



CASE NO. 5

SUP25-0048
4486 Monroe St.

TOLEDO - LUCAS COUNTY PLAN COMMIS

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

DATE: March 13, 2026

REF: SUP25-0048

TO: President Vanice Williams and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Amendment to a Special Use Permit for a gas station expansion at 4486 Monroe Street

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, March 12, 2026 at 2:00 P.M.

GENERAL INFORMATION

Subject

- Request - Amendment to a Special Use Permit for a gas station expansion
- Location - 4486 Monroe Street
- Applicant/Owner - Paramount Management Group
670 N Pontiac Trail
Walled Lake, MI 48390
- Architect - Scott J. Heacock
1303 Sabra Road
Toledo, OH 43612

Site Description

- Zoning - CR / Regional Commercial
- Area - ± 0.28 acres
- Frontage - ± 90' along Monroe Street
±120' along Rohr Drive
- Existing Use - Gasoline and Fuel Sales
- Proposed Use - Gasoline and Fuel Sales

Area Description

- North - RD6 / Single Dwelling Homes (The Maples Subdivision)
- South - CR / Monroe Street, Restaurant, Jeweler, Regional Shopping Center
- East - CR / Commercial Retail Structure, Seckinger Drive
- West - CR / Rohr Drive, Diner, Commercial Retail Structure

GENERAL INFORMATION (cont'd)

Parcel History

- | | | |
|------------|---|---|
| SUP-149-80 | - | Special Use Permit for a gasoline service station (PC approved 6/19/1980; Council approved 7/29/1980, Ord. 535-80). |
| SUP-74-89 | - | Amendment to a Special Use Permit for a gas station to replace a fire-damaged building (PC approved 6/1/1989; Council approved 6/20/1989, Ord. 616-89). |

Applicable Plans and Regulations

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

STAFF ANALYSIS

The applicant is requesting an Amendment to a Special Use Permit to expand an existing gasoline service station, originally approved by Ord. 535-80. The site is approximately 0.28 acres and currently zoned CR Regional Commercial. That applicant is proposing a minor expansion to their facility for additional storage of food/beverage items for retail sale. An expansion of the gasoline service station use requires an amendment to the existing Special Use Permit.

Surrounding land uses include The Maples subdivision to the north, a restaurant, jeweler, and regional shopping center across Monroe Street to the south, a commercial structure to the east, and a diner to the west across Rohr Drive.

Gasoline and Fuel Sales Regulations

TMC§1104.0900 *Gasoline and Fuel Sales* outlines use-specific criteria for gas stations in terms of site layout, location and general requirements. The proposed expansion will not result in a change effected by any of the requirements of this section; however, the section requires free air, water, and restrooms be provided and maintained during operating hours of the station. This was also listed as a condition of approval of Ordinance 616-89. An inspection on December 10, 2025 noted that free air was not being provided. This has been listed as a condition of this approval.

STAFF ANALYSIS (cont'd)

Dimensional Standards

TMC§1106.0102 requires a minimum fifteen foot (15') rear yard setback when abutting a residential district. The property abuts a residential district across a sixteen foot (16') wide alley to the north east. Per TMC§1106.0205(E)(7), one half of the alley may be considered as a portion of the rear yard setback. Including half of the alley the current structure is set back nineteen feet (19') along this abutting property line. The proposed expansion would reduce this setback to ten feet (10'). The applicant has requested a waiver of this setback requirement. Staff is supportive of a waiver of this setback requirement so long as the applicant provides additional landscaping beyond those required by the latest approved landscape plan (SUP-74-89). This is discussed further in the Landscaping section.

Parking and Circulation

The proposed expansion would not affect or change the site's current parking and circulation pattern; however, a comparison between this pattern and the most recently approved site plan (SUP-74-89) reveals concerns that must be addressed. These concerns were noted by a Zoning Compliance Specialist, who inspected the site on December 10, 2025. The SUP-74-89 site plan marked with concerns and violations has been attached as Exhibit "A". The inspection report is attached as Exhibit "B".

Parking spaces on the site are currently not striped. This has led to an irregular parking pattern, including vehicles parking parallel to the structure on its south side instead of perpendicular as approved in the 1989 site plan. The Division of Traffic Management has concerns that this parking pattern could lead to a blockage of the Monroe Street entrance. The applicant has thus provided a revised site plan depicting striping with a similar layout to the 1989 site plan. Further revision is needed to this site plan, but the Division of Traffic Management has approved it with conditions.

Two (2) bicycle parking spaces shall be provided pursuant to TMC§1107.0900. This has been listed as a condition of approval.

Landscaping

Exhibit "A" depicts the site's latest approved landscape plan (SUP-74-89). As discussed, a Zoning Compliance Specialist conducted an inspection on December 10, 2025. This inspection revealed several landscaping deficiencies on the current site, which have been listed in Exhibit "B". The applicant has submitted a landscape plan which remedies most of these deficiencies; however, the applicant would like to keep the concrete pad directly adjacent to the building on the west side for the ice box, air machine, and outdoor trash receptacle. Staff finds this acceptable as long as the three shrubs shown in this location on the 1989 landscape plan are replaced in other locations on this site. A condition of approval has been added requiring the applicant to comply with all deficiencies identified in the inspection report, with the exception of the three shrubs along the western edge of the building which may be placed elsewhere on site.

STAFF ANALYSIS (cont'd)

Landscaping (cont'd)

As a condition of the rear yard setback waiver, the applicant shall install additional landscaping beyond that required by the latest approved landscape plan (SUP-74-89). Staff is requesting that the applicant install landscaping meeting the requirements of frontage greenbelts along both Rohr Street and Monroe Street to the greatest extent practicable. Much of these plantings would need to be placed within the right-of-way. The applicant will therefore be required to obtain encroachment permits for these plantings. This has been included as a condition of approval.

Building Design and Materials

The proposed building expansion will be visible from Monroe Street. A drawing of the southern elevation – the elevation visible from the right-of-way – shall be submitted to the plan director for review and approval for compliance with TMC§1109.0500. No more than 20% of the building's total elevation shall be comprised of an accent material as defined in TMC§1109.0502. This has been added as a condition or approval.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for Neighborhood Mixed-Use (NM). The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Auto-oriented uses such as car-washes and gas stations are not compatible with this land use designation; however, the proposed expansion would keep an existing business in an existing building. This is in line with the building preservation goal, which seeks to maintain Toledo's existing housing stock and commercial buildings. As stated in the goal; finding ways to reduce blighted structures and demolitions is important to maintaining Toledo's neighborhoods. The proposed minor expansion to a gas station is consistent with the Forward Toledo Plan.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of SUP25-0048, a request for an amendment to a Special Use Permit for a gas station expansion at 4486 Monroe Street, to 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 (**TMC§1111.0706(C)**).

PLAN COMMISSION RECOMMENDATION (cont'd)

The Toledo City Plan Commission further makes the following recommendations on the following waivers:

Chapter 1106 – Intensity and Dimensional Standards

1106.0100 – Intensity and dimensional standards tables

1106.0102 Commercial Districts

[4] Minimum side and rear setbacks from Residential zoning districts:

Setback Abutting Rear Lot Line of R- Zoned Lot (feet)
15

Approve a waiver to allow for a ten foot (10') rear lot line setback abutting a residentially zoned lot because the applicant is providing additional site improvements including additional landscaping and closing a dangerous drive aisle.

Chapter 1113 – Signs

1113.0700 – Legal Nonconforming Signs

1113.0702 Requirements for Legal Nonconforming Signs

B. If the premises on which the sign is located undergoes Plan Commission review, including but not limited to a Site Plan Review or Special Use Permit, any nonconforming signage on the premises shall be brought fully into compliance with this Sign Code. ...

Disapprove a waiver to allow the existing nonconforming ground sign at the corner of Monroe Street and Rohr Drive to remain as is. Sign must come fully into compliance with the sign code.

The Toledo City Plan Commission further recommends approval of SUP25-0048, a request for an amendment to a Special Use Permit for a gas station expansion at 4486 Monroe Street, to the Toledo City Council, subject to the following **nineteen (19) conditions**:

Fire Prevention Bureau

1. The proposed building (cooler) will require compliance with all applicable Building, Fire, Electrical, Mechanical and Plumbing code requirements. (OBC105.1 & 101.4).
2. New and existing buildings shall be provided with approved address identification that meets Building & Fire Code requirements. (OBC 501.2 & OFC 505.1). Please confirm address and assure it is posted.

STAFF RECOMMENDATION (cont'd)

Division of Traffic Management

3. Vehicle stacking at gas pumps must be clearly shown on drawings per TMC 1107.1601. **Stacking must be shown coming from each direction and at each pump. Stacking cannot encroach into accessible parking loading aisle.**
4. One van accessible parking spot must be clearly shown on drawings per TMC 1107.1701 & 1107.1702.
5. Accessible 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. **Sign detail height is too high on revised site plan received 1/29/26.**
6. All drive approaches, driveways, parking spaces and drive aisles must be clearly dimensioned per TMC 1107.1911.

Plan Commission

7. Free air, water, and restrooms shall be provided and maintained during operating hours of the station per TMC§1104.0903(D).
8. All parking spaces shall be stripped according to a 'final' site plan approved by the Plan Director and Division of Building Inspection.
9. Two (2) bicycle parking spaces shall be provided pursuant to TMC§1107.0900. **A revised site plan shall be submitted to the Plan Director depicting a minimum of two (2) bicycle parking spaces compliant with TMC§1107.0900.**
10. All deficiencies identified by the inspection report dated December 10, 2025 shall be resolved. **A revised site and landscape plan shall be submitted to the Plan Director with all deficiencies resolved. Concrete pad along western edge of building may remain if the shrubs required in said location are replaced elsewhere on site.**
11. Frontage greenbelts meeting the requirements of TMC§1108.0202 shall be installed along Rohr Drive and Monroe Street to the greatest extent practicable. **Acceptable as depicted on revised site plan received 1/29/26. Applicant shall obtain an encroachment permit for plantings within the right-of-way.**
12. The proposed building expansion shall ensure compliance with TMC§1109.0500. **The applicant shall submit elevation drawings to the Plan Director showing compliance with TMC§1109.0500.**

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STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

13. 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.
14. Signage shall meet the standards of TMC§1113 *Signs*.
15. All conditions and provisions previously set forth in Ordinance No. 535-80 & 616-89, as amended, except as they may be modified herein, shall remain in full force and effect.
16. Additional screening shall be installed along the unimproved alley to the north of the site. Such additional screening shall be subject to the approval of the Plan Director.
17. 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.
18. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
19. 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.
20. 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

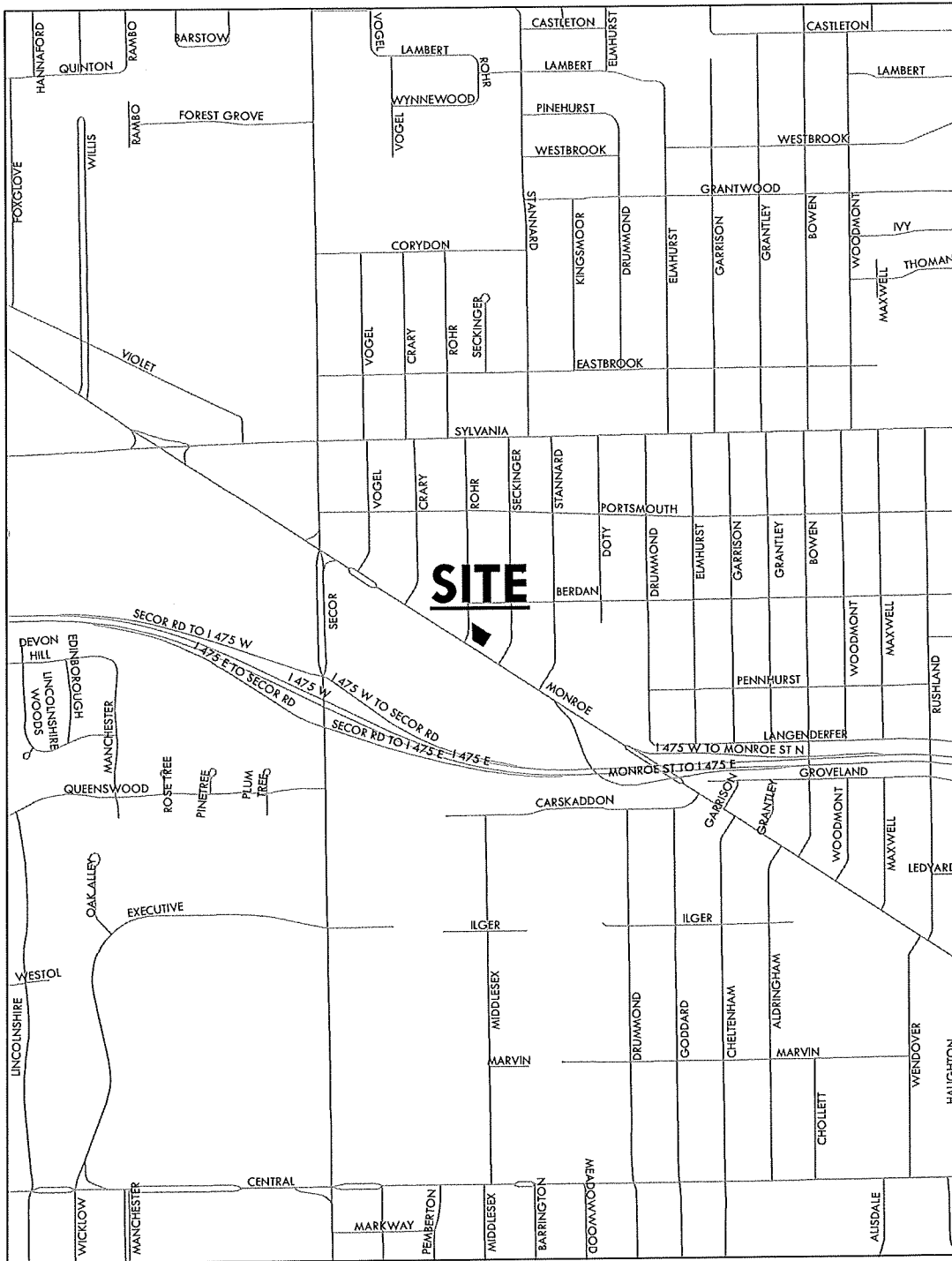
AS

Three (3) sketches follow

Cc: Paramount Management Group, 670 N Pontiac Trail, Walled Lake, MI 48390
Scott J. Heacock, 1303 Sabra Road, Toledo, OH 43612
Alex Schultz, Planner

GENERAL LOCATION

SUP25-0048
ID 46



ZONING & LAND USE

SUP25-0048
ID 46

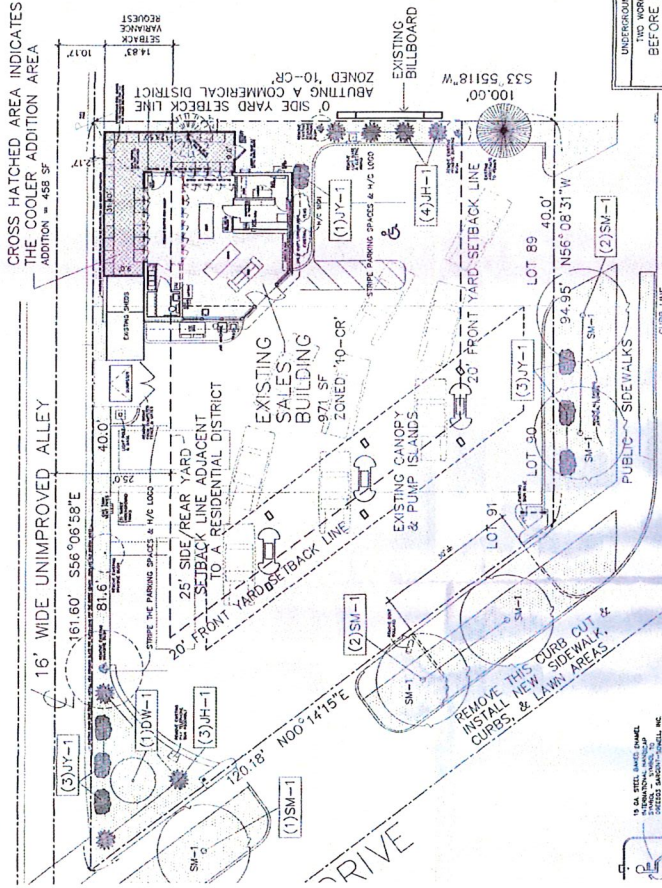


SITE PLAN

SUP25-0048
ID 46



EXISTING RESIDENTIAL DISTRICT
ZONED 'RD-6'



16 GA. STEEL LAME CHANNEL
SHOULD BE INSTALLED TO
PROTECT THE SIDEWALK FROM
TRUCKS AND TRAILERS FROM
PUSHING INTO THE
SIDEWALK

MONROE STREET

LANDSCAPE PLAN

SCALE: 1" = 10'
0 5 10 50
PARCEL ID: 1035294

S.F. CALCULATIONS
EXISTING BUILDING = 791 SF
COOLER ADDITION = 458 SF
TOTAL BUILDING AREA = 1,249 SF

REVISED PRELIMINARY SITE PLAN FOR A 'SPECIAL USE PERMIT' FOR:
A COOLER ADDITION TO AN EXISTING GAS STATION SALES BUILDING FOR:
CLARK TOLEDO PROPERTIES, LLC
4476 MONROE STREET, TOLEDO, OHIO 43613

SCOTT J. HEACOCK / ARCHITECT
1303 SABRA ROAD
TOLEDO, OHIO 43612
419 / 260-8779
s.jheacock@buckeye-express.com

REVISIONS
DATE: 04/24/2023
BY: SCOTT J. HEACOCK
NO. 2547

SHEET NO. SP-1
SET OF 1
11-2023

PUBLIC HEARING

CASE NO. SUP25-0048

REQUEST: Amendment to a Special Use Permit for a Gas Station Expansion at 4486 Monroe Street

APPLICANT NAME: Paramount Management Group

ADDRESS: 670 N Pontiac Trail, Walled Lake, MI 48390

DATE: March 12, 2026 TIME: 2:00 P.M.

Contact Person: Scott Heacock

Contact Person Phone Number: 419-260-8779

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

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

PHONE: (419) 245-1200 FAX: (419) 936-3730

TMC 1111.0304

CITY OF TOLEDO

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedure established by the City Zoning Code (TMC 1111.0304) are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of the public rights-of-way (if the way has been in use) also require signs.

The applicant is responsible for posting the required sign(s) and ensuring that the signs remain posted throughout the 15-day period prior to public hearing. **Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.** Upon notification, the sign(s) is to be picked up at the Toledo-Lucas County Plan Commission office between the hours of 8:00 a.m. and 4:45 p.m.

1. LOCATION

- A. The sign shall be conspicuously located. **It shall be located within twenty feet of the public sidewalk** (or edge of public street). Plan Commission staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then in addition to a sign placed on the property a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. Sign(s) shall be mounted on a post, stake or building at the site.

4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 02/25/2026 to 04/17/2026.

5. REMOVAL

- A. The sign shall not be removed before the final hearing on the request.
- B. The sign shall be removed between seven (7) and ten (10) days after the final hearing.

I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

(Applicant or Agent)

(Print Name or Organization)

(Telephone No.)

I issued 2 signs for this application _____
(Date)

(Staff Member)

Location of sign(s) 1 (one) on Monroe Street
1(one) on Rohr Drive

CASE NUMBER SUP25-0048



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 27, 2026

REF: SUP25-0048

PLANNER: Schultz

Paramount Management Group
670 N Pontiac Trail
Walled Lake, MI 48390

Scott J. Heacock
1303 Sabra Road
Toledo, OH 43612

PUBLIC HEARING DATE

Thursday, March 12, 2026

Please be advised that your request for an amendment to a Special Use Permit for a gas station expansion at 4486 Monroe Street has been scheduled for a public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, March 12, 2026** at **2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commission to consider your request in an open and public forum. This allows you and the surrounding property owners an opportunity to offer any and all opinions and comments regarding the requests.

You or your representative should make every attempt to attend this hearing in order to respond to any questions or concerns which may arise. In the event you are unable to attend the public hearing, it is suggested that you notify the Plan Commission staff at 419-245-1200 prior to the meeting.

Please Note: **Failure to attend or be represented could result in the Plan Commission deferring action on your request.**

TOLEDO CITY PLAN COMMISSION



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: February 27, 2026

REF: SUP25-0048

PLANNER: Schultz

NOTICE OF PUBLIC HEARING

on

Date: Thursday, March 12, 2026

Request: Amendment to a Special Use Permit for a gas station expansion

Location: 4486 Monroe Street

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 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, March 12, 2026** at the ***Council Chambers, First Floor, One Government Center***, Jackson and Erie Streets, Toledo, Ohio, and would appreciate any information you or your neighbors can give to aid their decision. **It is not necessary for you to attend the meeting but you are welcome to do so if you wish.** You may write or phone before the meeting to give us information or to inquire about this request. The Planner handling this case is Alex Schultz. They may be contacted at 419-245-6283 or alex.schultz@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

CITY OF TOLEDO, OHIO

Clerk of Council
One Government Center
Toledo, Ohio 43604

Julie Gibbons
Clerk of Council

Telephone
419-245-1060

Date: February 27, 2026
Ref: SUP25-0048

NOTICE OF PUBLIC HEARING

Wednesday, April 15, 2026

The Zoning and Planning Committee of Council, at a meeting to be held in the Council Chambers, First Floor, One Government Center, Jackson & Erie Streets, Toledo, Ohio, on April 15, 2026 at 4:00 p.m., will consider the following request:

Amendment to a Special Use Permit for a gas station expansion at 4486 Monroe Street (SUP25-0048)

Julie Gibbons
Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

ITAWI ZEINAB AHMAD FAYAD
3725 SECKINGER DR
TOLEDO OH 43613 4711

PETERS DAVID G ETAL
3115 BERDAN AVE
TOLEDO OH 43613 4703

GAMBY CHAD ETAL
3123 BERDAN AVE
TOLEDO OH 43613 4703

KIT ENTERPRISES LLC
1705 W LASKEY RD
TOLEDO OH 43613

JLP 4477 TOLEDO MONROE LLC AN
OHIO LLC
P.O. BOX 24550
COLUMBUS OH 43224

LUCARELLI ENTERPRISES LTD
4526 MONROE ST
TOLEDO OH 43613 4710

DIACO LTD., AN OH LTD LIABILITY CO
4481 MONROE ST
TOLEDO OH 43613 4708

OWENS MELINDA
3010 MIDDLESEX DR
TOLEDO OH 43606

WINEINGER MELVIN JR
3119 BERDAN AVE
TOLEDO OH 43613 4703

PARAMOUNT MANAGEMENT GROUP
670 N PONTIAC TRAIL
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SCOTT J HEACOCK
1303 SABRA ROAD
TOLEDO OH 43612

