

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 9, 2021

REF: SUP-2006-21

TO: President Matt Cherry and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Thomas C. Gibbons, Secretary

SUBJECT: Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 8, 2021 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark"
Location	-	Front Street and Marina Drive
Applicant	-	The Metropolitan Park District of the Toledo Area 5100 West Central Avenue Toledo, OH 43615
Architect	-	Smith Group 201 Depot Street Ann Arbor, MI 48104
Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

Site Description

Zoning	-	POS, CR & IL / Parks and Open Space & Regional Commercial (<i>Zone Change pending from CR, IL, and POS to POS via companion case Z-2005-21</i>)
Area	-	±68.4 acres
Frontage	-	±2,745' along Front Street (all parcels combined) ±60' along Main Street
Existing Use	-	Undeveloped Land
Proposed Use	-	Active Recreation

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

- Overlay - Maumee Riverfront Overlay (MRO)
Marina District Overlay (MDO)

Area Description

- North - National Museum of the Great Lakes, Maumee River / CR & IG -MRO -MDO
- South - Single family homes, restaurant, gas station, car wash, public park / CR & RM36 -MDO
- East - Interstate, shipyard / IG -MRO -MDO
- West - Multifamily / CR & CM-PUD -MRO -MDO

Combined Parcel History

- Z-158-81 - Proposed Zone Change for East Toledo Parks (PC approved 07/21/1981, Ord. 591-81 passed 07/16/1981).
- MRO-3-92 - MRO review of a soil remediation facility at 957 Front Street (withdrawn 04/01/1993).
- MRO-5-93 - MRO review of addition to Sports Arena (Admin. approval 07/23/1993).
- Z-8005-05 - Zone Change from IL to CR for Sports Arena site (PC approved 09/08/2005, CC approved 11/01/2005, by Ord. 761-05).
- M-2-05 - Marina District Urban Renewal Plan (PC approved 04/25/2007).
- M-8-06 - Marina District Overlay Zoning District
- Z-8013-06 - Zone Change from IG, IL, CR, and POS to CR (PC approved 10/12/2006, CC Z&P approved 11/15/2006, Ord. 807-06 passed 11/28/2006).
- S-1-08 - Final Plat for The Marina District Plat (PC approved 04/10/2008).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- M-15-13 - Correction to Marina District Overlay boundary originally approved via Ord. 93-10 (Ord. 568-13 passed 12/10/2013).
- V-161-18 - Vacation of four 30' easement strips along Front Street (PC approved 06/14/2018, CC P&Z approved 07/18/2018, Ord. 238-19 passed 05/14/2019).
- S-10-18 - Final plat of the New Waterfront Metropark Plat, a replat of all of Lots 2,3,4 and 9, private place "E", private place "F", part of lots 8, 10 and 13 and private place "G" in the Plat of the Marina District (PC approved 07/12/2018).
- MDO-3-18 - Marina District Overlay review of right of way vacation (ARC approved 10/02/2018).
- V-347-18 - Vacation of a portion of Riverside Drive in the Marina District (PC approved 10/11/2018, CC approved 11/14/2018, Ord. 75-19 passed 02/05/2019).
- MDO-5-18 - Marina District Overlay District review for a new metropark at 0 Riverside Drive (ARC approved 01/08/2019).
- MRO-3-18 - Maumee Riverfront Overlay District review for a new metropark at 0 Riverside Drive (PC approved 02/19/2019).
- Z-11002-18 - Zone Change from CR Regional Commercial and IG General Industrial to POS Parks and Open Space at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 89-19 passed 02/19/2019).
- SUP-11003-18 - Special Use Permit for Community Recreation - Active for a new metropark at 0 Riverside Drive (PC approved 01/10/2019, CC approved 02/13/2019, Ord. 90-19 passed 02/19/2019).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

MDO-1-21	-	Marina District Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (<i>Companion Case</i>).
MRO-1-21	-	Maumee River Overlay review of expansion of the Glass City Metropark at Front Street and Marina Drive (<i>Companion Case</i>).
Z-2005-21	-	Zone Change from CR, IL, and POS to POS at Front Street and Marina Drive (<i>Companion Case</i>).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Toledo 20/20 Comprehensive Plan
- Maumee Riverfront Plan
- Marina District Overlay Zone Declaration of Restrictions, Easements, Design and Development Standards and Comprehensive Sign Plan
- Connecting the Pieces Plan

STAFF ANALYSIS

The applicant is requesting an amendment to an existing Special Use Permit, originally granted by Ord. 90-19 for the expansion of the Glass City Metropark at Front Street and Marina Drive. The site is ±68.4 acres and is zoned POS - Parks and Open Space, CR - Regional Commercial, and IL – Limited Industrial (*Zone Change pending from CR, IL, and POS to POS via companion case Z-2005-21*). The site also falls within the Maumee River Overlay and the Marina District Overlay. Surrounding land uses include the Maumee River and the National Museum of the Great Lakes to the north, businesses and single-family residences to the south, I-280 to the east, and multifamily and restaurants to the west. Per TMC 1104.1000, the use is classified as a “community recreation – active” and requires a Special Use Permit in CR - Regional Commercial, IL – Limited Industrial, and POS - Parks & Open Space zoning districts.

Phase 1 of the Glass City Metropark development was primarily confined to the southwestern portion of the site and included a pavilion, event lawn, sledding hill, kayak launch cove, and recreational trails. The proposed site plan depicts several unique additions to the Glass City Metropark, including urban camping, an "ice ribbon" and pond for ice skating, a riverwalk, cabanas, interactive play areas, picnic shelters, and a gathering hall. This proposed expansion of the Glass City Metropark will be the concluding phase of development.

STAFF ANALYSIS (cont'd)

Companion cases include Z-2005-21, a Zone Change to address the portions of the development that are not assigned the POS - Parks & Open Space Zoning District; MDO-1-21, a Marina District Overlay Review; and, MRO-1-21, a Maumee River Overlay Review. This Marina District Review serves as the standard Site Plan Review, as overlay regulations supersede underlying zoning regulations. The Marina District Architectural Review Committee (ARC) will review the site plan and building elevations on April 6, 2021.

Parking and Circulation

Pursuant to TMC§1107.0600 - Off-Street Parking Schedule "D", Community Recreation facilities have a wide variety of parking demand characteristics, making it difficult to specify a single off-street parking standard. Therefore, Schedule "D" parking allows the minimum off-street parking requirements to be established via a parking study, which was provided by the applicant. Parking requirements were based on the types of amenities provided in the park, as well as Metropark visitation estimates from 2014 to 2018. The site plan depicts three (3) new off-street parking areas, with a total of 238 parking spaces. The majority of parking spaces are located in the center of the site. The Director approves of the alternative parking 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') drive aisle and six (6) car accessible spaces with five-foot (5') drive aisles for persons with physical disabilities. The site plan depicts eight (8) van accessible spaces and five (5) car accessible spaces, and meets the requirement. Additionally, each of the three (3) off-street parking areas have adequate accessible parking, ensuring accessibility regardless of where visitors park.

Bicycle parking is required pursuant to Off-Street Parking Schedule "A" (TMC§1107.0300). A minimum of one (1) bicycle space shall be provided per ten (10) automobile parking spaces. The parking lots contain a total of 283 spaces, requiring at least twenty-nine (29) bicycle parking spaces. The submitted site plan depicts thirty-four (34) bicycle parking spaces and meets the bicycle parking requirement.

STAFF ANALYSIS (cont'd)

Landscaping

The submitted landscape plan depicts various plantings and botanical features throughout the site. A frontage greenbelt of ornamental trees is provided along Front Street, and hundreds of deciduous and ornamental trees span the area. The campgrounds feature both deciduous and evergreen trees, with existing vegetation along the western perimeter to remain. The riverfront will feature shoreline plantings, and aquatic vegetation will also be planted further out from the shore. The Market Hall and cabanas will be decorated with plant beds featuring various shrubs and a perennial mix. And lastly, the main parking lot includes large, well landscaped islands with a pedestrian walkway cutting through the central island.

Building Design and Materials

The site plan depicts a centrally located Market Hall and several accessory buildings to be constructed. The Market Hall will feature a small restaurant, skate rental, lockers, and a warming space for wintertime visitors. Elevations depict the building as constructed with standing seam metal, white ash cladding, clear glazing, textured concrete, concrete, exposed wood deck, and hot rolled steel. Clear windows are a dominant feature, and will provide scenic views for visitors. Colors are natural and earth toned, primarily browns and grays. The accessory structures will have matching materials and colors.

Connecting the Pieces Plan

The Connecting the Pieces Plan was adopted in 2008 and encourages East Toledo neighborhoods to plan for mutually beneficial developments. Several goals of the Connecting the Pieces Plan revolve around need for public parks and recreation. Recommended investment priorities call for a riverfront park system that uses the river as an asset that provides greenspace, hardscape, recreational areas, performance areas, and vistas. Additionally, the Plan encourages wetland development and rain gardens with scenic overlooks. Based on these recommendations, the Glass City Metropark would be conforming to the vision of the Connecting the Pieces Plan.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site for Urban Village. The Urban Village land use is a specialized residential and commercial district that possesses characteristics of Traditional Neighborhood Development, such as pedestrian orientation, zero building setbacks, mixed uses, and district architectural character. Public parks increase quality of life for nearby residents, and are shown to be a valued amenity within neighborhoods. The proposed park is in character with Traditional Neighborhood Development and is suitable within the Urban Village land use.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the Special Use Permit applications because the proposed use is consistent with the future land use designation identified in the 20/20 Comprehensive Plan and the Connecting the Pieces Plan. Additionally, the proposed use meets the stated purpose and complies with all applicable provisions of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP-2006-21, an amendment to a Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark" at Front Street and Marina Drive, 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 complies with all applicable provisions of this Zoning Code (TMC§1111.0706(B))

The Toledo City Plan Commission further recommends approval of SUP-2006-21, an amendment to a Special Use Permit, originally granted by Ord. 90-19, for the expansion of "Glass City Metropark", to the Toledo City Council, subject to the following **five (5)** 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

1. Per TMC§1107.0600 – Off-Street Parking Schedule “D”, the applicant shall submit an off-street parking study to determine the appropriate number of parking spaces required. **Parking study provided on submitted site plan. Plan Director approves of the Alternative Parking Plan.**
2. 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.
3. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.

TO: President Cherry and Members of Council
April 9, 2021
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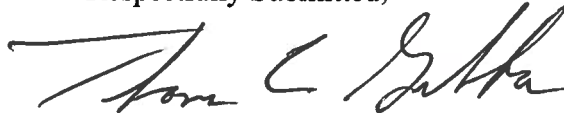
REF: SUP-2006-21

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

4. 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.
5. 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

DR

Five (5) sketches follow

Cc: The Metropolitan Park District of the Toledo Area, 5100 West Central Avenue, Toledo OH 43615

Smith Group, 201 Depot Street, Ann Arbor MI 48104

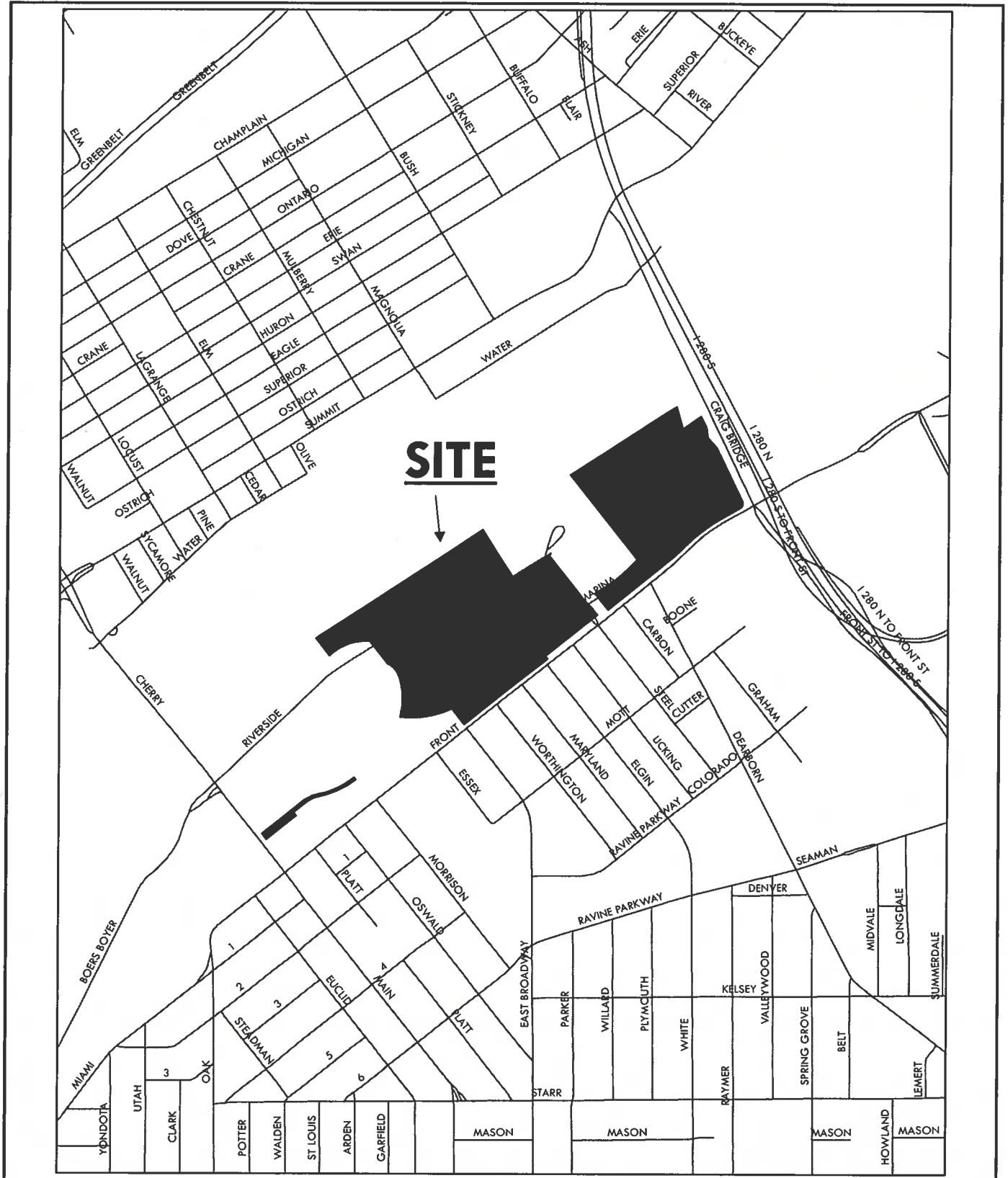
Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Planner

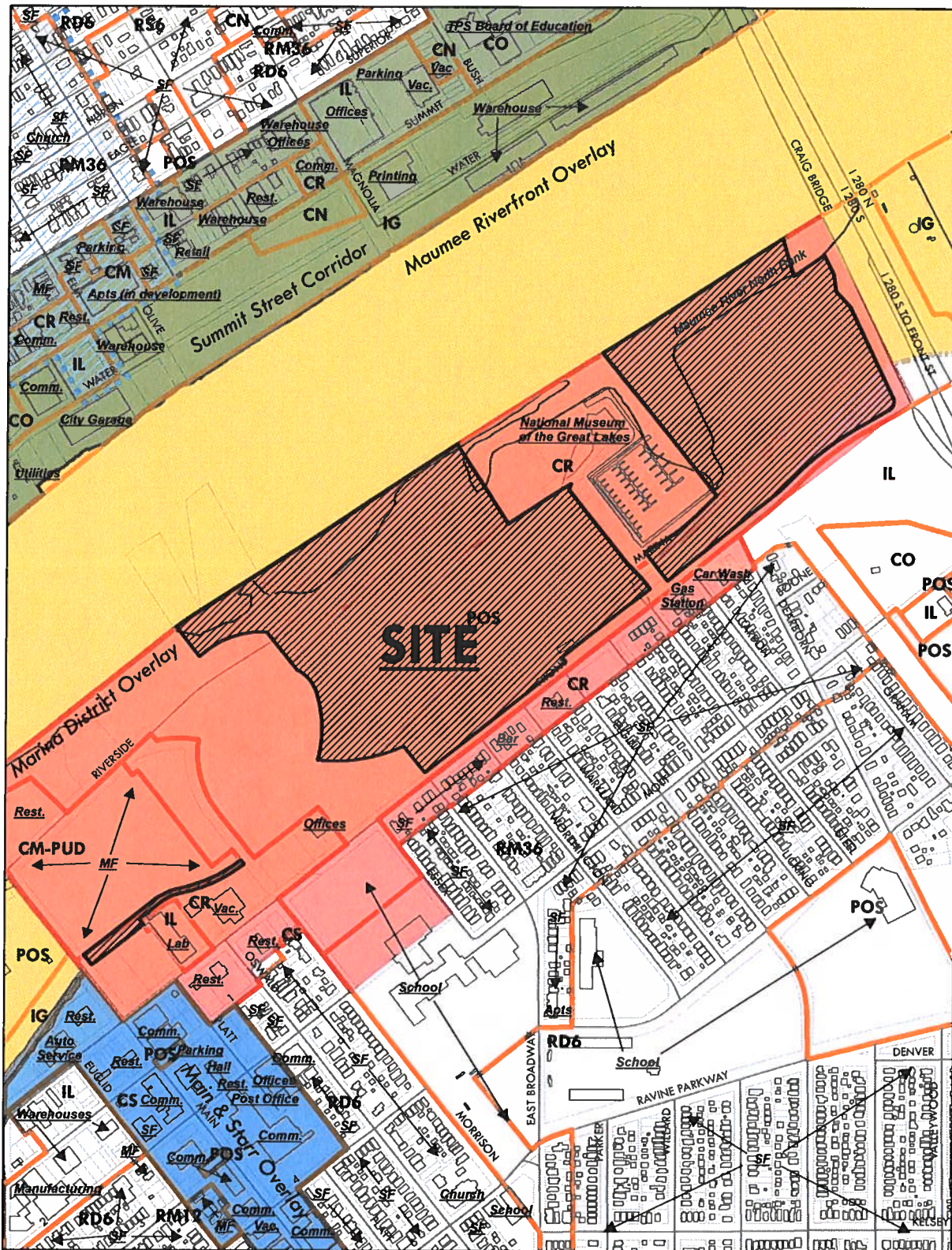
GENERAL LOCATION

SUP-2006-21
ID 27



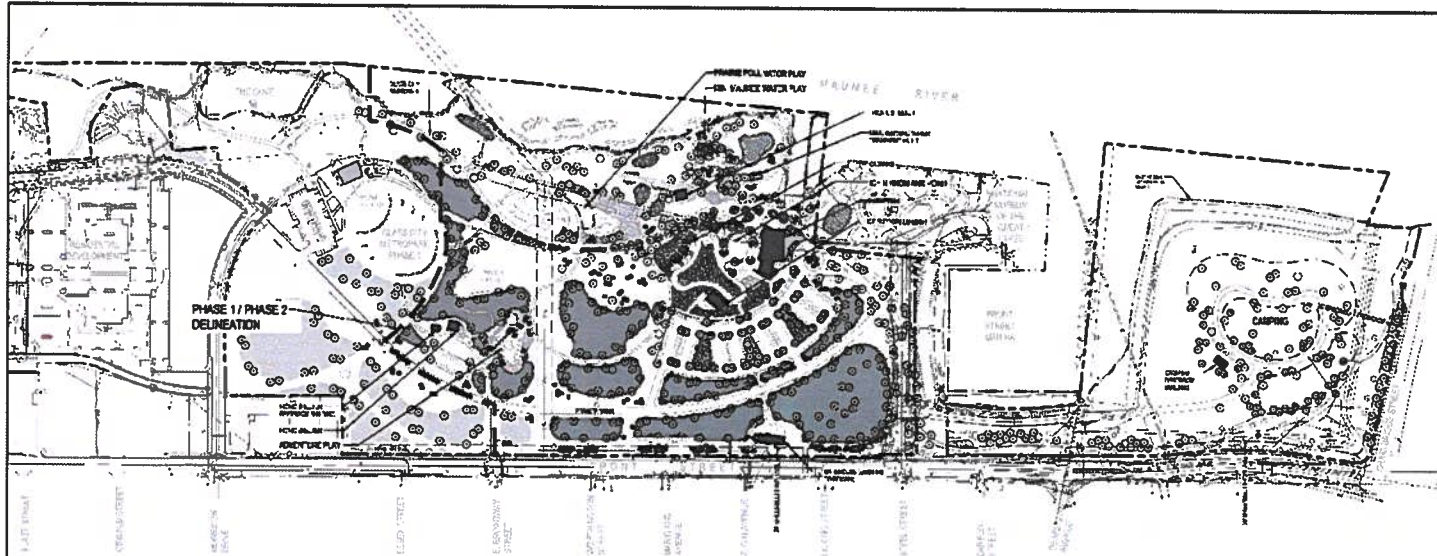
ZONING & LAND USE

SUP-2006-21
ID 27



LANDSCAPE PLAN

SUP-2006-21
ID 27



GLASS CITY
METROPARK - PHASE 2
1001 & 1505 FRONT STREET
TOLEDO, OH
Ohio



SMITHGROUP
87 DEWEY STREET
CINCINNATI, OH 45221
TEL: 513.261.8600
www.smithgroup.com

LANDSCAPE REQUIREMENTS

Requirement	Required	Provided
Planting Rate Landscaping		
Plant 2 trees per 10 sq. ft. area	65	65
Plant 1.5 shrubs per 20 sq. ft. area	137	137
Plant 1 shrub per 40 sq. ft. area	34	34

Area	Requirement	Provided
Planting	100%	100%

Area	Requirement	Provided
Planting	100%	100%

* Confirm site conditions, soil types, and water table level prior to construction. All trees and shrubs shall be installed at the same time as the concrete footings and foundations. The trees and shrubs shall be installed at the same time as the concrete footings and foundations. The trees and shrubs shall be installed at the same time as the concrete footings and foundations. The trees and shrubs shall be installed at the same time as the concrete footings and foundations.

LEGEND

- POWER POLE
- PROPERTY LINE
- TREE
- TREE
- SHRUB
- TRAIL
- WALKWAY
- BIKEWAY
- DRIVEWAY
- WALKWAY
- BIKEWAY
- DRIVEWAY
- BIKEWAY
- DRIVEWAY
- BIKEWAY
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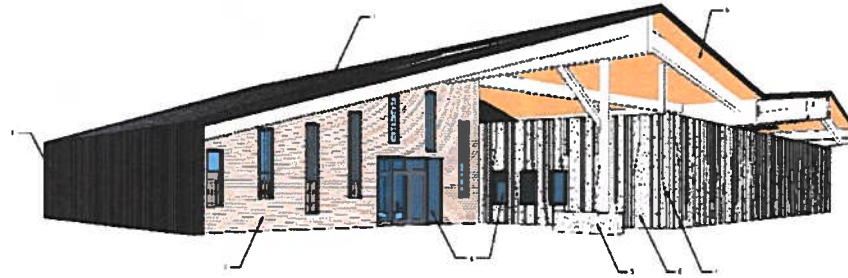
NOT FOR CONSTRUCTION



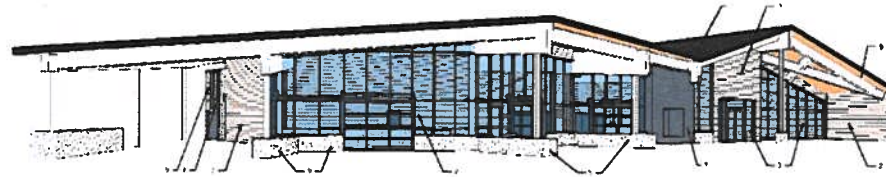
SCALE: 1" = 10'
2778.000
2778.000
2778.000

ELEVATIONS

SUP-2006-21
ID 27



MARKET HALL FRONT PERSPECTIVE - SITE PLAN SUBMITTAL
1-1-4



MARKET HALL PLAZA PERSPECTIVE - SITE PLAN SUBMITTAL
1-1-4



1 STANDING SEAM METAL



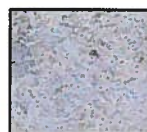
2 WHITE ASH CLADDING



3 CLEAR GLAZING



4 TEXTURED CONCRETE



5 CONCRETE



6 EXPOSED WOOD DECK



7 HOT ROLLED STEEL

GLASS CITY
METROPARK - PHASE 2
1001 & 1505 FRONT STREET
TOLEDO, OH



METROPARKS TOLEDO
5001 W CENTRAL AVENUE
TOLEDO, OH 43615

SMITHGROUP

801 BROAD STREET
SUITE 1100
ANN ARBOR, MI 48106
734.969.4800
smithgroup.com

NO.	DATE	BY	TO

DATE PLOTTED: 11/11/11
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

NOT FOR CONSTRUCTION

SCHEMATIC MARKET
HALL PERSPECTIVES

DATE PLOTTED: 11/11/11
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN

A103

DATE PLOTTED: 11/11/11
SCALE: AS SHOWN
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: March 26, 2021
REF: SUP-2006-21
PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, April 8, 2021

Request: Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark"

Location: Front Street and Marina Drive

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, April 8, 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/81164053427?pwd=QWc2U0NUd0YxUzZxUUdSUEJ0Vit1Zz09>

Passcode: 082513

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

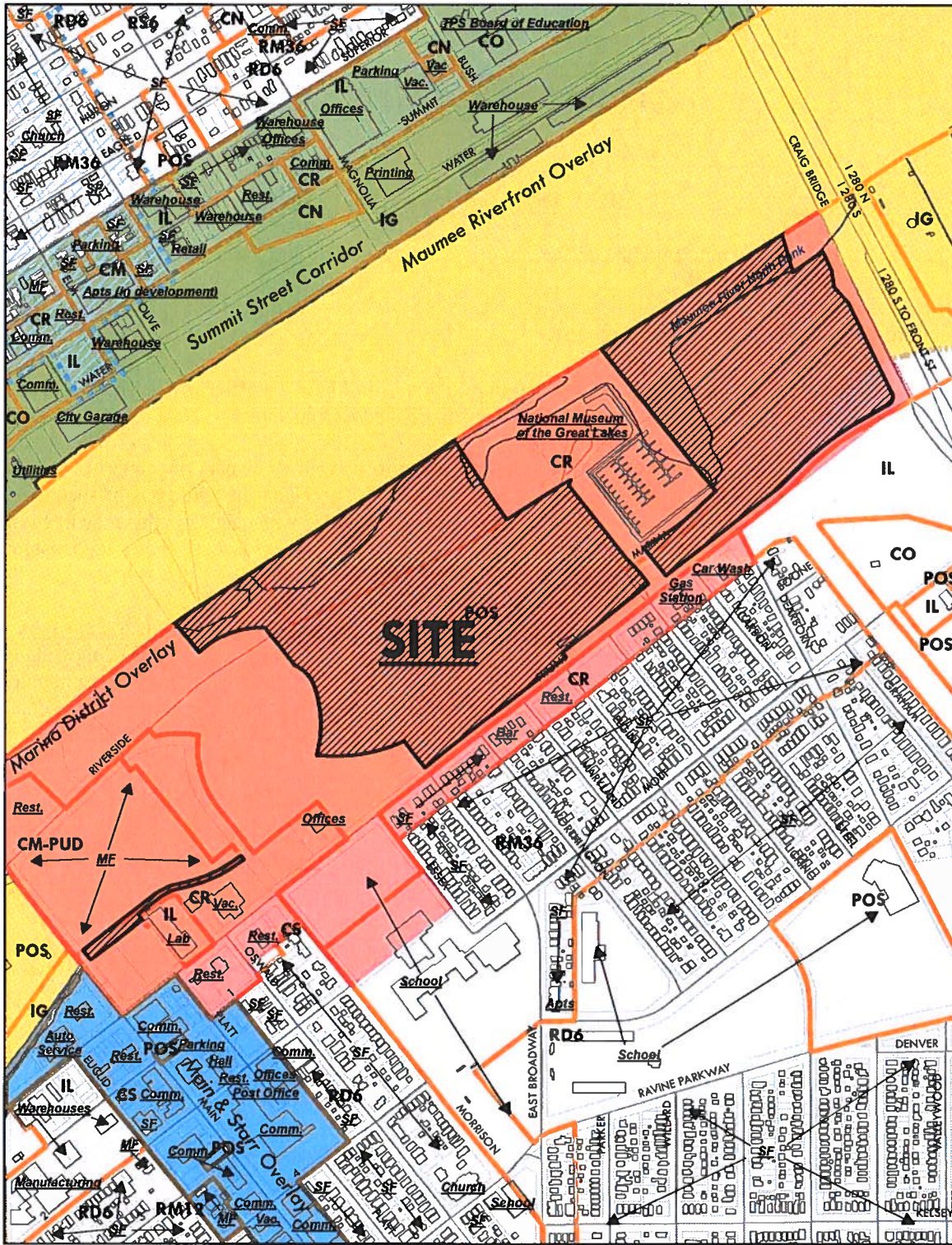
Conference code: 291916

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 dana.reising@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-2006-21
ID 27



CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: March 26, 2021
Ref: SUP-2006-21

NOTICE OF PUBLIC HEARING

Wednesday, May 12, 2021

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, May 12, 2021 at 4:00 p.m., will consider the following request:

Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark"

When: May 12, 2021 04:00PM 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/85492711938?pwd=YktHNHpkUIZxVmZLOTloVTNMS28xZz09>
Passcode: **227350**

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

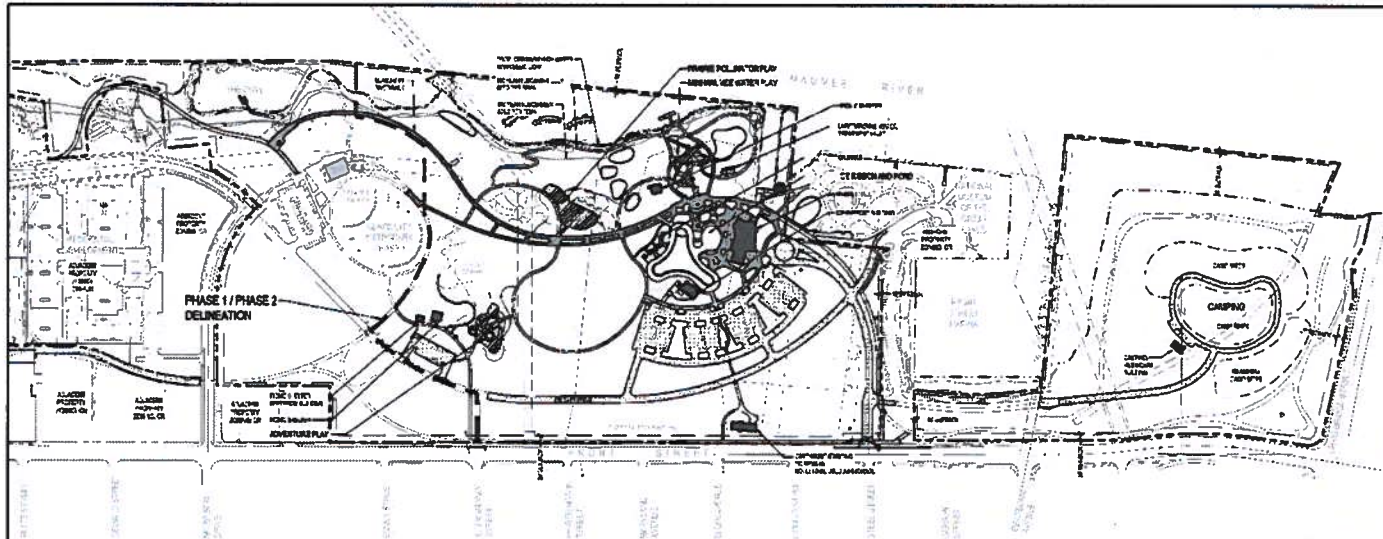
Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

SITE PLAN

SUP-2006-21
ID 27



SITE DATA COMPARISON CHART

Category	Current Status		Proposed Status	
	Area (sq ft)	Volume (cu yd)	Area (sq ft)	Volume (cu yd)
Site Area	1,000,000	0	1,000,000	0
Impervious Area	100,000	0	100,000	0
Water Features	0	0	0	0
Other	0	0	0	0

Phase Two - Vehicular Parking Requirements

Requirement	Current	Proposed	Notes
Handicap Accessible	0	10	Compliant with ADA
Standard	0	100	Compliant with local code
Total	0	110	

LEGEND

- CONCRETE PAD
- CONCRETE SLAB
- ASPHALT
- PARKING LOT
- PLAYGROUND EQUIPMENT
- LANDSCAPING
- WATER FEATURE
- BUILDING FOOTPRINT
- UTILITY LINES
- SITE BOUNDARY

GLASS CITY METROPARK - PHASE 2
1001 & 1605 FRONT STREET
TOLEDO, OH
Owner:
METROPARKS TOLEDO
2021 W. CENTRAL AVENUE
TOLEDO, OH 43615

SMITHGROUP
221 FRONT STREET
COLUMBUS, OH 43215
CHAMBERS
www.smg.com

NO. 1	NO. 2

SEE ALSO

NOT FOR CONSTRUCTION



OVERALL SITE PLAN

SCALE: 1" = 100'

CS100

4440 GRANTLEY RD LLC
ACKERMAN NATHAN MICHAEL
ADAMS JONATHAN
ADKINS SCOTT LEE & STACY
ALFORD THOMAS F
AMERICAN PROPER LLC
ANAYA VICTOR
ANTONACCI RYAN M
BABICH PROPERTIES LLC
BAKER KENYATTA WILLIS
BAUER GREGORY & JULIA
BAUMAN TODD G & DARLA A
BENAVIDEZ JESUS G & ELMA M
BIGELOW VICTORIA
BLAIR DEBBIE
BOARD OF EDUCATION OF THE CITY SCHOOL
BOBRAY CLINTON & YASSA
BOLANDER VICTORIA
BURROUGHS-GARMON REALTY INC
CAMPBELL W F & L I
CARR DAVID M
CI GROUP LLC
CLEMENTS DENNIS D
COUGHLIN MICHAEL J
CRILL TED
CROWE SCOTT D & JENNIFER
D & G PREFERRED PROPERTIES LLC
DEBOLT CYNTHIA M & JOHN A
DERBY THOMAS P
DIXON CHARLES J
DOWELL JANET M
DOWNES RICHARD G
ESPINOZA MARIE C
EVANOFF JAMES

4440 GRANTLEY
1124 GREENWOOD AVE
134 WORTHINGTON ST
135 MARYLAND AVE
136 MARYLAND AVE
213 LAKE POINT DR APT 213
2240 GRAHAM ST
116 CARBON ST
P O BOX 133
133 ESSEX ST
1020 FRONT ST
4049 RANGER DR
120 E BROADWAY
133 ELGIN AVE
2247 DEERPOINTE DR
1609 SUMMIT ST
2220 EAST 21ST ST
823 GOULD ST
5805 W HARMON # 378
122 STEEL ST
1928 DROUILLARD RD
2303 HALF MOON LN
1955 N ERIE
25 N DECANT
126 STEEL ST
4030 LAPLANTE RD
2055 STARR
1008 FRONT ST
1453 S WYNN RD
121 LICKING ST
115 E BROADWAY ST
124 ELGIN AVE
107 E BROADWAY ST
142 LICKING ST

TOLEDO OH 43613
TOLEDO OH 43605
TOLEDO OH 43605
TOLEDO OH 43605 1639
TOLEDO OH 43605
FT LAUDERDALE FL 33309
TOLEDO OH 43605
TOLEDO OH 43605
MONCLOVA OH 43542
TOLEDO OH 43605 2119
TOLEDO OH 43605 1630
NORTHWOOD OH 43619 2051
TOLEDO OH 43605
TOLEDO OH 43605
TOLEDO OH 43617
TOLEDO OH 43604
OAKLAND CA 94606
NORTHWOOD OH 43619
LAS VEGAS NV 89103
TOLEDO OH 43605 1620
NORTHWOOD OH 43619
COSTA MESA CA 92627
TOLEDO OH 43611
CURTICE OH 43412
TOLEDO OH 43605
MONCLOVA OH 43542 9728
TOLEDO OH 43605
TOLEDO OH 43605 1630
OREGON OH 43616 3539
TOLEDO OH 43605 1673
TOLEDO OH 43605 2118
TOLEDO OH 43605 1626
TOLEDO OH 43605 2118
TOLEDO OH 43605 1636

FIX ANTHONY M	2218 1/2 CALEDONIA ST	TOLEDO OH 43605
FIX JAMES F II	2218 1/2 CALEDONIA ST	TOLEDO OH 43605
FOSTER KIMME IRIS	129 WORTHINGTON ST	TOLEDO OH 43605 1652
FRANCIS AARON L	1262 NOBLE ST	TOLEDO OH 43608
FREEDMAN MANAGEMENT LLC	PO BOX 351081	TOLEDO, OHIO 43635
FRITZ GREGORY F	4409 WALBRIDGE RD	NORTHWOOD OH 43619 2341
FROGTOWN RENTALS LLC	115 MARYLAND ST	TOLEDO OH 43612
GIRARD DOUGLAS	1180 JEDIONDIA DR	WICKENBURG AZ 85390
GLR OHIO #5	1412 ARROWHEAD	MAUMEE OH 43537
GREATER METROPOLITAN TITLE LLC	7963 GARDEN RD	HOLLAND OH 43528 9661
GREWE RICHARD G & KATHLEEN B	5410 SANDRA CT	TOLEDO OH 43613
GWINN BENNY	RR2 BOX 590	ROCK WV 24747
HAGER VALERIE SUE	1012 FRONT ST	TOLEDO OH 43605
HALKA ANNETTE M	120 MORRISON DR	TOLEDO OH 43605 2122
HALL JULIE A	119 CARBON ST	TOLEDO OH 43605 1603
HARTFORD KIM L	5810 WATERVILLE SWANTON RD	SWANTON OH 43558
HENNINGER CRAIG E & MELISSA A	123 WORTHINGTON ST	TOLEDO OH 43605 1652
HERNANDEZ FILEMON PADILLA & ALMA AGUIRRE	118 E BROADWAY ST	TOLEDO OH 43605
HOLBROOK MARSHA	113 DEARBORN AVE	TOLEDO OH 43605 1608
HORVATH JOHN A II	1927 WATTS AVE	OREGON OH 43616 3745
HUDSON JOSEPH	1816 MARNE	TOLEDO OH 43613
IBARRA NOEMY	120 STEEL ST	TOLEDO OH 43605
JACKSON KELCEY	117 WORTHINGTON ST	TOLEDO OH 43605 1652
JAKSETIC DANIEL M	128 MORRISON DR	TOLEDO OH 43605 2122
JOHNSON GREGORY & AMY R	3260 CROMWELL	OREGON OH 43616
JONES MARVIN	704 N STADIUM	OREGON OH 43616
L I H INVESTMENTS LLC	2402 S 222ND ST UNIT 102	DES MOINES WA 98198
LEWANDOWSKI ANTHONY T	131 LICKING ST	TOLEDO OH 43605
LJI INVESTMENTS LLC	1485 COUNTY RD W	LIBERTY CENTER OH 43532
LMR PROPERTIES OF TOLEDO LLC	PO BOX 8115	TOLEDO OH 43605
LOSS LYN L	637 BRYSEN	TOLEDO OH 43609
LOVING ROGER E & BARBARA M	26352 LUCKEY RD	WALBRIDGE OH 43465 9735
LYONS DARRYL	119 ELGIN AVE	TOLEDO OH 43605
M & R QUALITY PROPERTIES LLC	8288 COPPERTOP LN	LEWIS CENTER OH 43035

MADDEN TAMMY L	111 STEEL ST	TOLEDO OH 43605 1619
MADISON PROPERTIES OF TOLEDO LLC	PO BOX 8115	TOLEDO OH 43605
MARSHALL KENNETH A	133 WORTHINGTON ST	TOLEDO OH 43605 1652
MATLOCK JOSHUA	1518 FRONT ST	TOLEDO OH 43605
MATTOX ALLEN M	826 WILLOW AVE	TOLEDO OH 43605
MCCLAIN JESSE	1026 FRONT ST	TOLEDO OH 43605 1630
MCCLAIN VICTOR L	115 E BROADWAY	TOLEDO OH 43605
MERCER KELLY	425 HOLLY DR	OREGON OH 43616 2828
MERIVALE INVESTMENTS LLC	4635 AYRON TER	PALM HARBOR FL 34685
METROPOLITAN PARK DISTRICT OF THE TOLEDO	5100 W CENTRAL AVE	TOLEDO OH 43615
MIDLAND AGENCY OF NORTHWEST OHIO INC TRUSTEE	MSC-S29779 100 MADISON AVE	TOLEDO OH 43604
MILLER DANA V & DARCEY L	121 ESSEX ST	TOLEDO OH 43605 2119
MULL PHYLLIS A	4623 LAKESIDE DR UNIT 1	MAUMEE OH 43537
NEGRIN HENRY & JESSICA	124 DEARBORN	TOLEDO OH 43605
NEGRIN HENRY ETAL	124 DEARBORN AVE	TOLEDO OH 43605 1609
NOBLE ROBERT BRUCE	121 STEEL ST	TOLEDO OH 43605
NUNLEY MYRLA J	1250 CRAIG RD	MAUMEE OH 43537 3011
NUTTER KENNETH R	1611 OAKMONT DR	LENOIR NC 28645 8446
OLIN BENJAMIN J	120 CARBON ST	TOLEDO OH 43605 1604
OVIEDO JESSICA	12472 LINCOLN BLVD	PERRYSBURG OH 43551
PAINTERS AND DECORATORS BUILDING INC	909 FRONT ST	TOLEDO OH 43605
PENLEY GARLAND R & LISA S	129 E BROADWAY ST	TOLEDO OH 43605 2118
PERRY CLARENCE & FRANCES K	112 CARBON ST	TOLEDO OH 43605 1604
RAMADAN ALAA ALDIN	813 S BYRNE RD	TOLEDO OH 43609 1007
RAMSEY SUSAN L	112 STEELE ST	TOLEDO OH 43605
RAPPARLIE SARAH B & JOHN	122 E BROADWAY ST	TOLEDO OH 43605 2154
ROGERS DONALD L	119 DEARBORN AVE	TOLEDO OH 43605 1608
RUCKI RACHEL M	123 DEARBORN AVE	TOLEDO OH 43605 1608
SALVATORE L	565 PIER AVE # 1374	HERMOSA BEACH CA 90254
SNIDER SHIRLEY A	527 CATHERINE DR	LIBERTY CENTER OH 43532 9781
SOTO JESUS	137 WORTHINGTON	TOLEDO OH 43605
SPITLER TIMOTHY	9824 SUMMERFIELD RD	TEMPERANCE MI 48182
STEPHENS JACQUELINE L	136 ELGIN AVE	TOLEDO OH 43605 1626
STEPHENS TANYA SUE	131 ELGIN ST	TOLEDO OH 43605

STRICKLAND MATTHEW E & BRITTAN
STUCK JOEL B SR & DEBRA A
SUN EQUITIES LLC
SWEET BRIAN
TACO BELL OF AMERICA INC
TENYCK JEFFREY J
TOLEDO 76 INC
TOLEDO EDISON CO
TOLEDO RENTALS LLC
TOLEDO TRANSFORMATION LLC
TONG WILLIAM J
TRIPLE C-CARROLL LTD
ULCH AMY
UPCHURCH SONTAE M
URBINA MARIE
VELER KARL A
VILLEGAS MARIO O & MARIA B
VIVEROS ASHLEY ALEJANDRA
WATSON SHELLEY
WAYTON CHRIS J & RANDY J
WEBER BLOCK LLC
WOODS JUDY A
WRIGHT GLENDA
ZACHARIAS CAROL
SMITH GROUP
LEWANDOWSKI ENGINEERS
COUNCILMEMBER THERESA GADUS
JODI GROSS
NEIGHBORWORKS TOLEDO

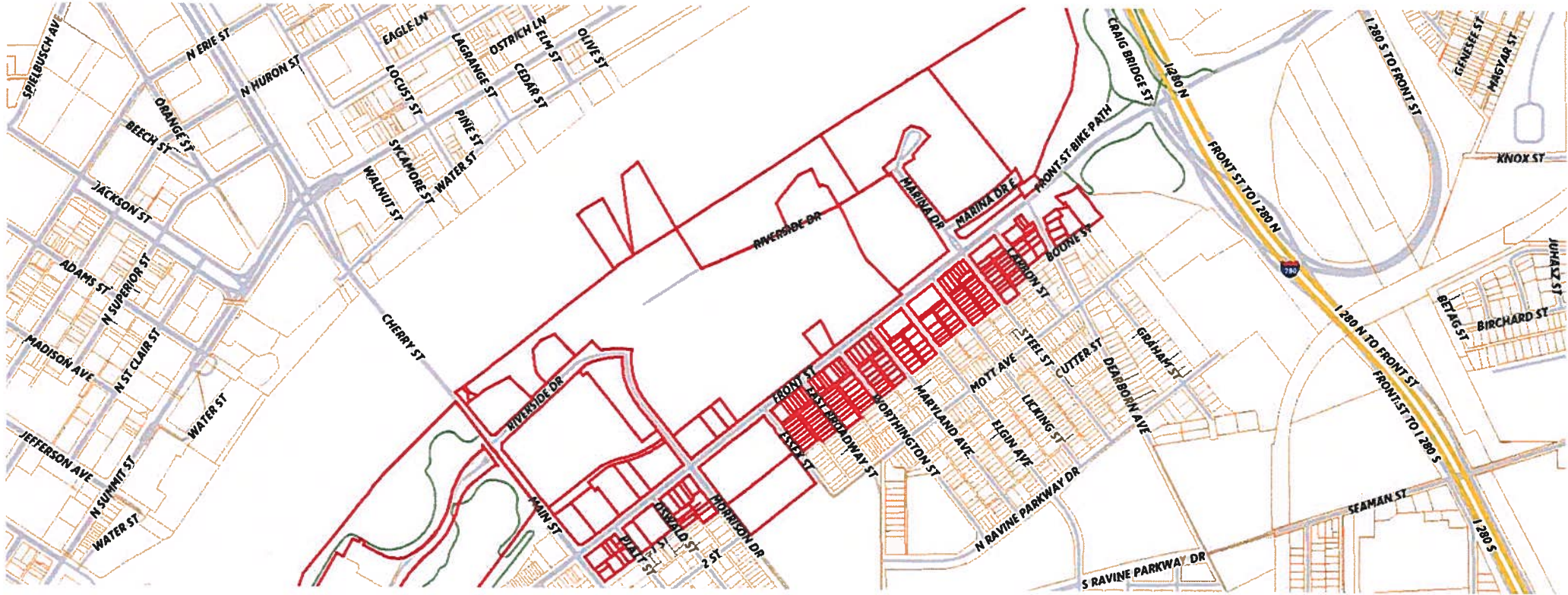
129 DEARBORN AVE
641 FORSYTHE ST
10173 MONROE BLVD
132 STEEL ST
P.O. BOX 80615
1218 FRONT ST
203 W MAIN ST
P O BOX 4747
2450 N REYNOLDS RD
P O BOX 167195
1575 BOONE ST
4262 TOWNHOUSE DR # B
1708 SOUTH SHORE BLVD
126 DEARBORN AVE
252 PONDEROSA DR
2075 VERDUN
115 LICKING ST
1732 LINZDEN PL
116 E BROADWAY ST
108 EAST BROADWAY
25 N ONTARIO
2626 RANDALL DR
115 ESSEX ST
1625 VINAL ST
201 DEPOT ST
234 N ERIE ST
ONE GOVERNMENT CENTER SUIT
1020 VARLAND AVE
204 SECOND ST. P.O. BOX 81245

TOLEDO OH 43605
TOLEDO OH 43605
TAYLOR MI 48180 3613
TOLEDO OH 43605 1620
INDIANAPOLIS IN 46280
TOLEDO OH 43605 1631
HOMER MI 49245
OAKBROOK IL 60522 4747
TOLEDO OH 43615
OREGON OH 43616
TOLEDO OH 43605 1601
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OREGON OH 43616
TOLEDO OH 43605 1609
OREGON OH 43616 2228
OREGON OH 43616
TOLEDO OH 43605
TEMPERANCE MI 48182
TOLEDO OH 43605
TOLEDO OH 43605
TOLEDO OH 43604
OREGON OH 43616 2841
TOLEDO OH 43605
TOLEDO OH 43605 3659
ANN ARBOR MI 48104
TOLEDO OH 43604
TOLEDO OH 43604
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TOLEDO OH 43605

REISING

SUP - 2006 - 21

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27



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.

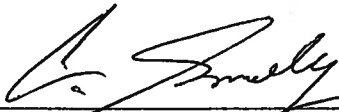
4. PERIOD OF POSTING

- A. Signs must be posted from (dates) March 23, 2021 to May 24, 2021.

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)

Chris Smalley, Metropolitan Toledo

(Print Name or Organization)

(Telephone No.)

I issued 3 signs for this application 3/23/21
(Date)

Dana Reising
(Staff Member)

Location of sign(s) 2 Front Street

1 Riverside Drive or S Marina Drive

CASE NUMBER SUP-2006-21

PUBLIC HEARING

CASE NO. SUP-2006-21

REQUEST: Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of the
Glass City Metropark at Front St and Marina Dr

APPLICANT NAME: The Metropolitan Park District of the Toledo Area

ADDRESS: 5100 West Central Avenue

DATE: 04/08/2021

TIME: 2:00 pm

Contact Person: Emily Ziegler

Contact Person Phone Number: 419-407-9843

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

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

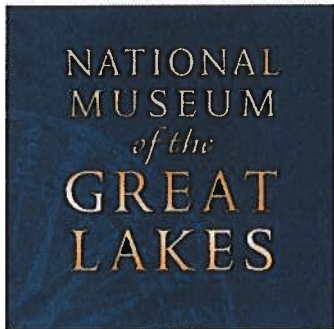
PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304




**THE GREAT LAKES
HISTORICAL SOCIETY**



Preserving Great Lakes
History Since 1944

Col. James
M. Schoonmaker
Museum Ship
Museum Tug Ohio
Inland Seas®
Peachman
Great Lakes Shipwreck
Research Program



*A different story
in every drop!*

April 8, 2021

Dear Members of the Planning Commission:

On Wednesday, April 7, 2021 the Board of Directors of the Great Lakes Historical Society, which owns and operates the National Museum of the Great Lakes, voted unanimously to enthusiastically support Metroparks Toledo's Glass City Metroparks Phase Two proposed plan as submitted to the Plan Commission. The positive energy this ongoing redevelopment brings to Toledo is exciting and sure to highlight the world class facilities within our community.

The National Museum of the Great Lakes shares the Metroparks' desire to create a top-notch cultural campus on the East Bank of the Maumee River. We believe this re-imagining of our riverfront is best achieved through organized and collaborative partnerships between all entities. Together, we will ensure the finished Glass City Metropark becomes not only a national standard, but also a future road map for community participation and collaboration in re-development planning.

We are completely confident that, with Metroparks Toledo's input, any remaining unresolved issues related to the museum's lease through the Toledo Lucas County Port Authority and the City of Toledo, can be quickly understood and resolved.

Sincerely,

Mark W. Barker
NMGL Board Chair

Christopher H. Gillcrist
Executive Director

NMGL Board Members:

Holly Bristoll, William F. Buckley, Elaine Canning, Andrew Dale, Dr. Romules Durant, Karen L. Fraker, Robert Graham, James Hartung, Dennis Johnson, George Jones, III, James Karpinski, Paul LaMarre, III, Keith Masserant, Gary Murphy, Cynthia Rerucha, Gary Sartain, Adam Schoesler, Mark Sobczak, Marc Stockwell, Jim Stouffer, J.R. Toland, James Tuschman, and Joseph Zerbey

