

GENERAL INFORMATION

Subject

Request	- Zone Change from RA-4 Rural Residential District to C-2 General Commercial District
Location	- 9253 Geiser Road
Applicant	- Zoning Solutions Jacob Barnes 4029 Secluded Ravine Court Maumee, OH 43537
Owner	- DIAB LLC Mike Qublawe 1720 S. Crissey Road Holland, OH 43528

Site Description

Zoning	- RA-4 Rural Residential District
Area	- ± .95 Acres
Frontage	- ± 150 feet on Geiser
Existing Use	- Single-family home with an accessory structure
Overlay	- None

Area Description

North	- Elementary School / P/O Parks and Open Space District and Single-family residential / RA-4 Rural Residential District
South	- Single-family residential / RA-4 Rural Residential District
East	- Used car sales and storage / C-2 General Commercial
West	- Single-family residential / RA-4 Rural Residential District

GENERAL INFORMATION (cont'd)

Parcel History

Z19-C628	-	Zone Change from RA-4 Rural Residential and C-2 General Commercial to C-2 General Commercial for the property located at 9231 Geiser Road, companion case. (Plan Commission approved 1/28/2015, Township Trustees approved 3/2/2015).
Z19-C629	-	Zone Change from RA-4 Rural Residential and C-2 General Commercial to C-2 General Commercial for the property located at 1723 Crissey Road, companion case. (Plan Commission approved 1/28/2015, Township Trustees approved 3/2/2015).

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Land Use Plan 2020
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from RA-4 Rural Residential District to C-2 General Commercial District for the property located at 9253 Geiser Road. The parcel acreage is approximately .95 acres, and has an existing single-family house. Adjacent land uses include single-family homes and a grade school directly to the north, single-family homes to the west, active railroad line to the south, and a car sales and storage lot to the east.

The applicant is requesting the zone change in order to expand the existing business located at 1720 Crissey Road and 9231 Geiser Road. Currently, the subject site has inoperable vehicles stored in the front, side, and rear yard that are part of the existing business. The existing business was allowed to expand in 2015 and was granted the zone change that went against the 2004 Springfield Township Community Master Plan in order to correct the non-conforming use at the site.

Prior to the last Zone Change, the property owner should have been required to submit a lot split to correct the property line for the subject site because it has two (2) accessory structures that must be located on the same parcel as the principal use. At this time the zoning line for the abutting parcel, 9231 Geiser Road, that is zoned C-2 General Commercial, splits off the accessory structures and does not have the appropriate side or rear yard setback as required for a commercial use abutting a residential property. If the zone change request is granted, the property owner will be required to demolish the existing single-family home, and submit a site plan for review by the township prior to applying for building, access or paving permits.

STAFF ANALYSIS (cont'd)

The two parcels, 1720 Crissey Road and 9231 Geiser Road, contain the existing business which must be combined since the principal use for selling automobiles is located at 1720 Crissey Road. A stand-alone lot with disabled or salvaged vehicles is not permitted in the C-2 General Commercial District and therefore, is in violation of the Springfield Township Zoning Resolution. Salvaged or automobile wrecking yard is considered as a heavy industrial use in the M-3 Heavy Industrial District category and is only permitted when a Conditional Use has been granted.

The 2020 Springfield Township Land Use Plan identifies this parcel for rural residential and agricultural land uses to include the area to the west and north. The land use and zoning recommendation for this area states the need for a business park north of Airport Highway and west of Crissey Road, however, the land west of Crissey has been purchased for parkland or placed in a land conservation easement. In addition, the Land Use Plan recommends enhanced building design and landscape standards for industrial and extraction uses, and enhanced buffer and screening requirements for industrial uses near residential uses.

The proposed zone change does not comply with the future land use map as shown in the Springfield Township Land Use Plan 2020, and would have adverse effects on the surrounding residential properties. In addition, there are residential properties abutting the subject site to the west along with a grade school directly across the street.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommends disapproval of Z19-C703, a Zone Change request from RA-4 Rural Residential District to C-2 General Commercial District for the property located at 9253 Geiser Road, to the Springfield Township Zoning Commission and Trustees for the following three (3) reasons:

1. The Zone Change to C-2 General Commercial would introduce land uses that are compatible with existing uses in the vicinity;
2. The Zone Change to C-2 General Commercial will have adverse impacts on the surrounding properties; and
3. The Zone Change to C-2 General Commercial is not consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for residential and agricultural uses.

ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C703
DATE: January 28, 2026
TIME: 9:00 a.m.

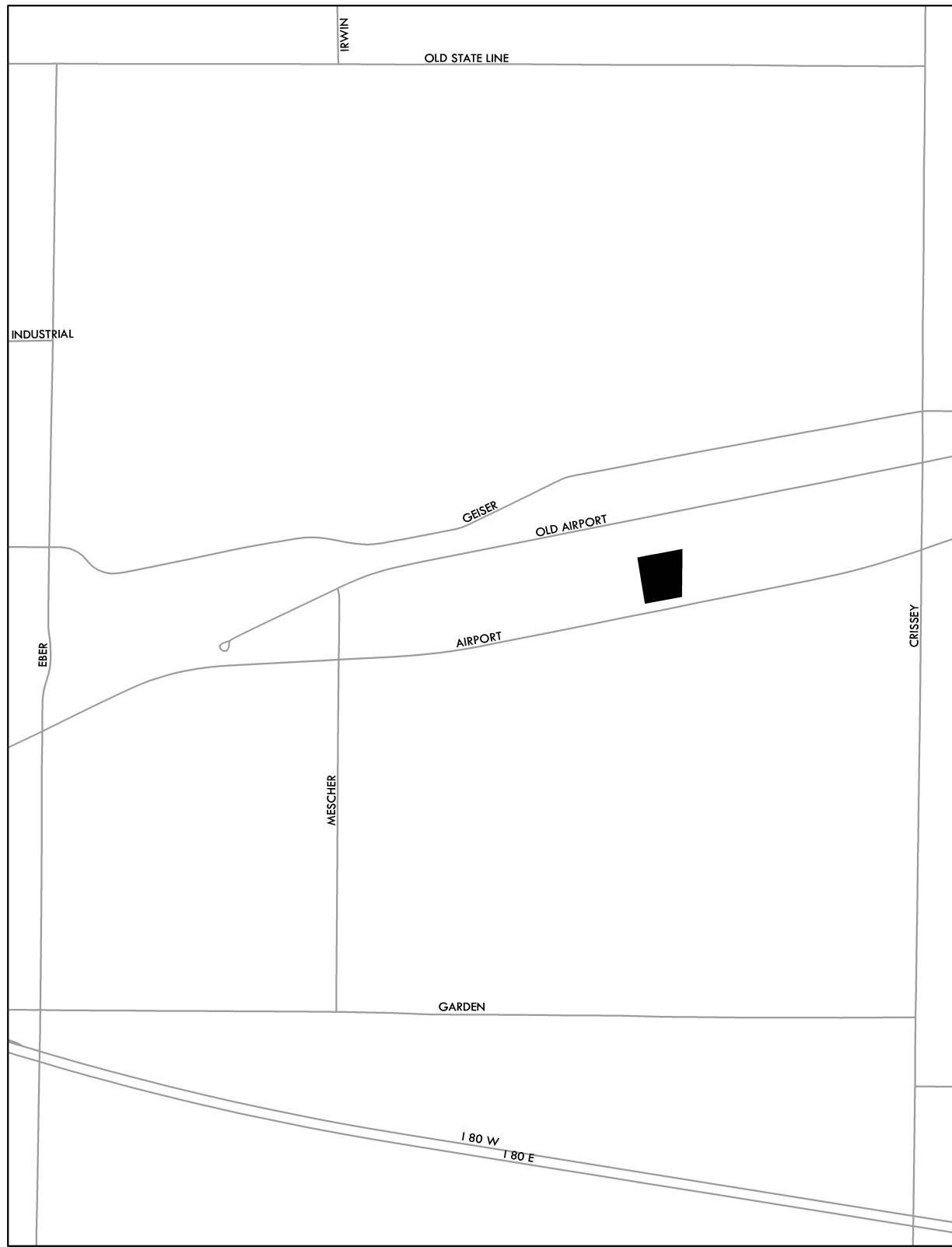
MLM

Three (3) sketches follow

GENERAL LOCATION

Z19-C703

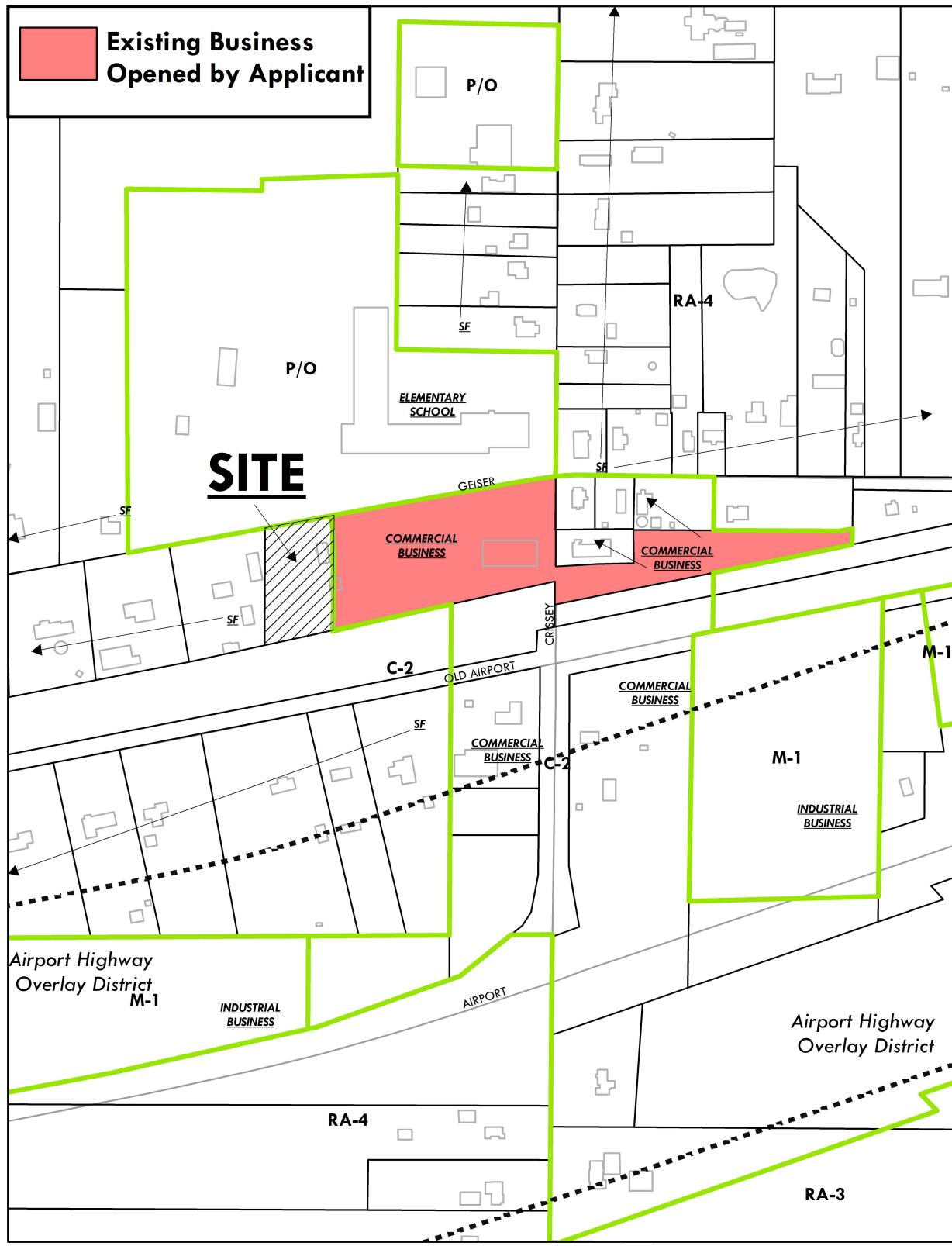
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ZONING & LAND USE

Z19-C703

N
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**SPRINGFIELD TWP
COMPREHENSIVE PLAN**

Z19-C703

N
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