



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: Z-2005-21

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

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

SUBJECT: Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space

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 - Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space
- Location - Front Street and Marina Drive (multiple parcels)
- 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 - CR, IL, and POS / Regional Commercial, Limited Industrial, and Parks & Open Space
- Area - ±13.73 acres

GENERAL INFORMATION (cont'd)

Site Description (cont'd)

Frontage	-	±60' along Main Street ±25' along Morrison Street Ext. ±1,150' along Riverside Drive ±460' along Marina Drive South ±120' along Front Street ±90' and ±500' along Marina Drive East
Existing Use	-	Undeveloped Land
Proposed Use	-	Active Community Recreation
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MRO-3-92	-	MRO review of a soil remediation facility at 957 Front Street (withdrawn 04/01/1993).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).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- 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).
- 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).

GENERAL INFORMATION (cont'd)

Combined Parcel History (cont'd)

- | | | |
|--------------|---|---|
| Z-11002-18 | - | Zone Change from CR and IG to POS 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). |
| 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>). |
| SUP-2006-21 | - | Amendment to Special Use Permit, originally granted by Ord. 90-19, for expansion of "Glass City Metropark" (<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 Neighborhood Plan

STAFF ANALYSIS

The request is a Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space for several parcels and public right-of-way located near Front Street and Marina Drive (parcel IDs 18-87685, 18-87676, 18-87753, a portion of 18-64072, and a portion of Marina Drive East). 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.

STAFF ANALYSIS (cont'd)

The applicant, the Metropolitan Park District of the Toledo Area (Metroparks), is requesting the Zone Change to facilitate the develop of Phase II of the Glass City Metropark. Although the proposed use, Community Recreation - Active, is permitted in all Zoning Districts with a Special Use Permit, the POS-Parks and Open Space District is not subject to the site development requirements that the CR-Regional Commercial and IL-Limited Industrial Zoning Districts are subject to, and the proposed development is most conforming to the POS-Parks and Open Space District. Companion cases include SUP-2006-21, an amendment the Special Use Permit granted via Ord. 90-19 for the Phase I development; MDO-1-21, a Marina District Overlay Review; and, MRO-1-21, a Maumee River Overlay Review. The Marina District Architectural Review Committee (ARC) will review the site plan and building elevations on April 6, 2021.

Phase I of the Glass City Metropark development opened in late 2020, and is primarily confined to the southwestern portion of the site. Phase I amenities include a pavilion, event lawn, sledding hill, kayak launch cove, and recreational trails. The Phase II development proposes 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.

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 Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks and Open Space because the proposed POS-Parks and Open Space zoning is consistent with the Comprehensive Plan, Connecting the Pieces Neighborhood Plan, and the stated purpose of the Zoning Code. Additionally, the physical suitability of the subject site and the uses permitted under the proposed Zone Change are compatible with uses in the proposed zoning classification.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of Z-2005-21, a request for Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks and Open Space at Front Street and Marina Drive for the following two (2) reasons:

1. The proposed rezoning is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code (TMC§1111.0606(A) – *Review & Decision-Making Criteria*).
2. The physical suitability of the subject site and the uses permitted under the proposed Zone Change are more compatible than uses in the existing zoning classification (TMC§1111.0606(D) – *Review & Decision-Making Criteria*).

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



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Engineer	-	Lewandowski Engineers 234 N Erie Street Toledo, OH 43604

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TO: President Cherry and Members of Council
April 9, 2021
Page 6

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Respectfully Submitted,

Thomas C. Gibbons
Secretary

DR

Three (3) 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

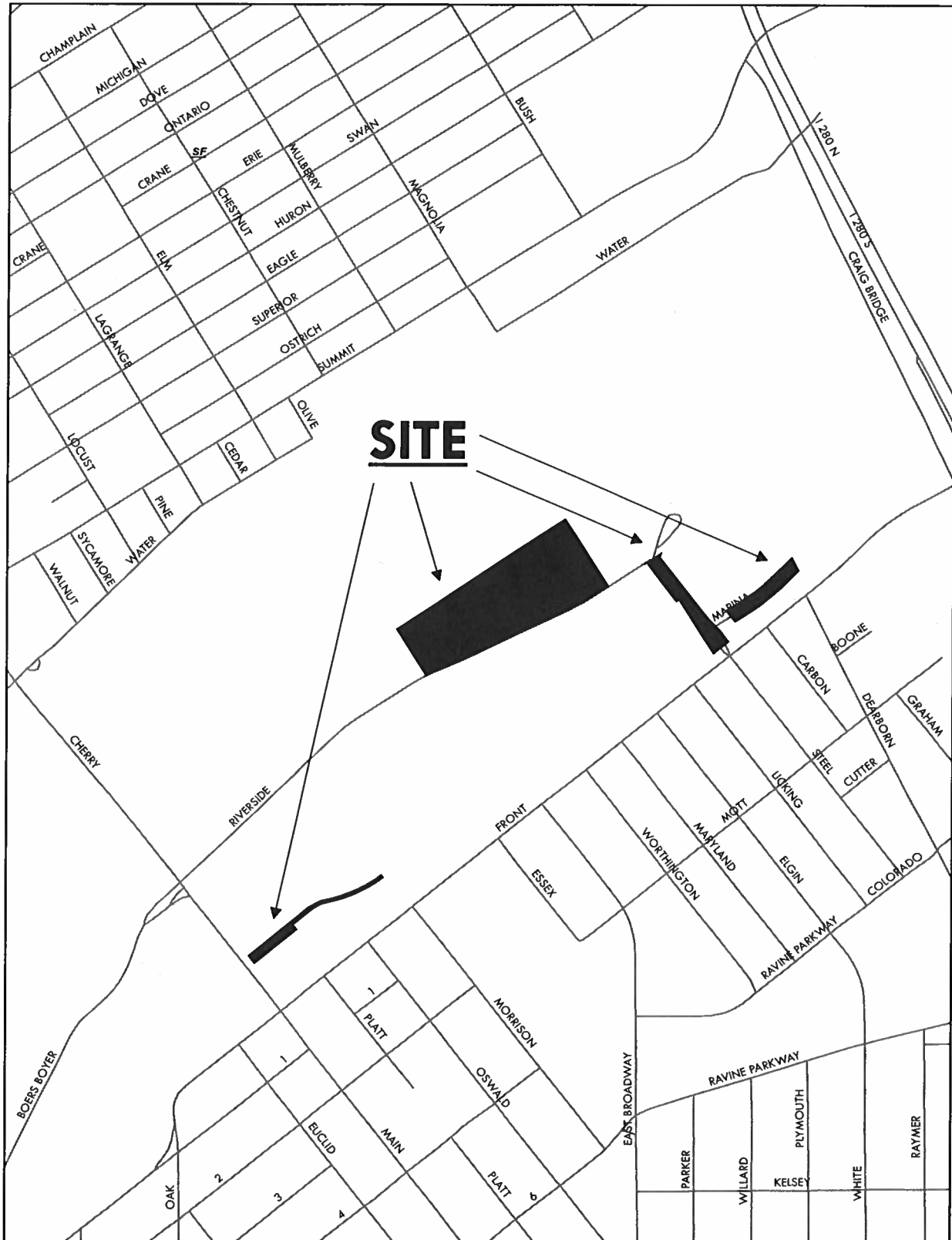
Lewandowski Engineers, 234 N Erie Street, Toledo OH 43604

Lisa Cottrell, Administrator

Dana Reising, Planner

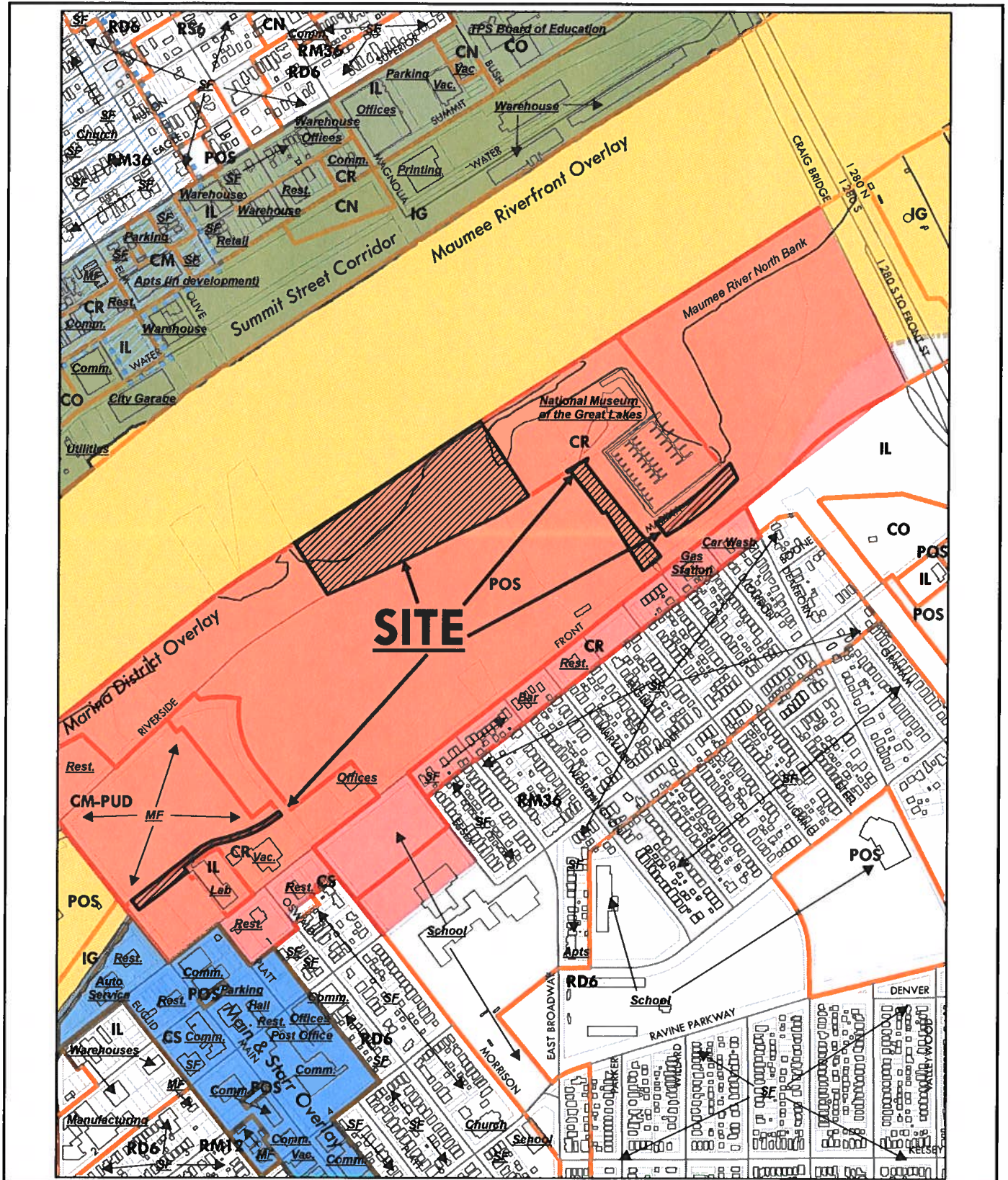
GENERAL LOCATION

Z-2005-21
ID 27



ZONING & LAND USE

Z-2005-21
ID 27



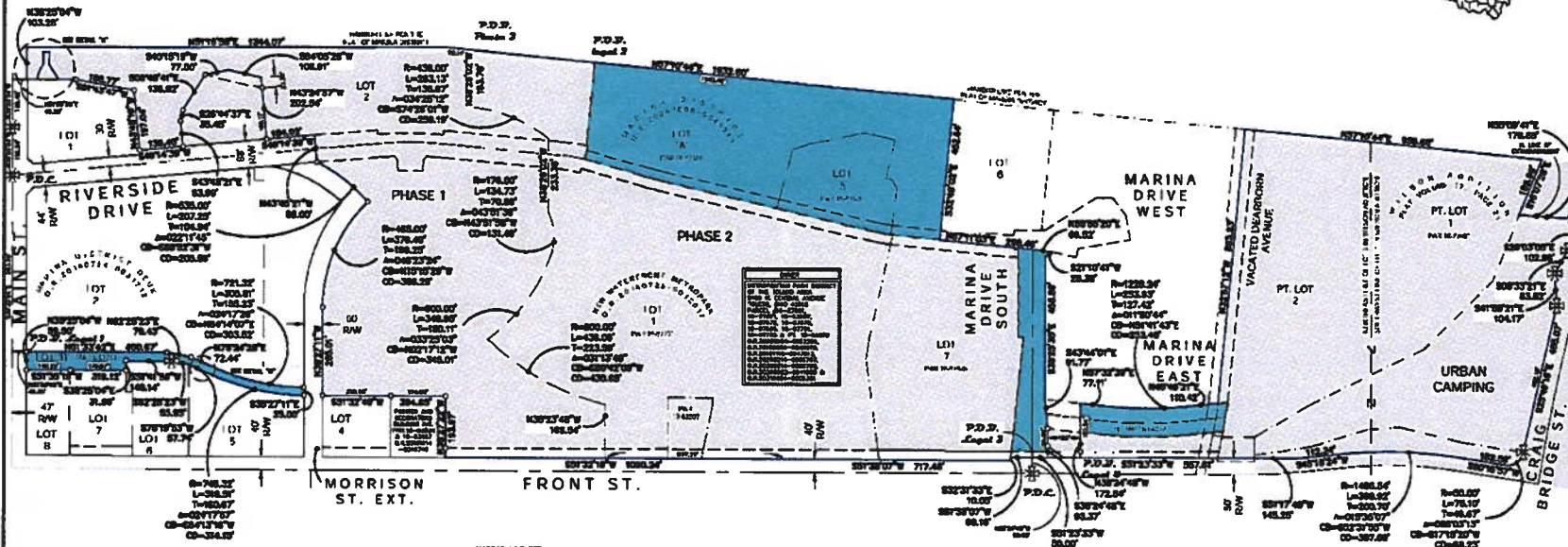
SURVEY

Z-2005-21
ID 27

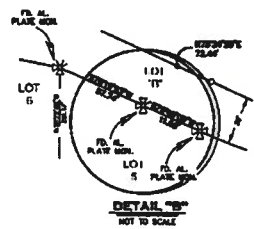
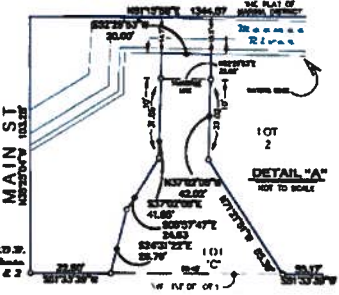


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CONTRACT : Q-T&M

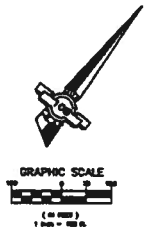
RE-ZONING KEY OF:
GLASS CITY METROPARK
LOT "B" IN MARINA DISTRICT DEUX, LOT "A" & 5 IN THE MARINA DISTRICT,
MARINA DRIVE SOUTH AND PART OF MARINA DRIVE EAST
CITY OF TOLEDO, LUCAS COUNTY, OHIO



WARNING
This drawing is a plan view of the ground surface. It does not show the location of any underground utilities or structures. The user is responsible for locating and marking all underground utilities and structures before any excavation or construction work is undertaken.



LEGEND
 2005-2006 LINES
 2005-2006 METS



NOTE
 1. All dimensions are given in feet and inches unless otherwise noted.
 2. All bearings are given in degrees, minutes and seconds unless otherwise noted.
 3. All distances are given in feet unless otherwise noted.

LEWANDOWSKI ENGINEERS
 CIVIL ENGINEERS & SURVEYORS
 THE CHIEF BLDG. 824 N. CAG ST.
 TOLEDO, OHIO 43604
 LEWANDOWSKI.COM
 OFFICE: 419.253.4111
 MOBILE: 419.253.4111

GLASS CITY METROPARK
 LOT "B" IN MARINA DISTRICT DEUX, LOT "A" & 5 IN THE MARINA DISTRICT,
 MARINA DRIVE SOUTH AND PART OF MARINA DRIVE EAST
 PART OF VACATED USARHORN AVENUE
 CITY OF TOLEDO, LUCAS COUNTY, OHIO

DATE: 04/04/2005
 DRAWN BY: J. L. LEWANDOWSKI
 CHECKED BY: J. L. LEWANDOWSKI
 SURVEYED BY: J. L. LEWANDOWSKI
 PRINTED BY: J. L. LEWANDOWSKI

SCALE: 1"=40'
 JOB # 2005-2006
 CIVIL ENGINEERS & SURVEYORS
 DATE: 03/20/05
 JOB: ARCHER 03
 JOB NO: 2005-2006



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: Z-2005-21
PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, April 8, 2021

Request: Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space

Location: Front Street and Marina Drive (multiple parcels)

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=QWc2U0NUd0YxUzZxUUdSUEJoVit1Zz09>

Passcode: 082513

Or Telephone:

Dial:

USA 602 333 2017 US Toll

USA 888 204 5987 US Toll-free

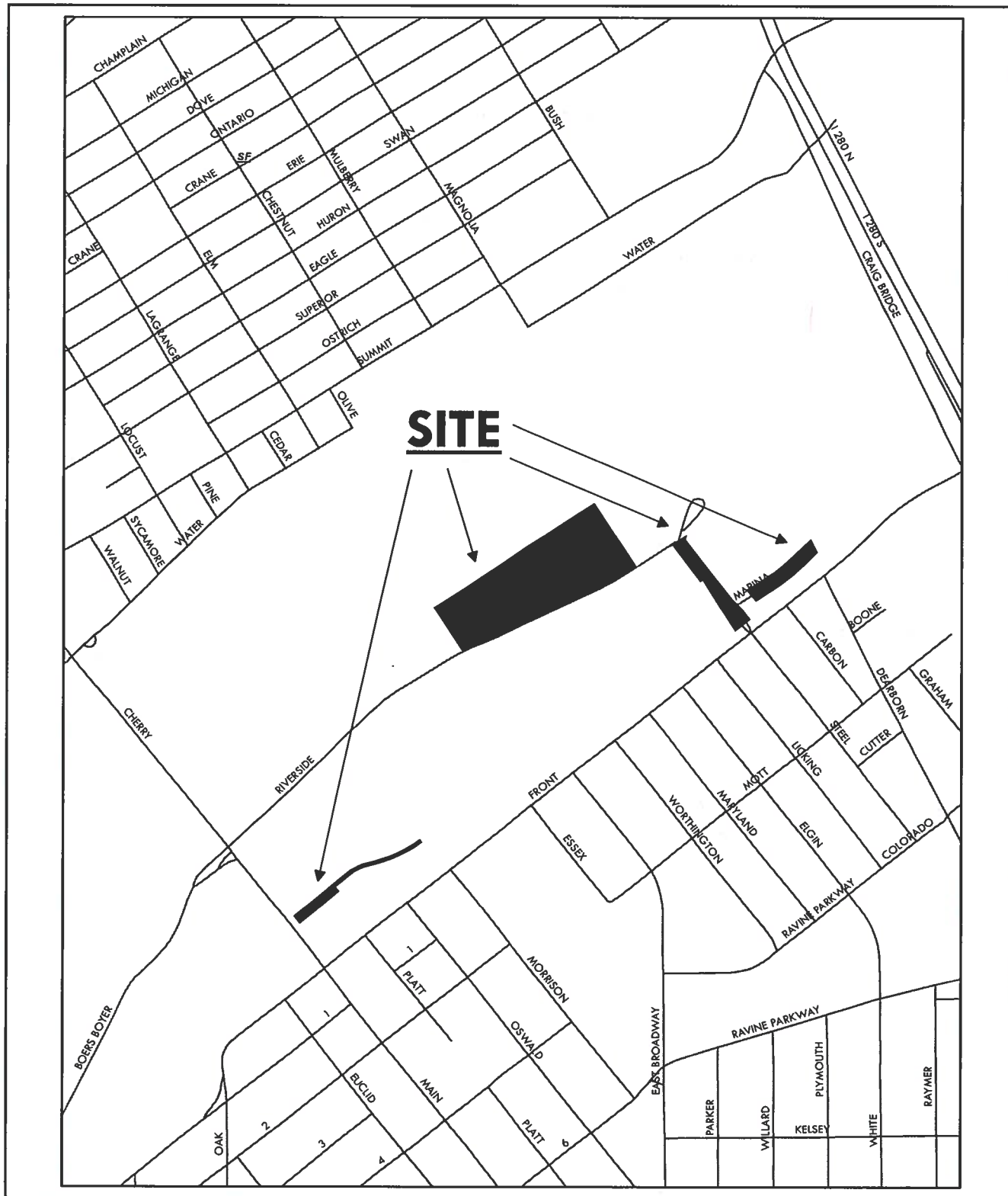
Conference code: 291916

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

GENERAL LOCATION

Z-2005-21
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: Z-2005-21

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:

Zone Change from CR-Regional Commercial, IL-Limited Industrial, and POS-Parks & Open Space to POS-Parks & Open Space at Front Street and Marina Drive

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

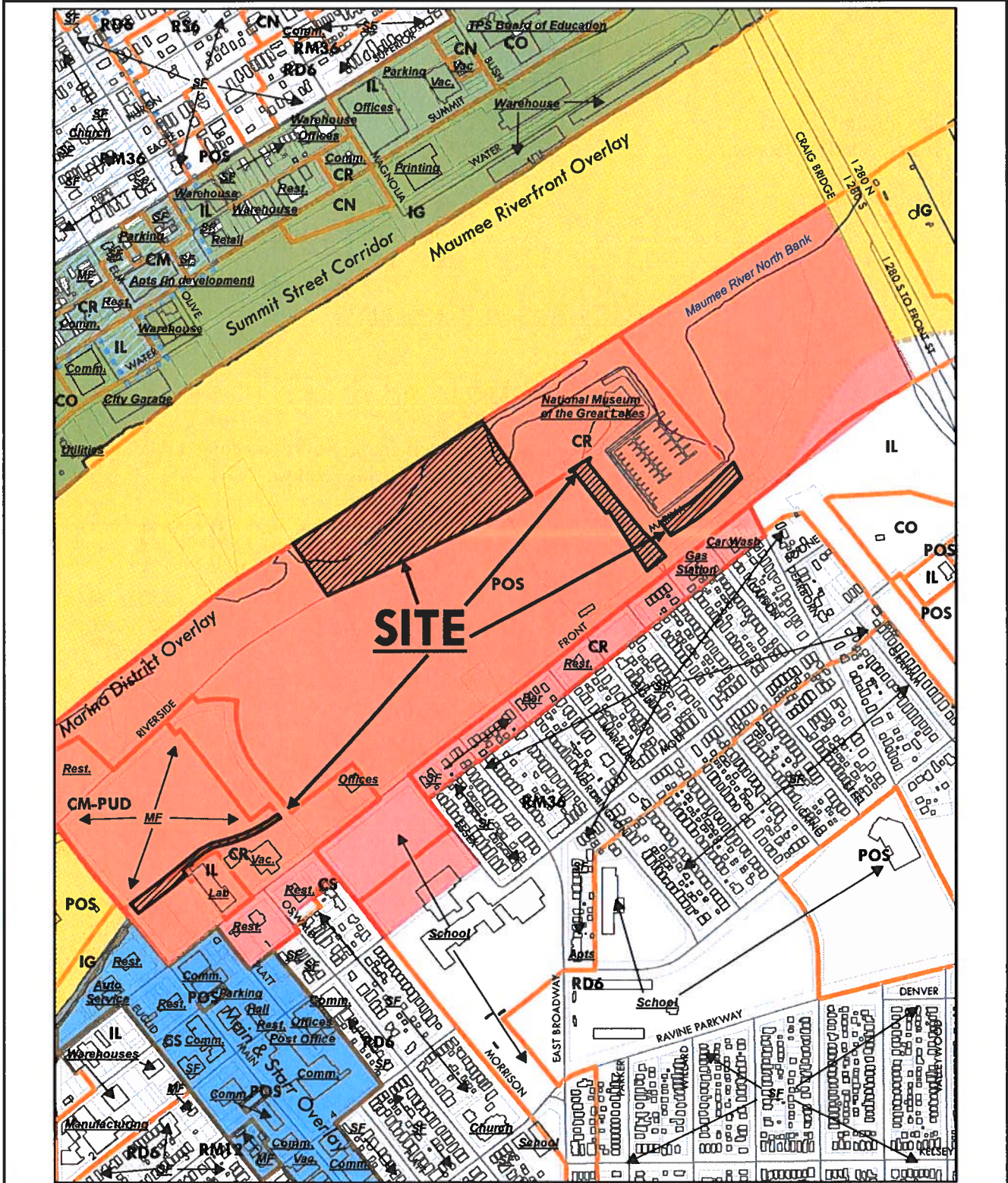
Julie Gibbons
Assistant Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ZONING & LAND USE

Z-2005-21
ID 27



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

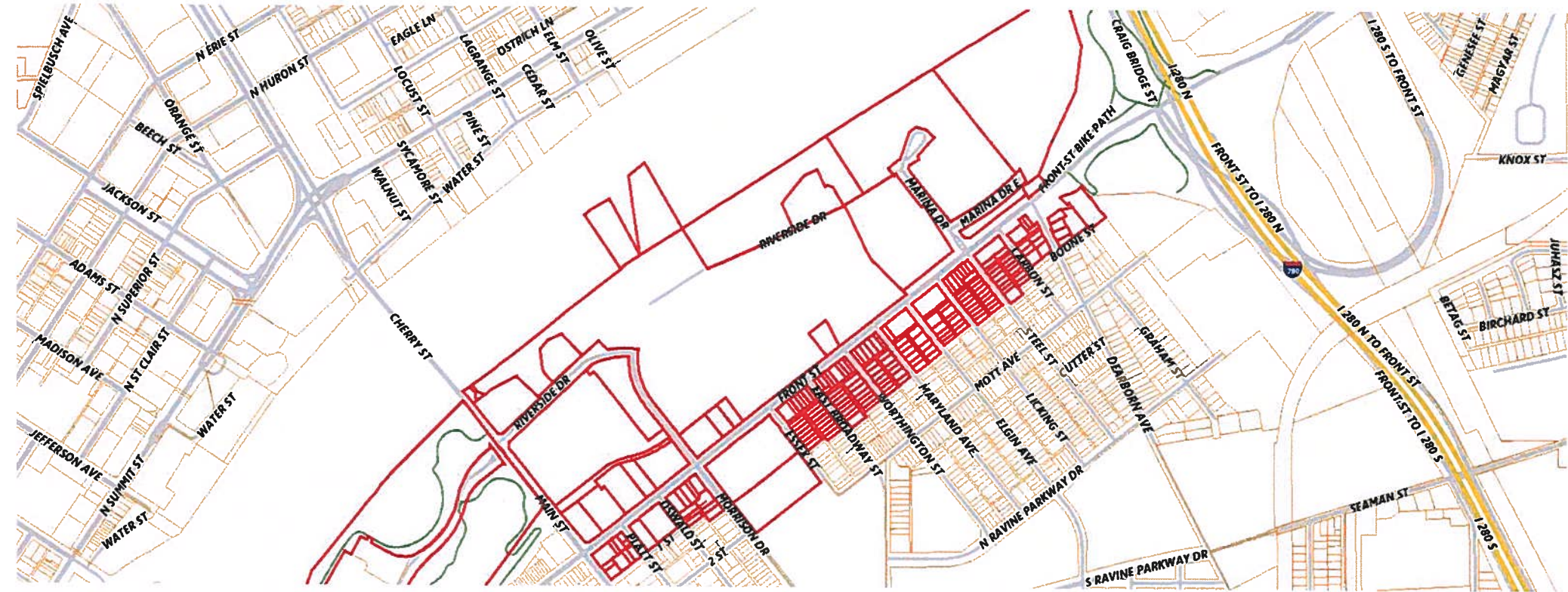
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641 FORSYTHE ST
10173 MONROE BLVD
132 STEEL ST
P.O. BOX 80615
1218 FRONT ST
203 W MAIN ST
P O BOX 4747
2450 N REYNOLDS RD
P O BOX 167195
1575 BOONE ST
4262 TOWNHOUSE DR # B
1708 SOUTH SHORE BLVD
126 DEARBORN AVE
252 PONDEROSA DR
2075 VERDUN
115 LICKING 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
OREGON OH 43616
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
TOLEDO OH 43605
TOLEDO OH 43605

REISING

Z-2005-21

10
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, Metroparks Toledo

(Print Name or Organization)

(Telephone No.)

I issued 3 signs for this application _____
(Date)

(Staff Member)

Location of sign(s) 2 Front Street

1 Riverside Drive or S Marina Drive

CASE NUMBER Z-2005-21

PUBLIC HEARING

CASE NO. Z-2005-21

REQUEST: Zone Change from CR - Regional Commercial to POS - Parks & Open Space at Front St and Marina Dr (multiple parcels)

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**

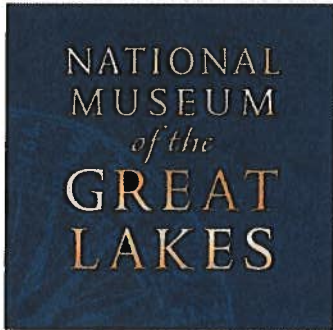
PHONE: (419) 245-1200

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. Gillcrst
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

