



City of Toledo

Plan Commission

2026 Budget Hearing

2026 BUDGET PRIORITIES

Five Budget Priorities have been established to support the Mayor's Goal of increasing Toledo's population to 300,000 by the year 2040. Listed below are the five Budget Priorities:

- Deliver Exceptional City Services and Modernize Infrastructure
- Secure Toledo's Financial Future
- Cultivate a Thriving Workforce
- Build Safe, Vibrant and Connected Neighborhoods
- Promote Economic Growth and Inclusive Opportunity

The Plan Commission has been aligned with the Department of Economic Development as a means to provide a coordinated effort to achieving one of the five 2026 Budget Priorities. Several Objectives and Initiatives are being developed to assist in reaching the Mayor's goal. **Those relevant to the Plan Commission include: initiating the rewrite of the zoning code, supporting adaptive reuse, identifying barriers to employment in the City's poorest neighborhoods, continuing to streamline development and permitting processes.**

Maintaining our current staffing levels and continuing to develop and clarify the roles of the Plan Commission's internal divisions will allow our office to support these Objectives and Initiatives.

Schedule of Full-Time Equivalent Positions

Position Title	2024 Budget	2025 Budget	2026 Proposed
Associate Planner	2.00	2.00	2.00
Clerk Specialist 2	2.00	2.00	2.00
Deputy Director	1.00	1.00	1.00
Director-Toledo Lucas County Plan Commission	1.00	1.00	1.00
Manager-Administrative Services	1.00	1.00	1.00
Planner	4.00	4.00	4.00
Planning Technician	2.00	2.00	2.00
Senior Planner	3.00	2.00	2.00
Zoning Compliance Specialist	3.50	4.50	4.00
Grand Total	19.50	19.50	19.00

Proposed Expenditures by Fund and Category

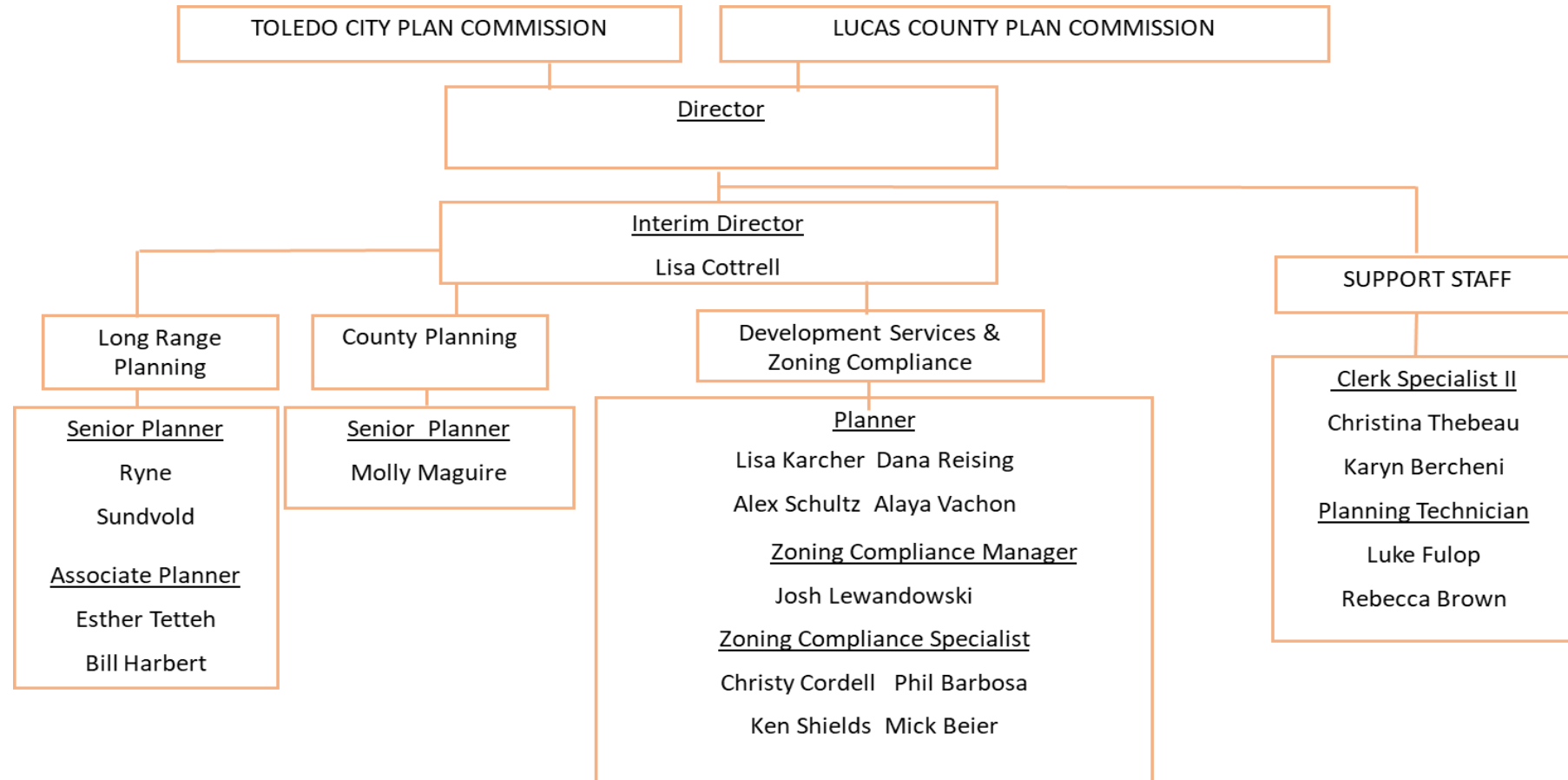
General Fund

Category	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Proposed
Labor	661,508	746,037	1,289,993	1,467,222	1,538,022
Overtime	39,454	18,120	18,880	28,500	28,500
Pension	90,657	102,553	170,878	209,401	209,541
Employment Taxes & Medical	151,287	197,492	357,060	366,085	404,865
Other Personnel	3,053	3,865	6,616	8,250	7,700
Supplies	17,839	33,810	29,264	34,090	12,761
Services	94,018	128,687	214,214	348,279	187,418
Capital	0	0	7,956	0	0
Total	1,057,817	1,230,563	2,094,860	2,461,827	2,388,807

Capital Improvement Fund

Category	2022 Actual	2023 Actual	2024 Actual	2025 Amended	2026 Proposed
Labor	20,142	68,561	61,488	75,204	78,216
Overtime	5,443	0	0	1,500	1,500
Pension	2,353	9,706	8,541	10,739	11,160
Employment Taxes & Medical	14,954	15,363	18,442	19,199	22,324
Other Personnel	550	550	550	550	550
Total	43,442	94,181	89,021	107,192	113,750

Toledo-Lucas County Plan Commissions Organizational Chart



2026 Proposed Budget Highlights & Initiatives

City Initiatives

- Continued Development Of Long-Range/Policy Section
 - Implementation of Forward Toledo Plan
 - Zoning Code Rewrite
 - In-depth Neighborhood Level Zoning Studies
- Continued Development Of Enforcement Section
 - Education Opportunities
- Historic Initiatives
 - Local Landmark Designations
 - Retroactive COAs
 - Trust Fund
 - Demolition by Neglect
- Development Services
 - Continue to streamline submittal process
 - Restructure

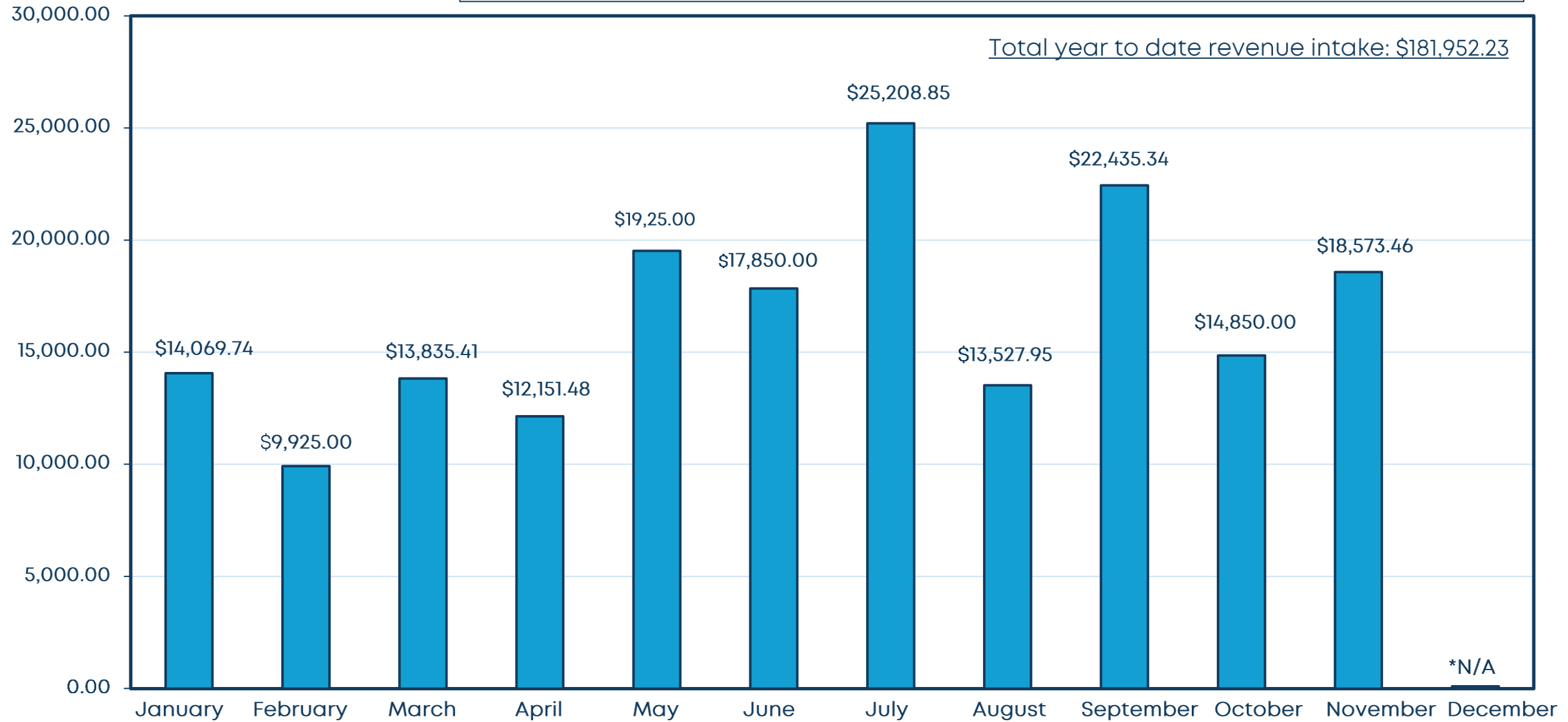
County Initiatives

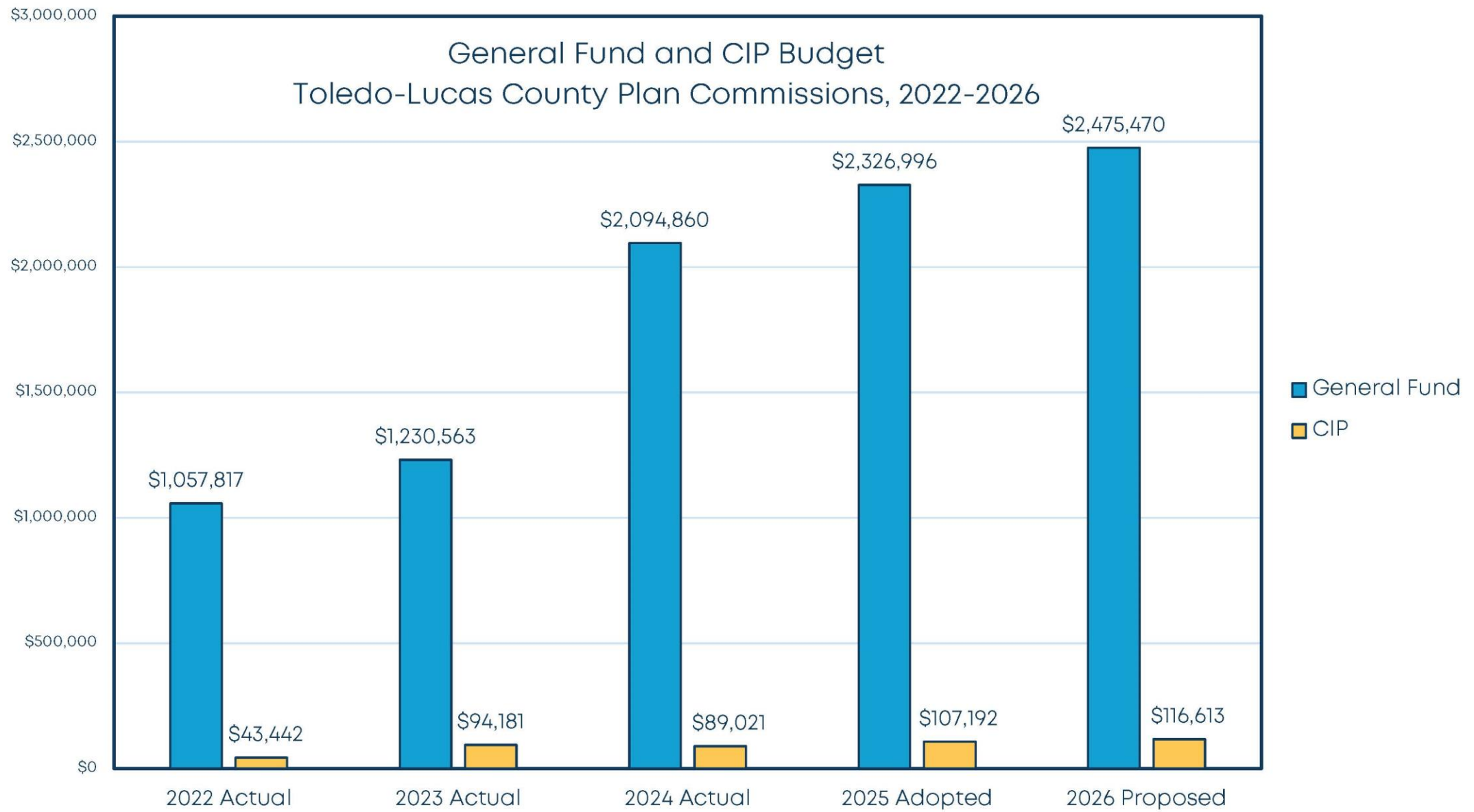
- Increase participation in Long-Range Efforts
- Updates Subdivision Regulations
- Assist with Township Land Use Plans

Resident Feedback – Budget Priorities

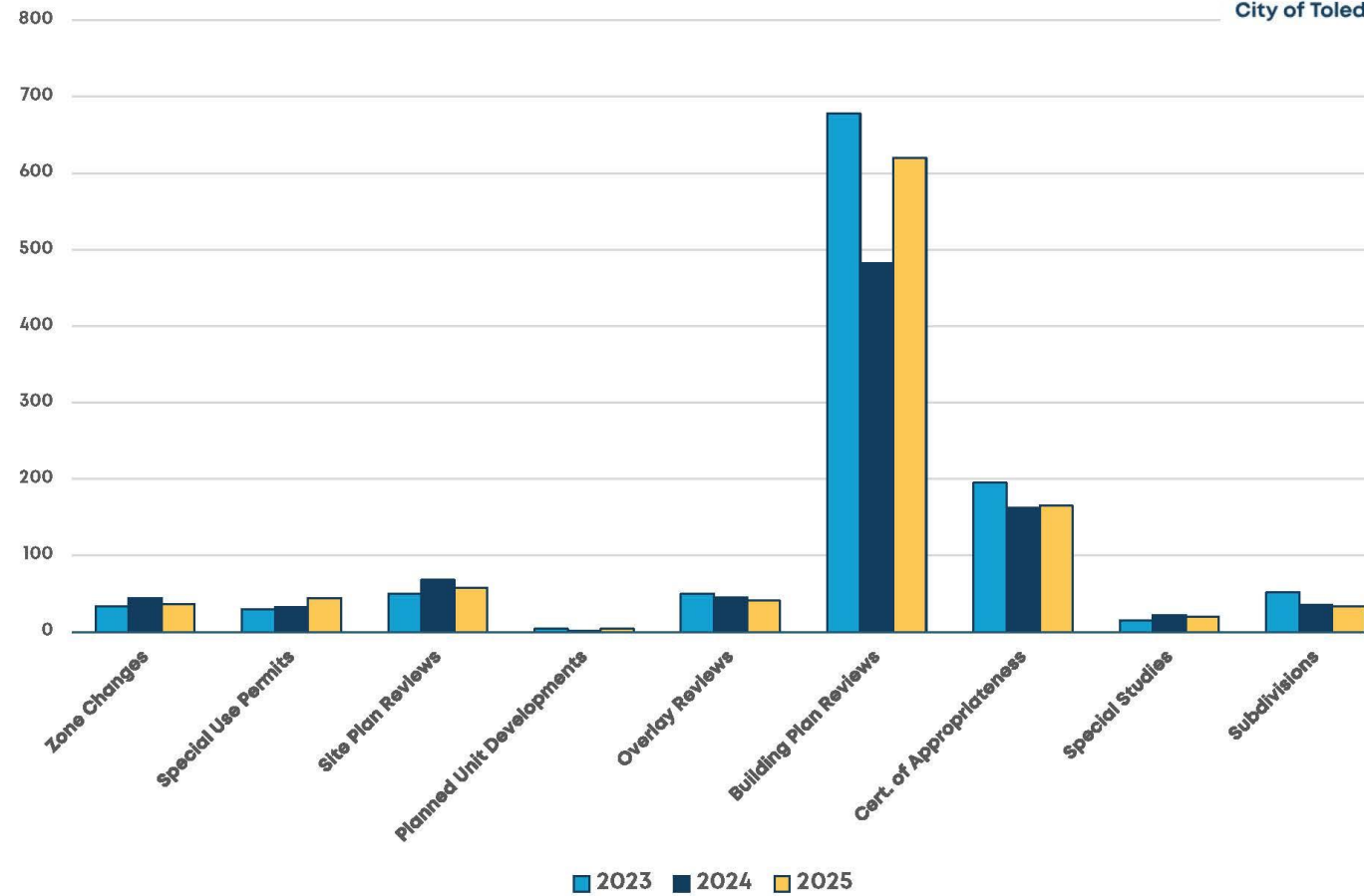
PRIORITY	CURRENT INITIATIVES	PROPOSED INITIATIVES
Affordable quality housing	<ul style="list-style-type: none"> Text amendments passed to create pathways to ownership; ADUs and legal-non conforming lots Working with neighborhood groups (BCC), assisting in ownership programs HUD PRO grant – zoning code rewrite 	<ul style="list-style-type: none"> Working with Landbank to create “pre-built” plans
Job creation and economic opportunity	<ul style="list-style-type: none"> Food overlay – incentives for businesses offering Continuing to streamline submittal processes Update subdivision regulations city and county Predevelopment meetings with township officials City predevelopment meetings 	<ul style="list-style-type: none"> Re-use of vacant commercial buildings Amend design standards (parking lots) for industrial users Encourage small businesses via educational sessions (group homes, day cares) Vacant commercial land use study
Pedestrian and cyclist safety	<ul style="list-style-type: none"> City branded bike racks Walkability plans in development proposals Eliminate parking minimums – encourage/incentivize bike parking Supporting complete streets policies in development reviews 	<ul style="list-style-type: none"> Bike plan Complete Street Design Guidelines
Transparency/communication	<ul style="list-style-type: none"> Attending monthly meetings of neighborhood groups, bringing information about upcoming projects Getting minutes/results to the public quicker, currently establishing a program with Historic Districts 	<ul style="list-style-type: none"> Addressing concerns about mailed notice; possibly changing to a postcard with QR code and a mailed notice Social media Add additional information to the website
Neighborhood conditions	<ul style="list-style-type: none"> Accessory structure text amendment Continue development of enforcement section 	<ul style="list-style-type: none"> Neighborhood sweeps Further communication with neighborhood groups

Toledo-Lucas County Plan Commissions 2025 Monthly Revenue Intake

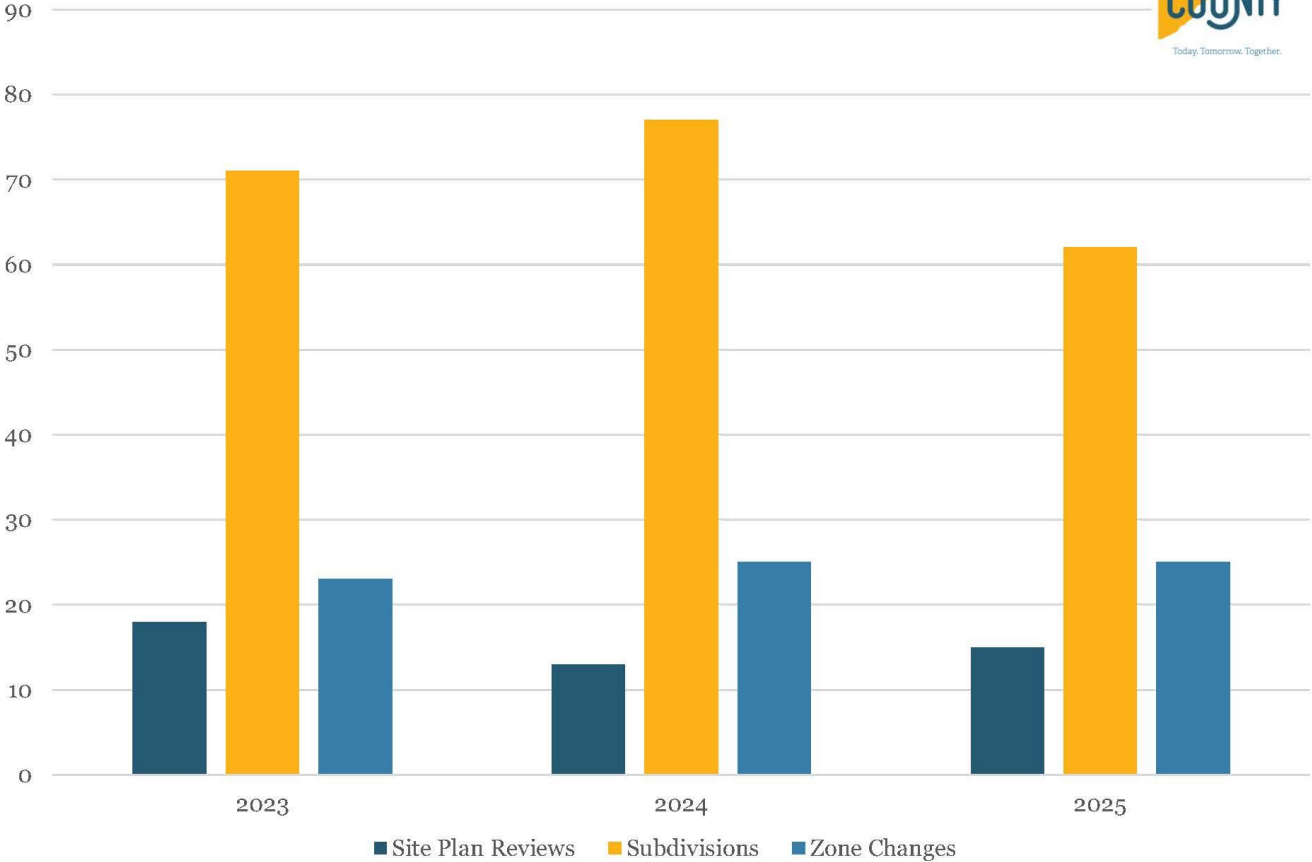




CITY OF TOLEDO
Development Services 2023-2025



LUCAS COUNTY
Development Services 2023-2025





Thank you.

➡ toledo.oh.gov