

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: November 5, 2020

REF: SUP-9003-20

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 2032 E Harbor Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 5, 2020 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Special Use Permit for a new school
Location	-	2032 E Harbor Avenue
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 / Single Family Residential
Area	-	±1.75 acres
Frontage	-	±180' along East Harbor Avenue
Existing Use	-	Undeveloped Land
Proposed Use	-	Parking Lot

GENERAL INFORMATION (cont'd)

Area Description

North	-	School / R-1A
South	-	Single family homes / RS6
East	-	School / R-2
West	-	Single family homes / RS6

Parcel History

S-28-62	-	Request for preliminary drawing review for SARASOTA HEIGHTS subdivision, case never completed.
S-1-63	-	Request for preliminary drawing review for GROSSE POINT MANOR PLAT 5 subdivision, approved by Plan Commission on 01/28/63, Final Plat approved 06/20/63.
V-537-07	-	Vacation of a portion of East Harbor Drive. PC approved 12/06/07. City Council approved 02/13/08. Ord. 24-09 passed 01/06/09.
SPR21-1-20	-	Site plan review for new school at 21570 and 2158 East Harbor Avenue. <i>Companion Case.</i>

Applicable Regulations

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

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a new school at 2032 East Harbor Drive. The site is ±1.75 acres and is zoned RS6 Single-Family Residential. The school will serve grades K-5, and 700 students are expected to be enrolled. Surrounding land uses include single family homes to the south and west, and a school to the north and east. A Special Use Permit is required for schools located in Residential Zoning Districts.

STAFF ANALYSIS (cont'd)

Washington Local Schools is the applicant for the proposed elementary school. The new school building and the majority of the site will be located in Washington Township. However, the western portion of the parking lot is located in the City of Toledo. In order for the site to be consistent, the Washington Township Zoning Resolution will be referenced where appropriate. The parcel located in the City of Toledo is **the only portion** being reviewed for the Special Use Permit.

Parking and Circulation

TMC§1107.0300 – Off-Street Parking Schedule “A” states the minimum number of parking spaces required for elementary schools in the City of Toledo. However, to maintain consistency throughout the site, the Washington Township Zoning Resolution will be referenced to determine the appropriate number of parking spaces. Per 1803(C) – *Parking Space Requirements*, Elementary Schools (K-9) require two (2) parking spaces per classroom and one (1) for each sixty (60) square feet of gross floor area in the auditorium. The proposed will have thirty-nine (39) classrooms and 4,480 square feet of auditorium space. Calculations indicate 153 parking spaces are required. The submitted site plan shows compliance with this.

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 five (5) 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.

Per TMC§1107.0400, bicycle parking required for elementary schools is one (1) bicycle parking slot per three (3) students plus one (1) per ten (10) parking spaces for faculty and staff, and the site requires fifty (50) bicycle parking spaces. However, the Washington Township Zoning Resolution does not require bicycle parking. The site plan depicts covered bicycle racks with twenty-two (22) spots available. The applicant is encouraged to provide more bicycle parking, however it is not required as a condition of approval.

Landscaping

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 East Harbor Avenue with six (6) trees to be planted and a shrub row where parking faces East Harbor Avenue.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

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 row with a minimum height of eighteen inches (18”). The landscape plan depicts four (4) canopy trees and a continuous shrub row for the parking spaces facing East Harbor Avenue. The southern and western sides of the parking lot face single family homes, and the landscape plan shows a line of coniferous trees abutting the residential uses. A shrub row must be installed in addition to the trees.

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 153 parking spaces, which requires a minimum of 3,060 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 thirty-one (31) trees and ninety-two (92) shrubs are required in the interior parking. The site plan submitted shows a total of thirty-two (32) trees and 120 shrubs in the site’s interior, and meets the landscaping requirements.

A water quality basin with grass is shown at the southwestern portion of the site. The basin shall meet the approval of the Lucas County Engineer’s Office. The bottom of the basin shall have native plants and grasses appropriate for the stormwater facility. No stone, riprap, concrete, or other impervious material shall be allowed unless required by Lucas County and ODNR.

Toledo 20/20 Comprehensive Plan

The Toledo 20/20 Comprehensive Plan targets this site 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 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-9003-20, a request for a Special Use Permit for a new school at 2032 East Harbor 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 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-9003-20, a request for a Special Use Permit for a new school at 2032 East Harbor Drive, to the Toledo City Council, subject to the following **thirty-one (31)** conditions:

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

Engineering Services

1. 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.

PLAN COMMISSION RECOMMENDATION (cont'd)

Engineering Services (cont'd)

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. Existing water service lines to structures removed from the site will be abandoned by the City of Toledo at the developer's expense.
6. The Lucas County Engineer's office has agreed to take responsibility for the portion of the site that is in the City; Lucas County stormwater staff will review and approve the entirety of this site, and provide construction inspection, and the monitoring of the stormwater controls over the years for the entirety of the site. Therefore, for stormwater SUP approval conditions, refer to the concurrent Lucas County SPR conditional approval letter.
7. New school shall discharge into existing Lucas County sanitary sewer.

Sewer & Drainage Services

8. S&DS requires that all private sewer lines that are not being removed or properly abandoned (both storm and sanitary) be cleaned and inspected.
9. 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

10. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
 - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
 - b. Construction BMPs shall be in place prior to the start of construction activities.
 - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours.

PLAN COMMISSION RECOMMENDATION (cont'd)

Environmental Services (cont'd)

11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. 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.
13. 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
14. 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.

Fire Prevention

15. Public and private hydrant locations to be approved by the site engineer and the Fire Prevention Dept.
16. Post Indicator Valve (PIV) and Fire Dept. Connection (FDC) locations to be approved by the site engineer and the Fire Prevention Dept.
17. 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.
18. Key boxes are required on all access road gates

Transportation

19. "One way" signage and "do not enter" signage required on entrances and exists for drop off loop on E. Harbor Drive. Traffic arrows required for one way traffic flow.
20. Stop bars required at all exists on E. Harbor Drive.
21. Traffic Impact Study comments will be coordinated with Lucas County, meeting pending. Additional comments on this site may be necessary.

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission

22. Per 1803(C) – *Parking Space Requirements* of the Washington Township Zoning Resolution, Elementary Schools (K-9) require two (2) parking spaces per classroom and one (1) for each sixty (60) square feet of gross floor area in the auditorium or assembly hall. **Acceptable as depicted.**
23. 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.**
24. 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. However, Washington Township does not have a bicycle requirement. **Applicant is encouraged to provide additional bicycle parking, not exceeding fifty (50) bicycle parking spaces.**
25. 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.
26. 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)).
27. A detailed site, lighting, fencing and four (4) copies of a landscaping plan (separate from building & site plans) shall be submitted to the Plan Director for review and approval. Such plan shall include:
 - a. A thirty-foot (30’) frontage greenbelt is required along East Harbor Avenue and shall include one (1) tree per every thirty feet (30’) of frontage; **acceptable as depicted on landscape plan,**

PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

- b. 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"); **not acceptable as depicted, a continuous shrub row shall be installed along the southern and western portions of the property,**
 - c. 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,**
 - d. The proposed water quality basin must have native plants and grasses and meet the requirements of the Lucas County Engineer's Office,
 - 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; and,
 - i. The location and direction of any proposed lighting (lights are to be directed away from adjacent residential properties).
28. 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.
29. 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
November 5, 2020
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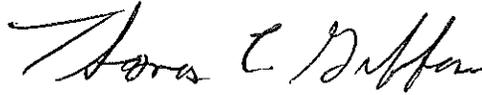
PLAN COMMISSION RECOMMENDATION (cont'd)

Plan Commission (cont'd)

30. 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.

31. 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

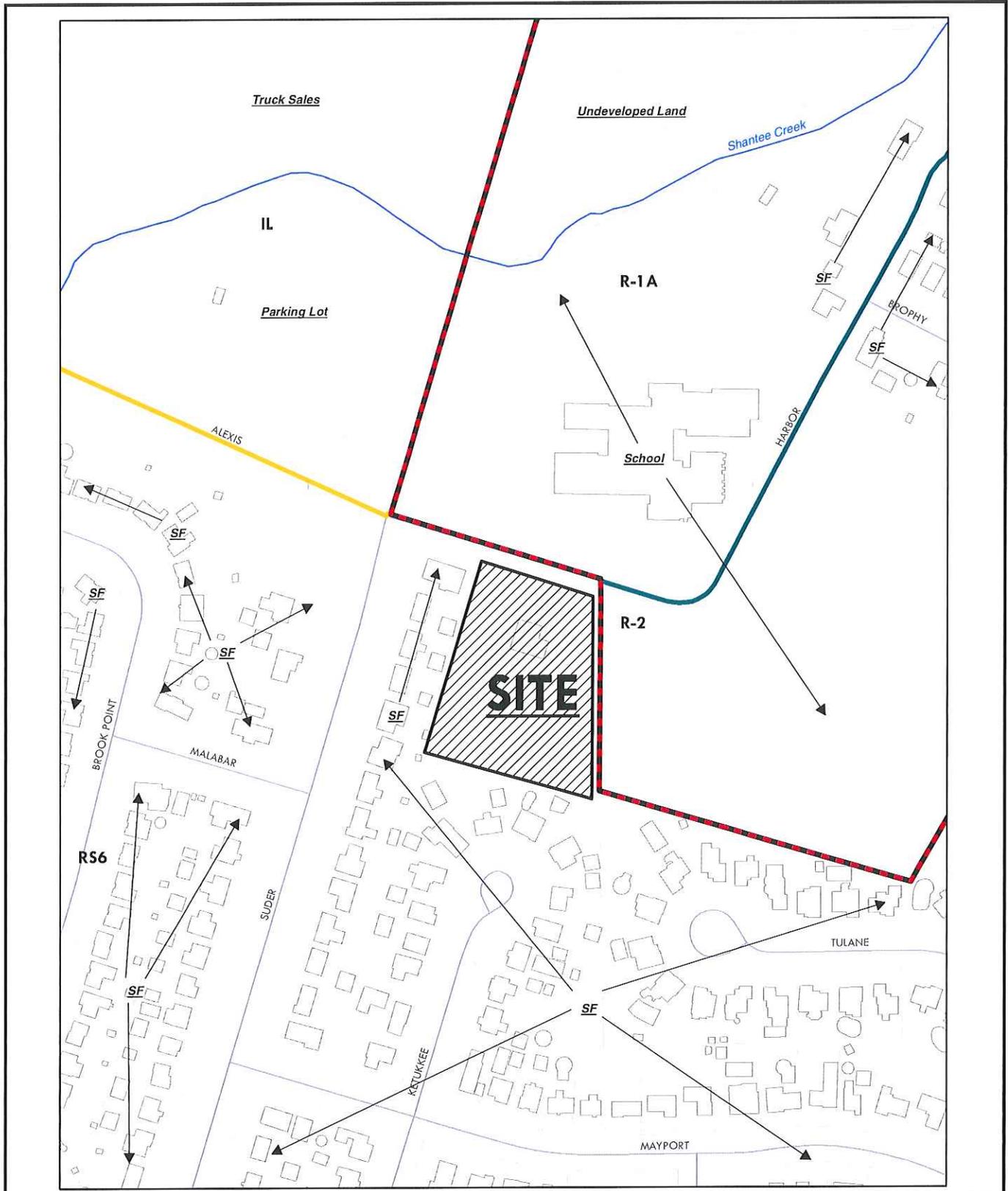
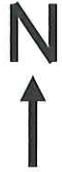
DR

Two (2) 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

ZONING & LAND USE

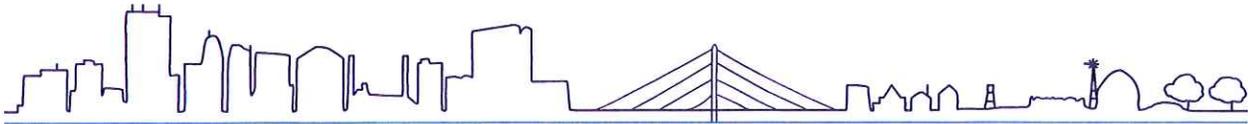
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GENERAL LOCATION

SUP-9003-20
ID 64





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 23, 2020
REF: SUP-9003-20
PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, November 5, 2020

Request: Special Use Permit for a new school

Location: 2032 East Harbor Avenue

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, November 5, 2020** 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 "attende" 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/92280745825>

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

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Assistant Clerk of Council

Telephone
419-245-1060

Date: October 23, 2020
Ref: SUP-9003-20

NOTICE OF PUBLIC HEARING

Wednesday, December 9, 2020

The Zoning and Planning Committee of Council, at a Zoom meeting to be held on Wednesday, December 9, 2020 at 4:00 p.m., will consider the following request:

Special Use Permit for a new school at 2032 East Harbor Avenue

When: Dec 9, 2020 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/97460281461>

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

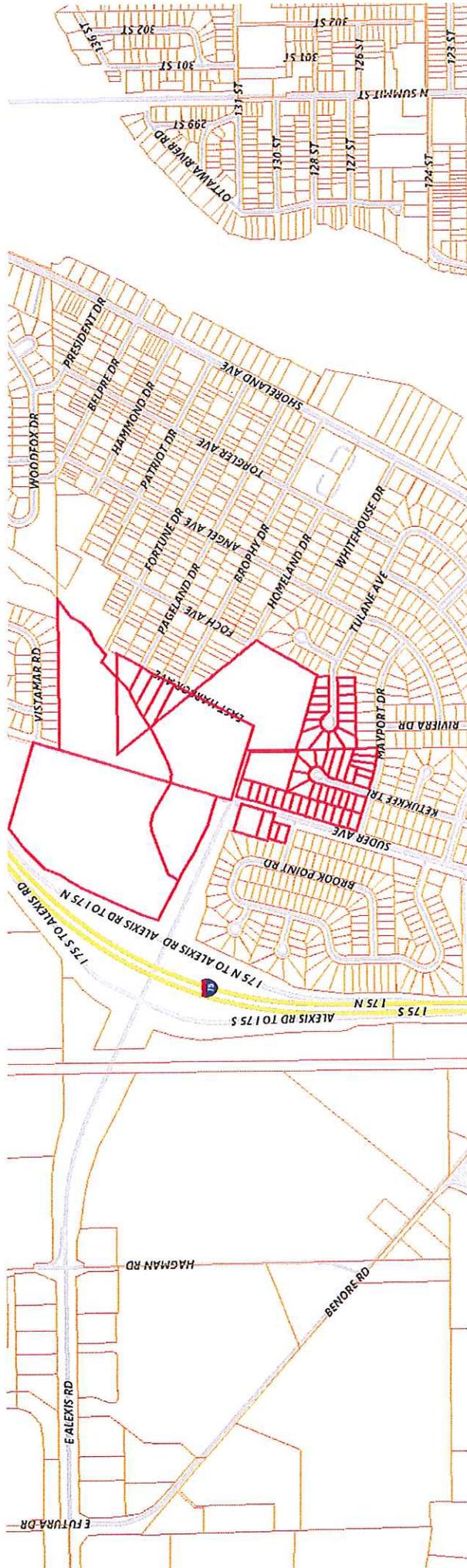
owner	mailing address 1	mailing address 2
BABEL WILLIAM C & SUSAN	5448 TULANE	TOLEDO OH 43611
BAKER RODNEY S & SHIRLEY A	10948 MOATE RD	DURAND IL 61024 9625
BANKS AIMEE	5538 PAGELAND DR	TOLEDO OH 43611 1538
BENNETT DON G & KATHLEEN M	5525 KETUKKEE TRL	TOLEDO OH 43611 1632
BERBEC HELEN M	2211 EAST HARBOR	TOLEDO OH 43611
BERNRITTER HENRY M III	2103 MAYPORT DR	TOLEDO OH 43611
CALLAHAN SEAN DAVID	5549 SUDER AVE	TOLEDO OH 43611 1415
CAMPBELL DIANE	5540 SUDER AVE	TOLEDO OH 43611 1413
CARONE JOHN C & ELAINE M	5344 HAMMOND DR	TOLEDO OH 43611 1522
CHMIELOWICZ JAMES	2109 MAYPORT DR	TOLEDO OH 43611 1639
CLARK RHONI L	5457 TULANE AVE	TOLEDO OH 43611 1590
CUMMEROW MICHAEL	3201 NAVARRE AVE	OREGON OH 43616
DEY SETH C	5470 TULANE AVE	TOLEDO OH 43611
DOOM DENISE & KELVIN	2701 VIENNA	ERIE MI 48133
FRANKLIN SCOTT & CYNTHIA	5445 TULANE AVE	TOLEDO OH 43611 1590
GARCIA JOSE J & AIDA	5522 SUDER AVE	TOLEDO OH 43611 1413
GROSJEAN TIMOTHY & ANGELA	5481 TULANE AVE	TOLEDO OH 43611 1590
GTH, LP	4300 N BROADWAY AVE	MUNCIE IN 47303 1016
HARRISON MARCUS C	5511 KETUKKEE TRL	TOLEDO OH 43611 1632
HARTMAN LYNNETTE K	5476 TULANE AVE	TOLEDO OH 43611 1591
HELMINSKI ROBERT T & MICHELE S	5454 TULANE	TOLEDO OH 43611
HURST LAURA L	5484 TULANE	TOLEDO OH 43611
JAKUBOWSKI LAWRENCE D & KATHLEEN L	5534 KETUKKEE TRL	TOLEDO OH 43611 1632
JARAMILLO EDUARDO E & MARLA C	2351 EAST HARBOR AVE	TOLEDO OH 43611
JOHNSON DONALD P & JANICE R	5460 TULANE	TOLEDO OH 43611
JOHNSON JEREMY	5475 TULANE AVE	TOLEDO OH 43611
KAPPA REAL ESTATE HOLDING	8761 OAK VALLEY RD	HOLLAND OH 43528
KOESTER DAVID L	1508 MATZINGER RD	TOLEDO OH 43612
KOWALSKI DAVID A	5465 TULANE AVE	TOLEDO OH 43611 1590
L L ETAL	5524 KETUKKEE TRL	TOLEDO OH 43611 1632
LABERDEE PAUL H & JOYCE M	5528 KETUKKEE ST	TOLEDO OH 43611
LADA ROBERT & JAMIE H	2031 MALABAR DR	TOLEDO OH 43611 1411
LEWANDOWSKI JAMES E	5531 KETUKKEE TRL	TOLEDO OH 43611 1632

LOUCKS DONALD S JR ETAL	5479 TULANE	TOLEDO OH 43611
LYDY MARK R & CHRISTINE M	5464 TULANE AVE	TOLEDO OH 43611 1591
MANTON GEORGE P & KAREN M	5538 KETUKKEE TRL	TOLEDO OH 43611 1632
MARTENSEN KAREN SUE	5535 KETUKKEE TRL	TOLEDO OH 43611
MATHEWS MICHELLE L	5552 SUDER AVE	TOLEDO OH 43611 1413
MCMAHON JOHN W	316 N MICHIGAN AVE # 600	TOLEDO OH 43604
NOPPER PAUL & KELLY	5539 KETUKKEE TRL	TOLEDO OH 43611
NU REAL ESTATE HOLDINGS LLC	8761 OAK VALLEY RD	HOLLAND OH 43528 9213
OBLOZA CAROL M	5512 KETUKKEE	TOLEDO OH 43611
ORRA LAYLA J	2029 MAYPORT DR	TOLEDO OH 43611 1635
ORZEHOWSKI LINDA L	5451 TULANE AVE	TOLEDO OH 43611 1590
PRICE DAVID M & LINDA E	5471 TULANE	TOLEDO OH 43611
RHO REAL ESTATE HOLDINGS LLC	8761 OAK VALLEY RD	HOLLAND OH 43528
RHODES TIMOTHY L & BONNIE KAY	5521 KETUKKEE TRL	TOLEDO OH 43611
ROOKS WILLIAM G JR & ANDREA D	5518 KETUKKEE TRL	TOLEDO OH 43611
SEDLAR THOMAS E & ALETA M	5517 KETUKKEE TRL	TOLEDO OH 43611 1632
SHEILDS CHARLES R & KIM	5534 SUDER AVE	TOLEDO OH 43611 1413
SNYDER DANIEL J & CHERYLA	5470 SUDER AVE	TOLEDO OH 43611 1463
SPRATT DALE JR TR	5504 KETUKKEE TRL	TOLEDO OH 43611 1632
STUMP JOSH	5540 KETUKKEE TRL	TOLEDO OH 43611
SUMMERFIELD GROUP LLC	3306 EXECUTIVE PKWY STE 101	TOLEDO OH 43606
TANESKY JOHN J & ELIZABETH A	5546 SUDER AVE	TOLEDO OH 43611 1413
VLIET PATRICK D	2051 MAYPORT DR	TOLEDO OH 43611 1637
WASHINGTON LOCAL SCHOOL DISTRICT	3505 W LINCOLNSHIRE	TOLEDO OH 43606
WILSON JEEFREY M & TARAH	2057 MAYPORT DR	TOLEDO OH 43611 1637
WISNIEWSKI CHRISTINE M	5516 SUDER AVE	TOLEDO OH 43611 1413
ZELLER DAVID J	5504 SUDER AVE	TOLEDO OH 43611
COUNCILMAN DELANEY	ONE GOVERNMENT CENTER SUITE	TOLEDO OH 43604

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SAP-9003-20

Reising



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)

ROBERT A. WILKIE

(Print Name or Organization)

419-242-7405

(Telephone No.)

I issued 1 signs for this application 10/15/20
(Date)

Dana Reising

(Staff Member)

Location of sign(s) E Harbor Drive

CASE NUMBER SUP-9003-20

