



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: April 10, 2026
REF: SUP26-0006

TO: President Vanice Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary
SUBJECT: Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, April 9, 2026 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Special Use Permit for a Scrap & Salvage Facility
- Location - 5400 N. Detroit Avenue
- Applicant / Owner - 5400 Detroit Ave LLC
4550 Darrow Road
Stow, OH 44224

Site Description

- Zoning - IG / General Industrial
- Area - ± 45.33 acres
- Frontage - ± 1,991' along N. Detroit Avenue
- Existing Use - Scrap & Salvage Facility
- Proposed Use - Scrap & Salvage Facility

Area Description

- North - IG / Scrap & Salvage Facility
- South - IG / Scrap & Salvage Facility
- East - IG / Railroad, Shantee Creek
- West - CR & RS6 / Detroit Avenue, Restaurant, Union Hall, Contractor, Office, Single-Dwelling Homes

Parcel History

- Z-63-59 - Permanent Zoning for area annexed into City of Toledo (PC approved 4/20/59).

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

- Toledo Municipal Code Part Eleven: Planning and Zoning
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue. The site has been used as a scrap & salvage facility since 2008; however, the required special use permit was never acquired. Staff learned about this oversight while reviewing the facility's annual scrap & salvage license renewal. The applicant states that they have maintained authorization from the Ohio Environmental Protection Agency and licenses from the City of Toledo since their inception. Now that they have been made aware of the special use permit requirement, they have submitted this application.

Surrounding land uses include scrap & salvage facilities to the north and south, a railroad and Shantee Creek to the to the east, and various commercial businesses in front of the Northgate neighborhood to the west across Detroit Avenue.

Scrap & Salvage Operations

TMC§1104.2700 outlines use-specific criteria for scrap & salvage operations. Despite this operation's existence for several years, it must conform with the use criteria of this section since the operation was not legally established with the zoning code.

Per TMC§1104.2701 scrap & salvage operations must be set back no less than 100 feet from any right-of-way. Most operations on this site are conducted within or behind the existing building at least 100 feet away from Detroit Avenue. However, trucking operations – including truck/trailer parking and a truck scale – occur within the front of the facility within 100 feet of Detroit Avenue. The applicant has requested a waiver of this requirement so the truck operations may remain in place. Staff is supportive of this waiver provided no other portion of the scrap and salvage operation occupies this 100-foot setback and that said trucking operations are adequately screened from the right-of-way. The reason for staff's support is that trucking operations have existed in this location since before the scrap and salvage use occupied the structure. Further, adequate screening should mitigate impacts experienced by commercial businesses across the street.

STAFF ANALYSIS (cont'd)

Scrap & Salvage Operations (cont'd)

TMC§1104.2701 also requires Scrap & Salvage Operations to be screened to obscure materials from view from the right-of-way. As previously stated, most operations are conducted within or behind the existing building and are therefore screened from the Detroit Avenue; however, the trucking operations are not. The applicant has proposed green privacy fabric along the existing six-foot (6') tall fence along Detroit Avenue from Northgate Pkwy to the primary drive entrance. Staff is not supportive of this solution. Per TMC§1108.0404(B), chain link fencing must not be used to meet buffers and screening requirements. Other screening fences along this section of Detroit Avenue are nine feet (9') tall and constructed of pressed metal panels. Further, these screen fences are buffered with a frontage greenbelt including trees and shrubs. Staff recommends this type of screening as adequate, however the applicant may propose alternative screening deemed adequate by the Plan Director. This has been added as a condition of approval.

Parking and Circulation

The applicant is applying for this special use permit retroactively and does not propose any modifications to their parking lot besides repair of a section of the paved area. However, the employee parking area – the eastern portion of the repair area as shown on the Site Improvement Plan – was never properly stripped or reviewed for required ADA accessible parking. As such, the Division of Traffic Management has placed several conditions of approval on this special use permit. The applicant shall submit a revised site plan depicting dimensioned parking spaces compliant with TMC§1107.1911 and the improvements required by the Division of Traffic Management (ADA parking, bicycle parking, unused driveway removal).

The Division of Traffic Management has also requested the applicant install a sidewalk in front of this site along Detroit Avenue. Staff disagrees with this request and has opted to remove it from this special use permit's conditions of approval. There are no uses which generate pedestrian activity within 2,000 feet north or south of the site on the east side of Detroit Avenue, nor are there any cross streets extending east from Detroit Avenue within this distance. Staff does not believe a sidewalk on the east side of this stretch of Detroit Avenue is necessary. A sidewalk on the west side of this stretch of Detroit Avenue would be necessary, but that is outside the purview of this review.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for High-Impact Industrial (HI). The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. Uses should be screened when adjacent to non-industrial users. The Special Use Permit is consistent with the Forward Toledo Plan so long as adequate screening is installed along Detroit Avenue.

STAFF ANALYSIS (cont'd)

Staff recommends approval of the requested Special Use Permit because the use complies with the stated purpose of the Zoning Code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to Toledo City Council, for the following **three (3) reasons**:

1. The proposed use meets the stated purpose of the Zoning Code (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of the Zoning Code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The Toledo City Plan Commission further recommends approval of the following waiver for SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to the Toledo City Council:

Chapter 1104 – Use Regulations

1104.2701 Scrap and Salvage Operation Setbacks

Any new or future expansion of Scrap and Salvage Operations shall be set back no less than 100 feet from any residential district or use and setback no less than 100 feet from any right-of-way...

Approve a waiver to allow scrap & salvage trucking operations to occur within 100 feet of Detroit Avenue. Such waiver is contingent on the applicant providing adequate screening deemed acceptable to the Plan Director. No other operations relating to scrap & salvage may occur within 100 feet of Detroit Avenue. Staff is supportive of this waiver because trucking operations have existed in this location since before the scrap and salvage use occupied the structure. Further, adequate screening should mitigate impacts experienced by commercial businesses across the street.

The Toledo City Plan Commission further recommends approval of SUP26-0006, a Special Use Permit for a Scrap & Salvage Facility at 5400 N. Detroit Avenue, to the Toledo City Council, subject to the following **twenty-seven (27) conditions**:

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Engineering Services

1. Code Enforcement timeline for proposed new paving shall account for the time needed for the applicant to provide Engineering Plans for stormwater management and a construction SWP3, which will need reviewed and approved by City of Toledo Engineering. The stormwater management requirements are available upon request.
2. Existing catch basins on site are not in the City's map for connection(s) to our sewer or the creek. Original site utility plan drawings are requested, if available, for copying for the city's sewer records and infrastructure map/ We use the map to diagnose sinkholes, avoid utility conflicts when repairing the street, investigate system surcharges, and trace pollution discharges to creeks and ditches. If the original drawings do not exist, the existing basins need to be traced out by applicant and reported to the City's Stormwater Engineer on how they are routed and where they tie into the city system.
3. Future site paving, stormwater management, and catch basin mapping by the applicant shall be followed by the applicant's updates to their industrial stormwater discharge SWP3. If an update is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.
4. Install solid lids on the sanitary sewer manholes located on site.

Division of Environmental Services

5. Applicant shall maintain compliance with the City of Toledo's Stormwater 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.
6. Applicant shall determine if the facility and associated activities are eligible for coverage under the Ohio's Industrial Storm Water permit. Facilities and activities eligible for coverage are identified in Appendix D of the Ohio Multi-Sector General Permit No.: OHR000007. If applicable, your facility should apply for coverage by submitting a Notice of Intent to the Ohio EPA by the end of construction.
7. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
8. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.

PLAN COMMISSION RECOMMENDATION (cont'd)

Division of Environmental Services (cont'd)

9. 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.
10. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf
11. 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.

Sewer & Drainage Services

12. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
13. S&DS requires that the existing private sanitary lines (after they have been 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 two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the lines cleaning & integrity.

Division of Traffic Management

14. Bicycle parking is required per TMC§1107.0900. **Applicant shall submit a revised site plan depicting a minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces. Such bicycle parking shall meet the requirements of TMC§1107.0900.**
15. Accessible spaces shall be provided pursuant to TMC§1107.1700. **Applicant shall submit a revised site plan depicting a minimum number of accessible parking spaces pursuant to the table in TMC§1107.1701. Such spaces shall meet the dimensional requirements of TMC§1107.1702.**
16. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC§1107.1704.

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management (cont'd)

17. All driveways, drive aisles, and parking spaces must be clearly dimensioned per TMC§1107.1911. **Applicant shall submit a revised site plan clearly dimensioning all driveways, drive aisles, and parking spaces.**
18. Traffic Management requests all unnecessary driveways along Detroit Avenue be removed and replaced with new curb and grass. **The applicant shall submit a revised site plan depicting parking and circulation in this area. Driveways, drive aisles, and parking spaces must be clearly dimensioned per TMC§1107.1911. Final determination on the necessity of driveways shall be by the Division of Traffic Management and the Plan Director.**

Plan Commission

19. The applicant shall provide adequate screening of the scrap & salvage use – including trucking operations – from Detroit Avenue. Such adequacy may be determined by the Plan Director. **Applicant shall submit a landscaping/screening plan depicting adequate screening along Detroit Avenue.**
20. Other than trucking operations, no scrap & salvage operations may occur within 100 feet of Detroit Avenue.
21. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
22. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*.
23. Applicant shall obtain appropriate permits for any proposed signage.
24. 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.
25. 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 Williams and Members of Council
April 10, 2026
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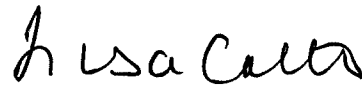
REF: SUP26-0006

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

26. 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.
27. 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,



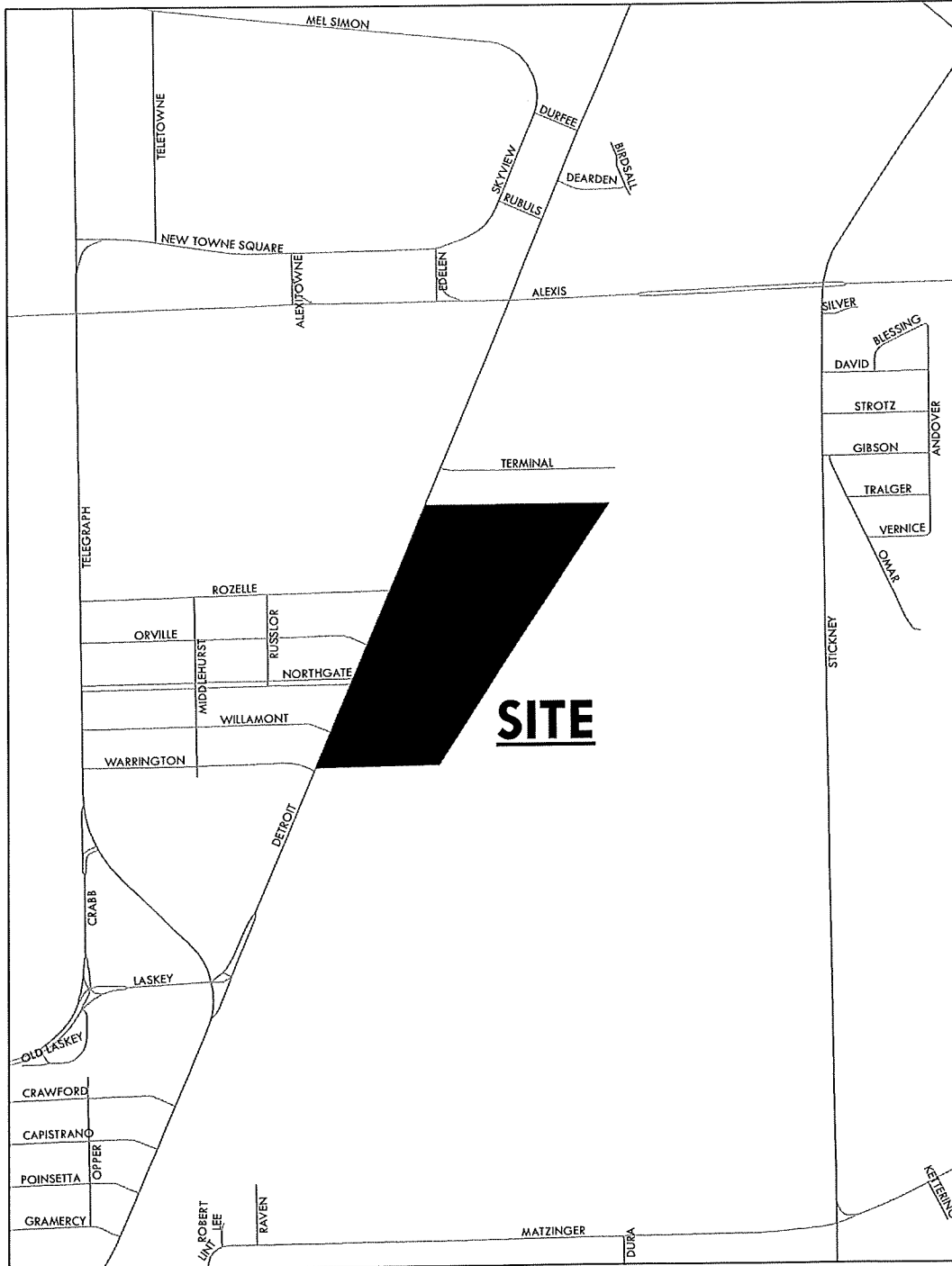
Lisa A. Cottrell
Secretary

AS
Five (5) sketches follow

Cc: 5400 Detroit Ave LLC, 4550 Darrow Road, Stow, OH 44224
Alex Schultz, Planner

GENERAL LOCATION

SUP26-0006
ID 59



ZONING & LAND USE

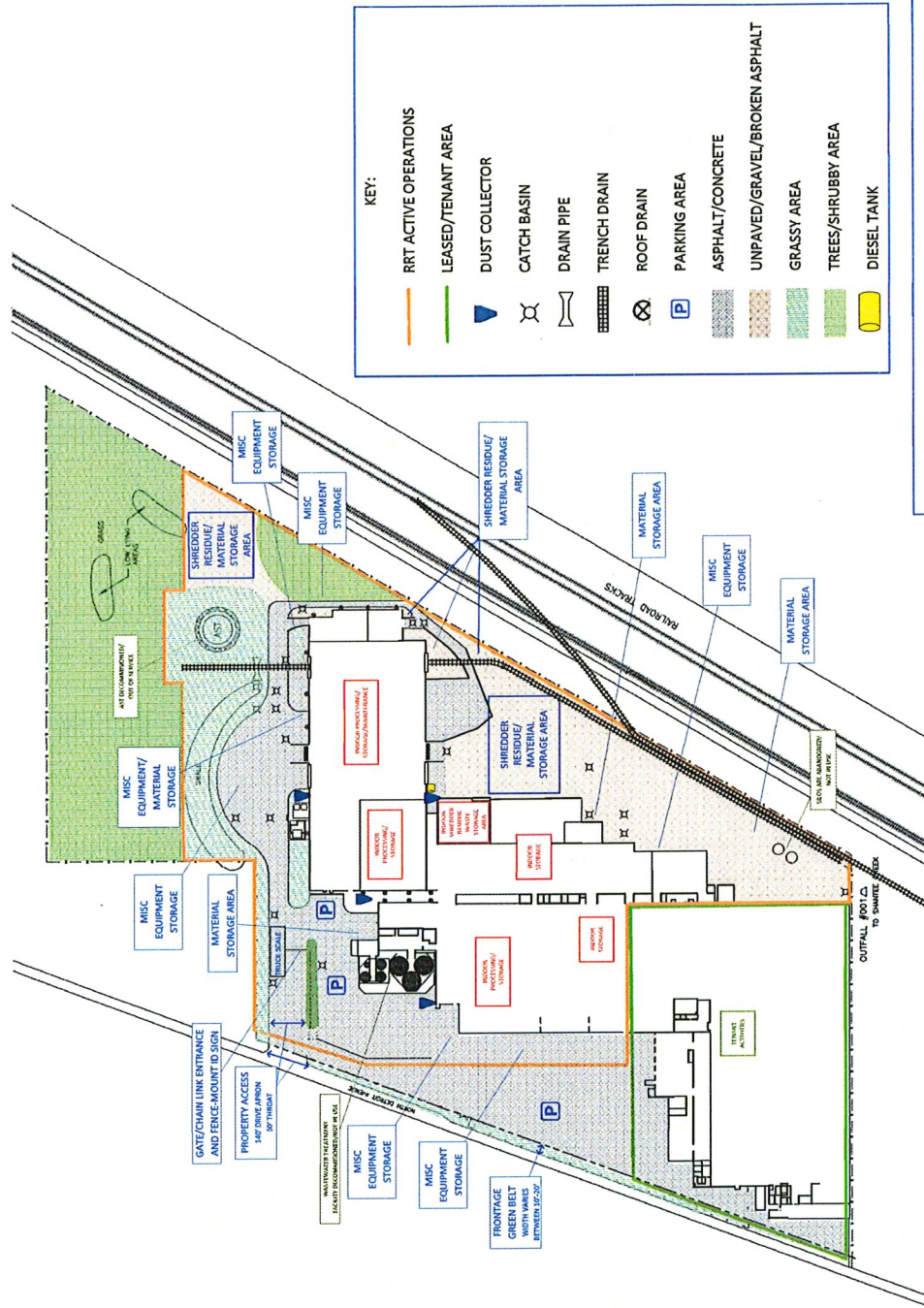
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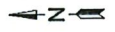
SITE PLAN 2



KEY:

- RRR ACTIVE OPERATIONS
- LEASED/TENANT AREA
- DUST COLLECTOR
- CATCH BASIN
- DRAIN PIPE
- TRENCH DRAIN
- ROOF DRAIN
- PARKING AREA
- ASPHALT/CONCRETE
- UNPAVED/GRAVEL/BROKEN ASPHALT
- GRASSY AREA
- TREES/SHRUBBY AREA
- DIESEL TANK

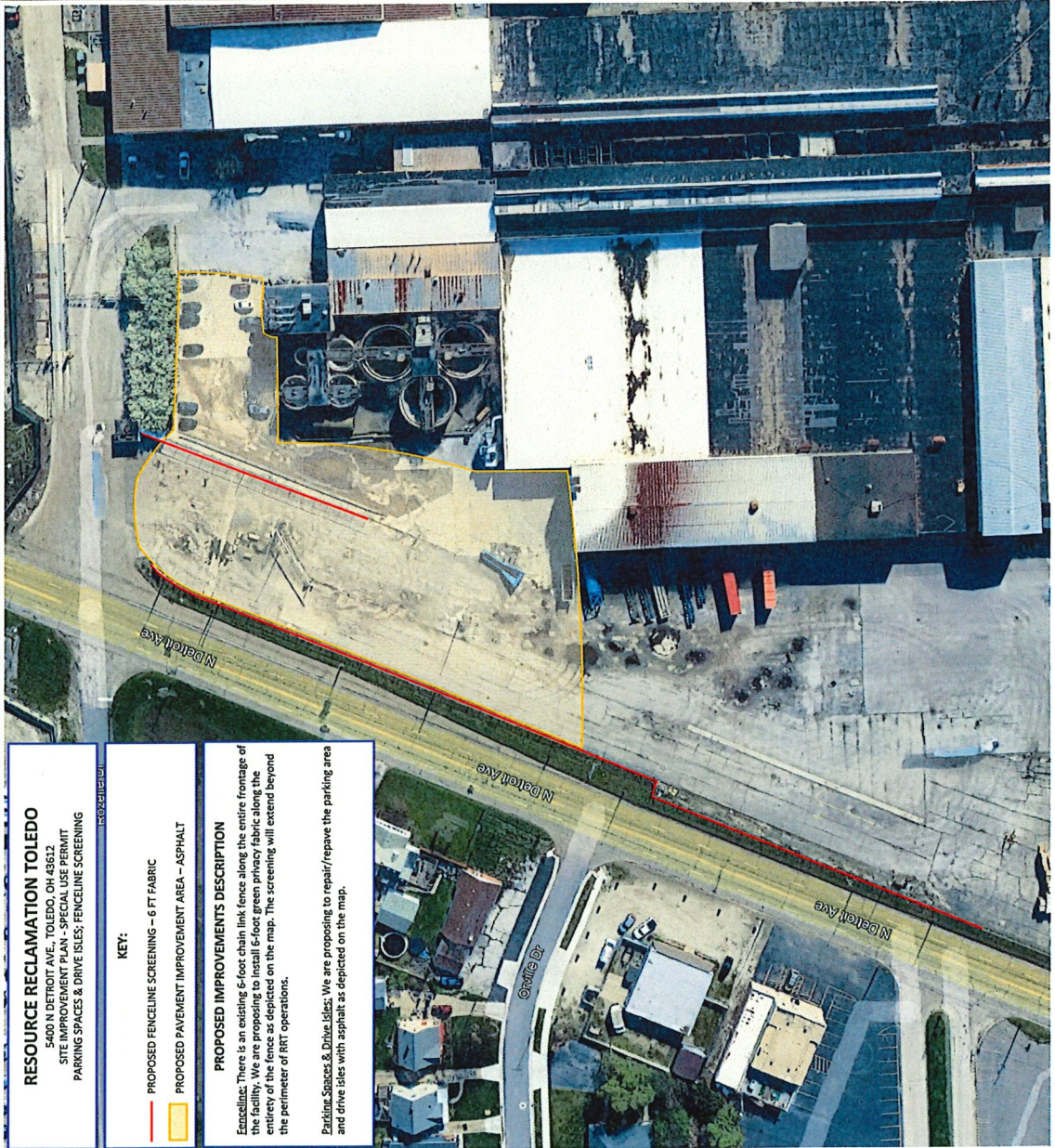
RESOURCE RECLAMATION TOLEDO
5400 N DETROIT AVE., TOLEDO, OH 43612
SITE PLAN 2
SPECIAL USE PERMIT





SUP26-0006
ID 59

SITE IMPROVEMENT PLAN



RESOURCE RECLAMATION TOLEDO
5400 N DETROIT AVE., TOLEDO, OH 43612
SITE IMPROVEMENT PLAN - SPECIAL USE PERMIT
PARKING SPACES & DRIVE ISLES, FENCELINE SCREENING

KEY:

- PROPOSED FENCELINE SCREENING - 6 FT FABRIC
- PROPOSED PAVEMENT IMPROVEMENT AREA - ASPHALT

PROPOSED IMPROVEMENTS DESCRIPTION

FenceLine: There is an existing 6-foot chain link fence along the entire frontage of the site. We are proposing to install 6-foot green privacy fabric along the entire perimeter of the site as depicted on the map. The screening will extend beyond the perimeter of RRT operations.

Parking Spaces & Drive Isles: We are proposing to repair/repave the parking area and drive isles with asphalt as depicted on the map.