TOLEDO OH 43613
WALTON BRADLEY D	1927 BUCKLEW DR	TOLEDO OH 43613
WANDERSEE MICHAEL D	5522 BUCKLEW CT	TOLEDO OH 43613
WANG ZU XING	1777 BUCKLEW	TOLEDO OH 43613
WASHINGTON LCL SCHOOL DIST	3505 W LINCOLNSHIRE BLVD	TOLEDO OH 43606
WATER ROSS LIMITED	P O BOX 55	WATERVILLE OH 43566
WEBER APRIL L	5368 ROWLAND RD	TOLEDO OH 43613
WELNIAK THOMAS J & JANICEM	5511 E ROWLAND RD	TOLEDO OH 43613 2221
WHETSTONE NICHOLAS R & CHANDRA N	1930 BUCKLEW DR	TOLEDO OH 43613 5425
WILCZYNSKI STACEY G & VICTORIA M	1711 LOIS CT	TOLEDO OH 43613 2324
WOODBURY DANIEL K & NADINE L	1733 NORTHOVER RD	TOLEDO OH 43613 2913
WUERFEL ROXINE A	5537 TOWNE CT	TOLEDO OH 43613 2226
YOUNG CHRISTOPHER M & AMY L	5512 TOWNE CT	TOLEDO OH 43613 2226
ZACK PATRICIA A	5446 ROWLAND	TOLEDO OH 43613
COUNCILMAN DELANEY	ONE GOVERNMENT CENTER SUITE 2120	TOLEDO OH 43604

Reising, Dana

From: Reising, Dana
Sent: Monday, November 9, 2020 10:43 AM
To: 'mneuhausel@aol.com'
Subject: RE: Jackman/Wernert School Construction Project

Good Morning Fred and Marilyn,

I apologize for the delay, I had to contact the applicant to verify the funding source. Here is the response from the applicant:

Funding is thru a levy that was passed last November for both schools. Once built these schools will get credit thru the OFCC program to have the state fund the remaining school projects in the future.

Hope that helps! Let me know if you have any other questions.

Thanks and take care!

Dana Reising
Planner
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, OH 43604
(419) 245-1200

From: mneuhausel@aol.com
Sent: Friday, November 6, 2020 3:39 PM
To: Reising, Dana
Subject: Re: Jackman/Wernert School Construction Project

Dear Dana Reising,
Thank you for your quick response. Yes, our questions were answered clearly by you.
We have another one at this time. How is the school construction project being funded?
Best Wishes,
Fred and Marilyn Neuhausel

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

From: Reising, Dana <Dana.Reising@toledo.oh.gov>
To: 'mneuhausel@aol.com' <mneuhausel@aol.com>
Sent: Fri, Nov 6, 2020 2:11 pm
Subject: RE: Jackman/Wernert School Construction Project

Fred and Marilyn Neuhausel,

Before answering your questions, I'd like you to know that this proposal has been postponed to the Plan Commission Hearing on January 14th, and the City Council Hearing on February 17th. You will receive another notice prior to then with information on how to attend the Hearings. Here are answers to your questions and concerns:

1. The field next to the school will not have playground equipment or any other structures on it. It was owned by the City of Toledo, and Washington Local Schools purchased the property as part of their project.
2. A detention basin was proposed on their site plan and is located roughly 25 feet from the properties along Bucklew. The Planning Director and I took issue with this, and recommended Washington Local Schools to defer their proposal and work with the City Stormwater Engineer to explore better solutions for stormwater drainage. I attached the site plan so you can see what the proposed location of the detention basin is.
3. Their site plan did not indicate that any trees would be removed. However, their site plan also did not show any trees existing. This was flagged and the project engineer is required to provide a revised site plan showing the entire property.
4. Washington Local Schools is not allowed to disturb the wetland. In my last meeting with the project engineer, he said he was going to contact Ohio EPA to clarify restrictions and where the wetland boundaries are.

I hope I was able to answer your questions clearly! If you have any other concerns, feel free to email or call.

Thank you and I hope you enjoy the nice weekend!

Dana Reising
Planner
Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620
Toledo, OH 43604
(419) 245-1200

From: mneuhausel@aol.com <mneuhausel@aol.com>
Sent: Friday, November 6, 2020 12:50 PM
To: Reising, Dana <Dana.Reising@toledo.oh.gov>
Subject: Jackman/Wernert School Construction Project

Dear Dana Reising,

We live at 1903 Bucklew Drive adjacent to the property at 2010 Northover Road. We would like to know about the plans for the field next to the school. Here are some of our questions:

1. Is it being turned into a city park with play ground equipment?
2. Is there going to be a water basin situated along our property line? If so, how far would it be located from our property line?
3. Do you plan on removing all of the trees behind our property?
4. What is happening to the protection of the water fowl status designated for that property? It is considered to be a wet land.

In advance, thank you for answering our questions.
Fred and Marilyn Neuhausel

Reising, Dana

From: John Lyons <lyons5876@gmail.com>
Sent: Thursday, January 14, 2021 8:08 AM
To: Lewandowski, Joshua; Reising, Dana
Cc: mneuhausel@aol.com; Mary Lyons
Subject: Special use permit 2010 Northover Rd

We would like to add a couple of comments.

First , we are very glad that WLS is building a new school, and consolidating.

However, our concerns are the intention of putting a water detention basin 25 ft from our property. We really do believe that a better plan would be to work with the city of Toledo and plan out a storm sewer drainage solution.

There are a couple of foreseeable problems with the proposed detention basin.

1) With sitting water there is always a problem with mosquitoes. Not a good idea.

2) With the basin being so far back off Northover Rd. who is going to make sure that children in the area don't get in and play. They do this already.

The last comment about the basin; is this not a wetlands??? How do you justify taking down trees???

The other comment and concern is putting a bus loop off of Bucklew Dr.. There is already high traffic in that area. Adding more traffic i.e. buses is not a good idea.

Thank you for hearing our comments.

John & Mary Lyons

1911 Bucklew Dr

lyons5876@gmail.com

