



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

FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary

SUBJECT: Request for a Zone Change from CR-Regional Commercial to IG-General Industrial at 1805 E. Manhattan Boulevard

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, November 6, 2025 at 2:00 P.M.

GENERAL INFORMATION

Subject

Request	-	Zone Change from CR-Regional Commercial to IG-General Industrial
Location	-	1805 E. Manhattan Boulevard
Applicant + Owner	-	Matthew Schaedler Schaedler Enterprises Inc. 1831 E Manhattan Boulevard Toledo, Ohio 43608

Site Description

Zoning	-	CR-Regional Commercial
Area	-	± 0.76 acres
Frontage	-	± 215' along Manhattan Boulevard ± 150' along I-280 Entrance Ramp (not accessible)
Existing Use	-	Vacant retail structure
Proposed Use	-	Heavy equipment rental, outdoor storage

Area Description

North	-	Heavy equipment rental, outdoor storage / IG
South	-	Gas station, used car lot, residences / CR and RS6
East	-	Heavy equipment rental, vehicle storage / IG
West	-	Highway interchange / IG

Parcel History

Z-60-63	-	Zone change from M-2 to C-3 (Plan Commission approved on 4/11/1963).
T-331-63	-	Lot split approved on 11/8/1963, no plat required.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

M-30-97	-	Res. 73-79, Stickney Neighborhood North of I-75 to designate a Community Development District and Community Development Plan.
SUP-4002-19	-	Special Use Permit for sweepstakes terminal café at 1805 E Manhattan Blvd. (PC recommended approval 06/13/2019. CC recommended approval 07/17/19. Ord. 349-19 passed 07/23/19).

Applicable Plans & Regulations

- Toledo Municipal Code (TMC), Part Eleven: Planning and Zoning Code
- Forward Toledo Comprehensive Land Use Plan

STAFF ANALYSIS

The applicant is requesting a Zone Change from CR-Regional Commercial to IG-General Industrial at 1805 E Manhattan Blvd. The site consists of a parking lot and a vacant commercial structure. Surrounding land uses include heavy equipment rental, outdoor storage, and vehicle storage to the north and east; a gas station, used car lot, and residences to the south; and, a highway interchange to the east.

The applicant and owner of the subject property applied for the Zone Change in order to expand their adjacent business. Schaedler Enterprises Inc., directly abutting to the north and east of 1805 E Manhattan Blvd, is a heavy equipment rental company specialized in crane rentals. The applicant plans to use the subject property for outdoor storage. Heavy equipment rentals are permitted in the IG-General Industrial Zoning District by right, and the site abuts IG-General Industrial Zoning to the north, east, and west.

It shall be noted that 1805 E Manhattan Blvd was granted a Special Use Permit for a sweepstakes terminal café in 2019. The Special Use Permit is no longer valid as the use has been abandoned for over one (1) year, and a sweepstakes terminal café is not permitted in the IG-General Industrial Zoning District.

Applicant shall also be made aware that new outdoor storage areas are subject to the standards for storage and screening stated in TMC§1108.0203(H). Outdoor storage shall be screened from public view with fencing. Display areas for customer viewing when abutting a Commercial or Industrial district are exempt from this regulation. Fencing shall meet the materials and height standards stated in TMC§1108.0203(H). A Minor Site Plan Review will be required for site modifications, including building construction or addition, when adding five (5) parking spaces or more, or when making significant changes to the traffic circulation of the site. See <https://applyforpermits.toledo.oh.gov/portal> for Minor Site Plan Review application information and requirements.

TO: President Williams and Members of Council
November 6, 2025

REF: Z25-0035

STAFF ANALYSIS (cont'd)

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Plan targets the site of these parcels for High-Impact Industrial land uses. High-Impact Industrial land uses are areas dedicated to industrial uses that may generate excessive noise, odor, storage demands, or other nuisances that are not generally compatible near residential and commercial uses, as well as industrial uses which require large amounts of land. Typically, these areas are supported by strong transportation access and other necessary infrastructure. Staff supports a Zone Change for the subject properties as the IG-General Industrial Zoning District is consistent with the Forward Toledo Comprehensive Land Use Plan.

Staff recommends approval of the proposed rezoning because it is consistent with the Comprehensive Plan and the stated purpose of the Zoning Code.

PLAN COMMISSION RECOMMENDATION

The Toledo City Plan Commission recommends approval of a request for Z25-0035, a request for a Zone Change from CR-Regional Commercial to IG-General Industrial for 1805 E. Manhattan Boulevard, to the Toledo City Council for the following reason:

1. The proposed zone change is consistent with the Comprehensive Plan and the stated purpose of this Zoning Code (TMC§1111.0606(A) – Review & Decision-Making Criteria).

Respectfully Submitted,



Lisa Cottrell
Secretary

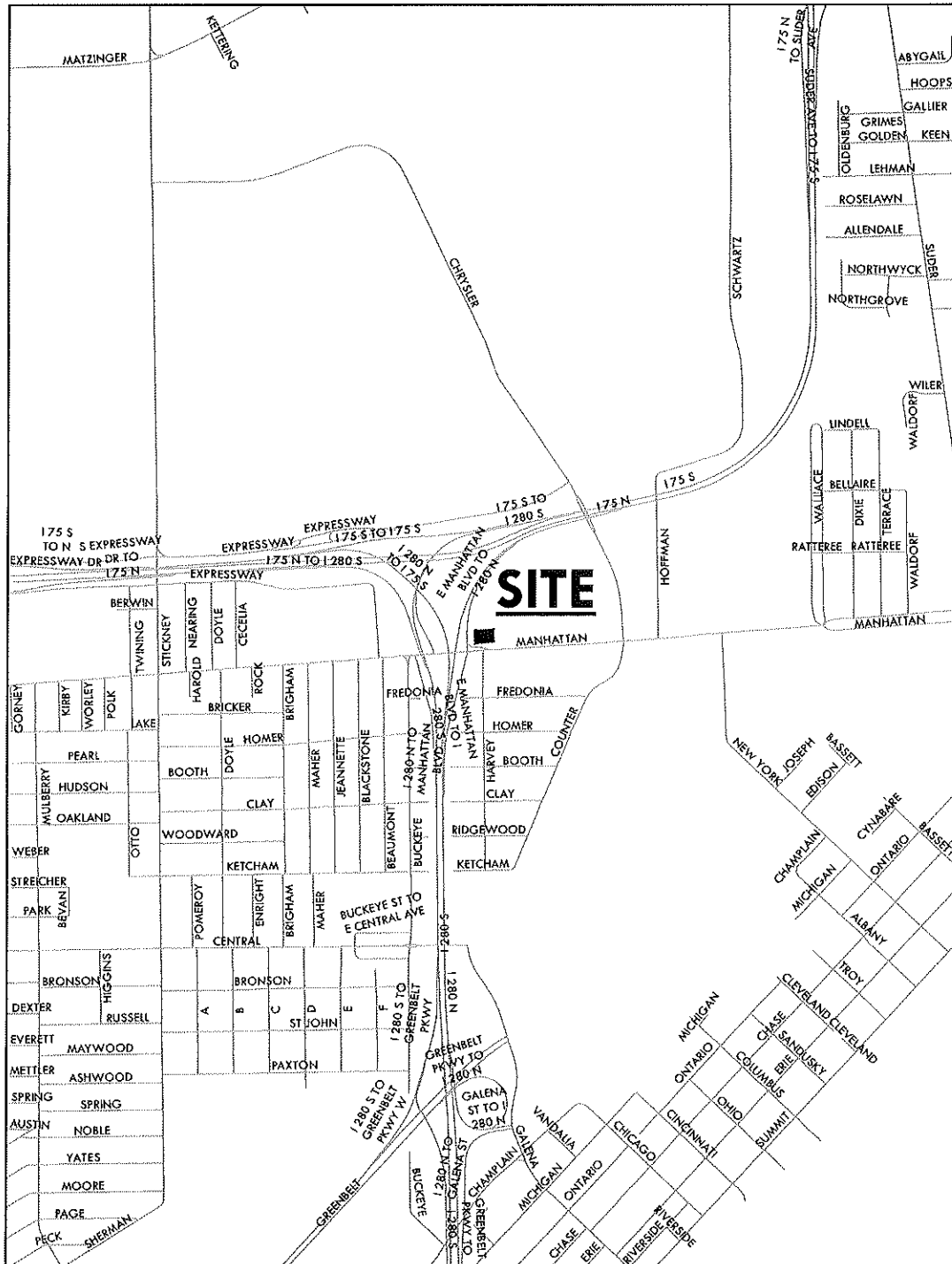
DR

Two (2) sketches follow

Cc: Matthew Schaedler; Shaedler Enterprises Inc.; 1831 E Manhattan Boulevard; Toledo OH 43608

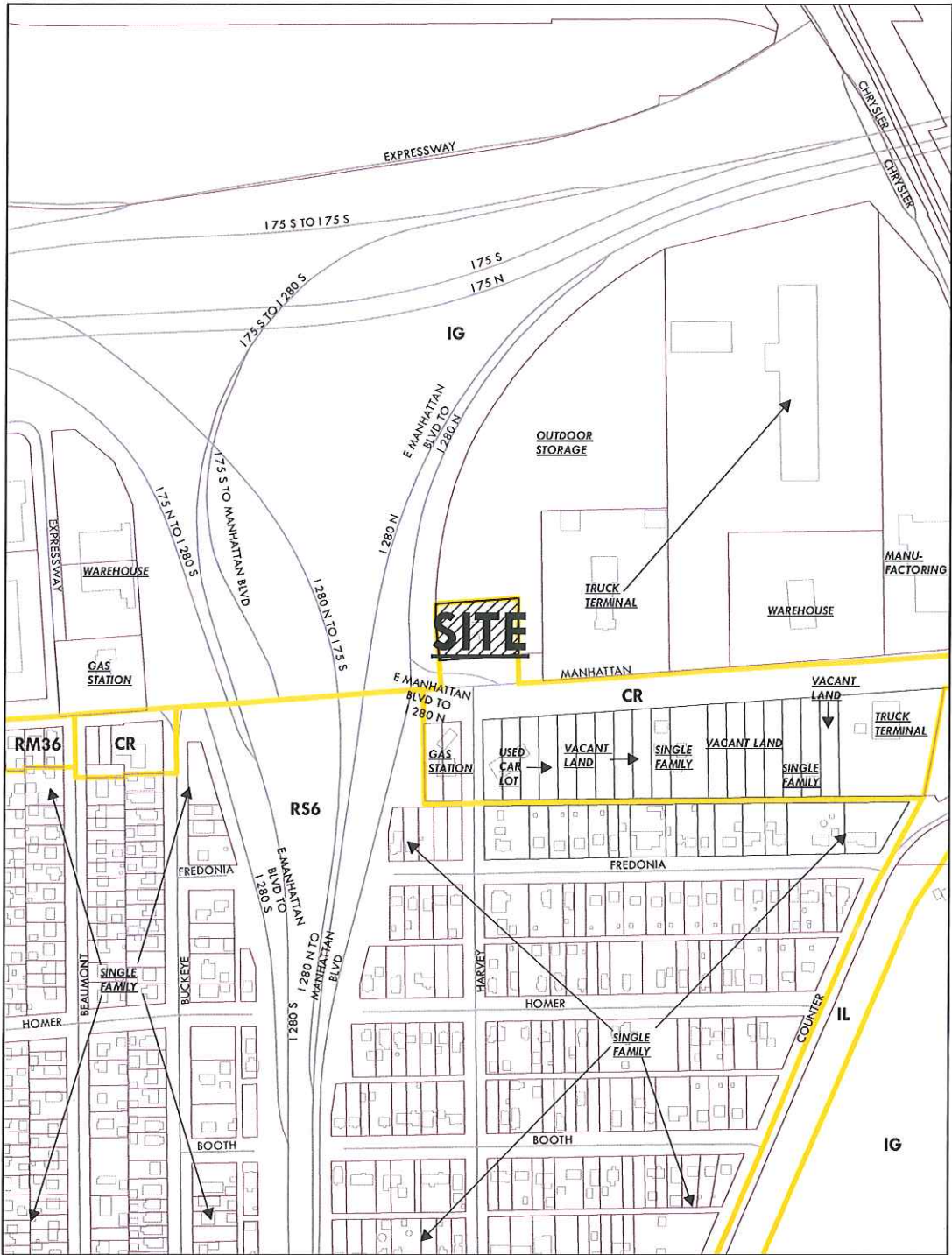
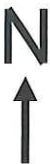
GENERAL LOCATION

Z25-0035
ID 6



ZONING & LAND USE

Z25-0035
ID 6





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 24, 2025

REF: Z25-0035

PLANNER: Reising

Matthew Schaedler
1109 Dinius Road
Tecumseh, MI 49286

PUBLIC HEARING DATE

Thursday, November 6, 2025

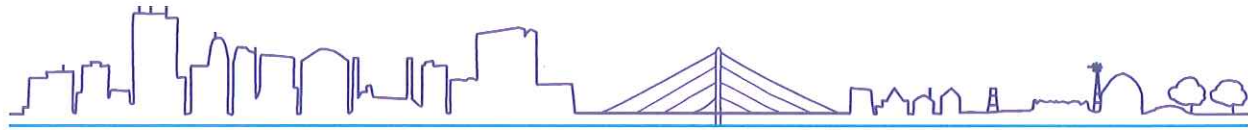
Please be advised that your request for a Zone Change from CR-Regional Commercial to IG-General Industrial at 1805 E Manhattan Blvd has been scheduled for public hearing before the Toledo City Plan Commission. This hearing will be held in the **City Council Chambers, One Government Center**, Jackson and Erie Streets, Toledo, Ohio on **Thursday, November 6, 2025 at 2:00 p.m.**

The purpose of the public hearing is to enable the Plan Commissions 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 request.

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: October 24, 2025

REF: Z25-0035

PLANNER: Reising

NOTICE OF PUBLIC HEARING

on

Date: Thursday, November 6, 2025

Request: Zone Change from CR-Regional Commercial to IG-General Industrial

Location: 1805 E Manhattan Blvd

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, November 6, 2025** 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 Dana Reising; she may be contacted at 419-245-6287 or dana.reising@toledo.oh.gov.

TOLEDO CITY PLAN COMMISSION

Clerk of Council
One Government Center
Toledo, Ohio 43604

Date: October 24, 2025

Julie Gibbons
Clerk of Council
Tel: 419-245-1060

Ref: Z25-0035

NOTICE OF PUBLIC HEARING

Wednesday, December 10, 2025

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 Wednesday, December 10, 2025 at 4:00 p.m., will consider the following request:

Zone Change from CR-Regional Commercial to IG-General Industrial 1805 E Manhattan Blvd

Julie Gibbons
Clerk of Council

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

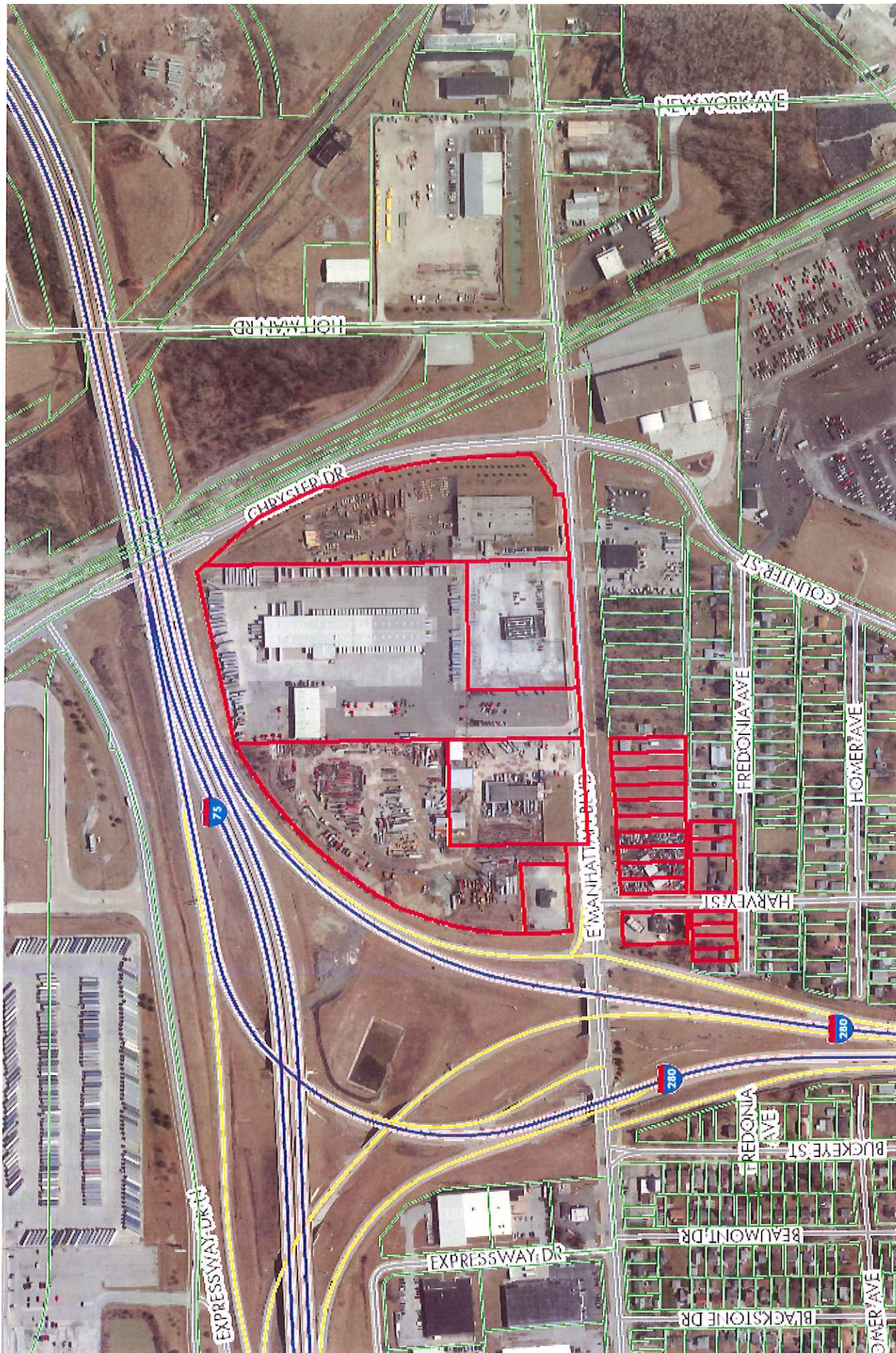
NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

owner

AMERICAN PROPERTY HOLDINGS LLC
FRALER LTD
IBRAHIM & SALHA MAHMOUD LLC
JAMES & ARLENE ROSE
KAMINSKI ROBERT J
LUCAS METRO HOUSING AUTHORITY
MACKENZIE VENTURES LLC
SAIA MOTOR FREIGHT LINE LLC A LOUISIANA
SCHAEDLER ENTERPRISES INC
SMITH KENAN LAMONT
COUNCILWOMAN THERESA MORRIS

mailing address 1

4747 S OTTER CREEK
1831 E MANHATTAN BLVD
4229 SHAMLEY GREEN DR
520 E WOODRUFF AVE
4536 LONGEFELLOW
424 JACKSON ST
812 MATZINGER RD
11465 JOHNS CREEK PKWY # 330
1831 E MANHATTAN BLVD
1629 FREDONIA AVE



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) 10/22/25 to 12/21/25.

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.

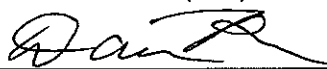
I hereby acknowledge that I have read the above Sign Posting Requirements and discussed them with the Plan Commission staff. I understand all the requirements and agree to comply with each of them. I acknowledge receiving a copy of these Sign Posting Requirements.

John Schaedler 
(Applicant or Agent)

Schaedler Enterprises Inc
(Print Name or Organization)

419-727-9930
(Telephone No.)

I issued 1 signs for this application 10/22/25
(Date)


(Staff Member) DR

Location of sign(s) Manhattan

CASE NUMBER _____