

City Council Zoning & Planning Committee

Theresa Morris, Chair

Adam Martinez, Vice Chair

Wednesday, July 15, 2026

One Government Center 1st Floor 4:00 P.M.

1. Request for a zone change from “RS12” Single Family Residential and “CN” Neighborhood Commercial to “CR” Regional Commercial for the property located at 640 Wyman St. (Z26-0008). The Plan Commission recommends disapproval.
(District 1)
2. Request for a zone change from “CR” Regional Commercial to “RS6” Single Family Residential for the property located at 5860 Secor Road. (Z26-0010). The Plan Commission recommends approval.
(District 5)
3. Request for a Special Use Permit for a new Cemetery for the property located at 722 E. Bancroft (SUP26-0015).
The Plan Commission recommends approval, subject to 13 conditions.
(District 4)
4. Request for a Special Use Permit for a Scrap and Salvage Yard for the property located at 4103 Lagrange Street (SUP26-0011).
The Plan Commission recommends approval, subject to 44 conditions and 3 waivers
(District 6)
5. Text Amendment for amending TMC 1113.0702, 1113.0703 and 1113.0802 Regarding Non-Conforming Signs (M-9-26)
6. Review of outstanding studies within the Plan Commission.
7. Review of upcoming moratorium expiration dates.

Proposed Project:

The applicant is in the planning stages of a capital expansion and renovation project to the Toledo Animal Rescue facilities on the subject property. The purpose of the expansion project is to upgrade their facilities to better align with animal rescue practices. The expansion will involve the addition of approximately 2,400 square feet to the existing building, additional parking, and a potential fenced dog park/play area. Since the existing use of the property is legally non-conforming, it may only be expanded by up to ten percent (10%). The proposed expansion is anticipated to be more than the allowable ten percent (10%). The applicant is therefore requesting the zone change so that the animal shelter is a permitted use and can be expanded by more than ten percent (10%). Staff is recommending **disapproval** of the zone change request.



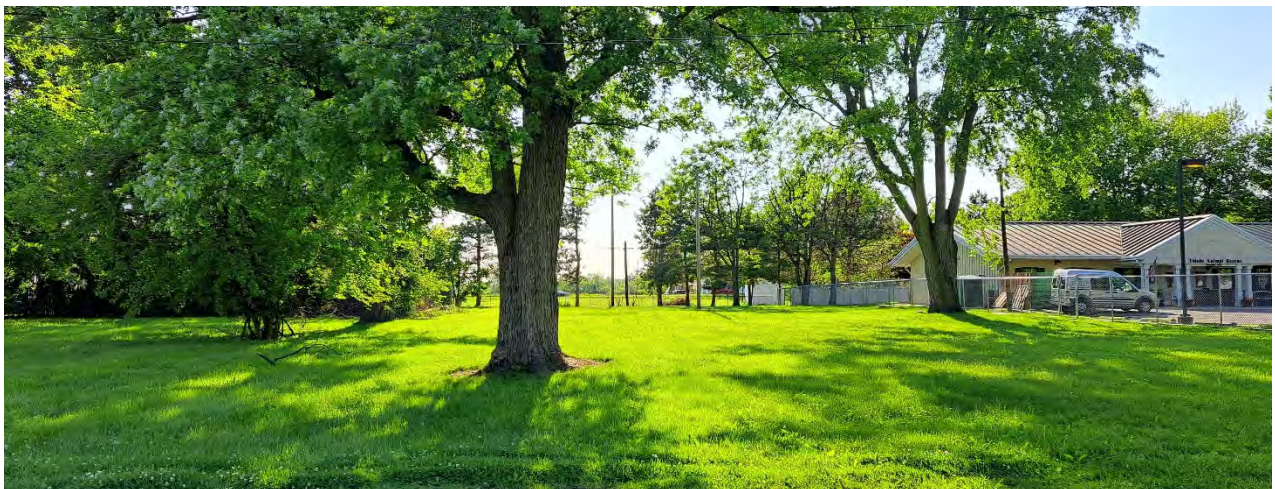
Aerial image of the subject property from Plan Commission GIS.



Street View image of northern 50' of the subject property from Wyman Street.



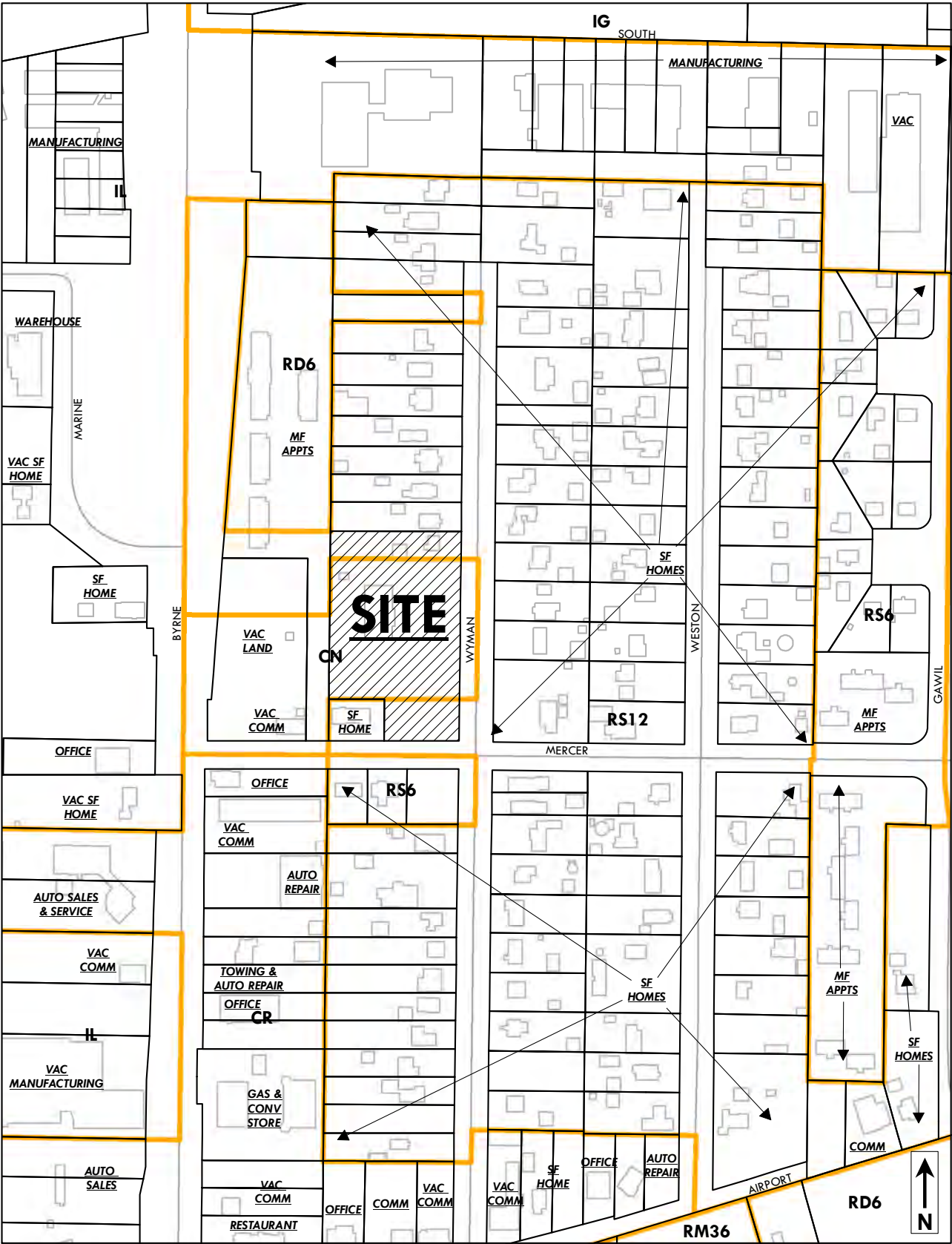
Street View image of existing Toledo Animal Rescue facility from Wyman Street.



Street View image of the subject property south of existing Toledo Animal Rescue facility from Wyman Street.



Street View image of the subject property looking northwest from the intersection of Wyman and Mercer Streets.



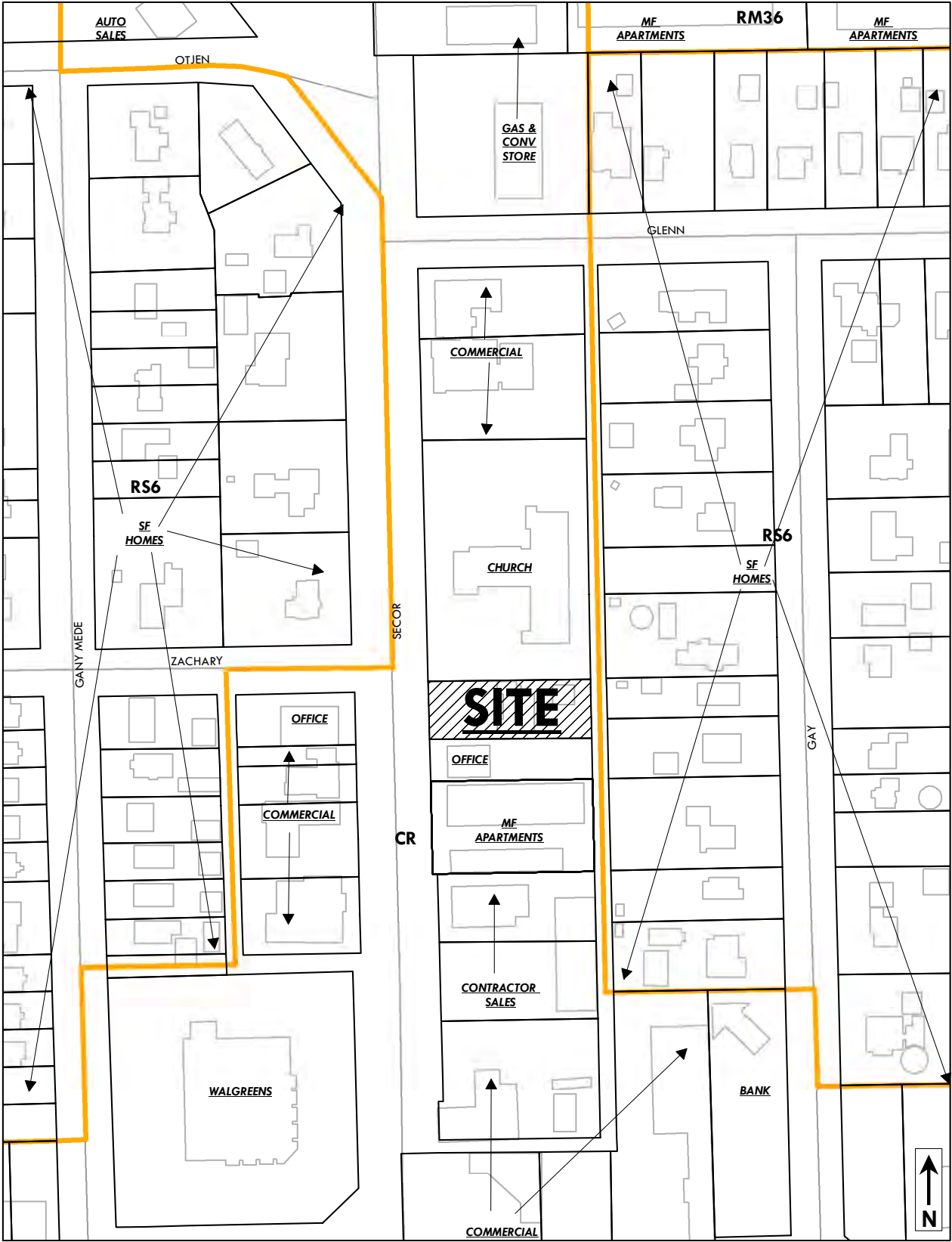
Zoning and Land Use Map of surrounding area.



Aerial image of the subject property from Plan Commission GIS.



Google Street View (Sept 2025) image of the subject property from Secor Road.



Zoning and Land Use Map of surrounding area.



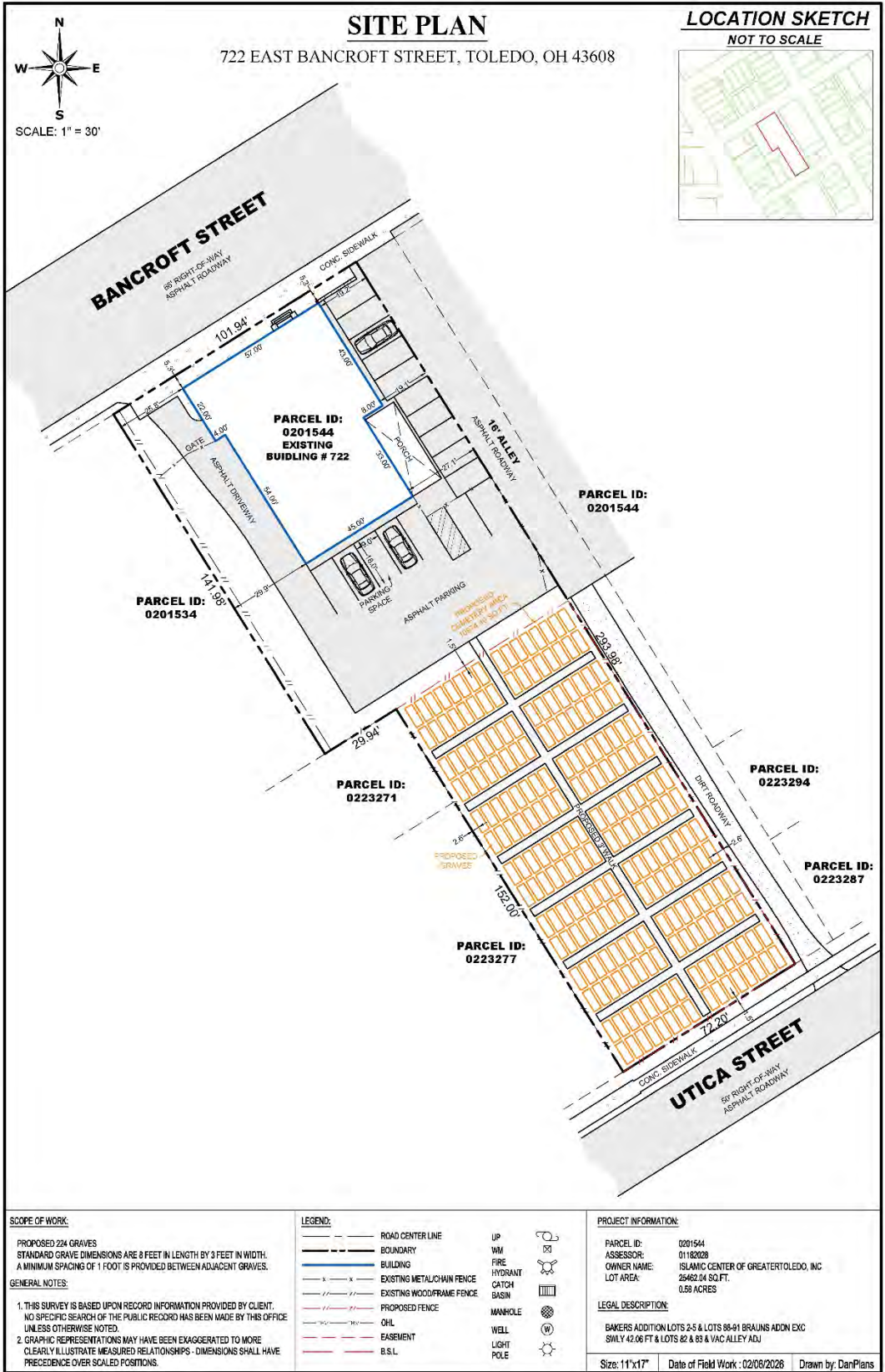
Street view image of the subject property from Utica Street. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Aerial image of the property. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Zoning & Land Use Map of the property. The proposal is to establish a new cemetery to serve the religious and cultural needs of the Muslim Community.



Proposed site plan for the new cemetery.



Street view image of the subject property from Lagrange Street. The proposal is to continue the Scrap & Salvage use with site improvements.



Street view image of the subject property from Lagrange Street. The proposal is to continue the Scrap & Salvage use with site improvements.



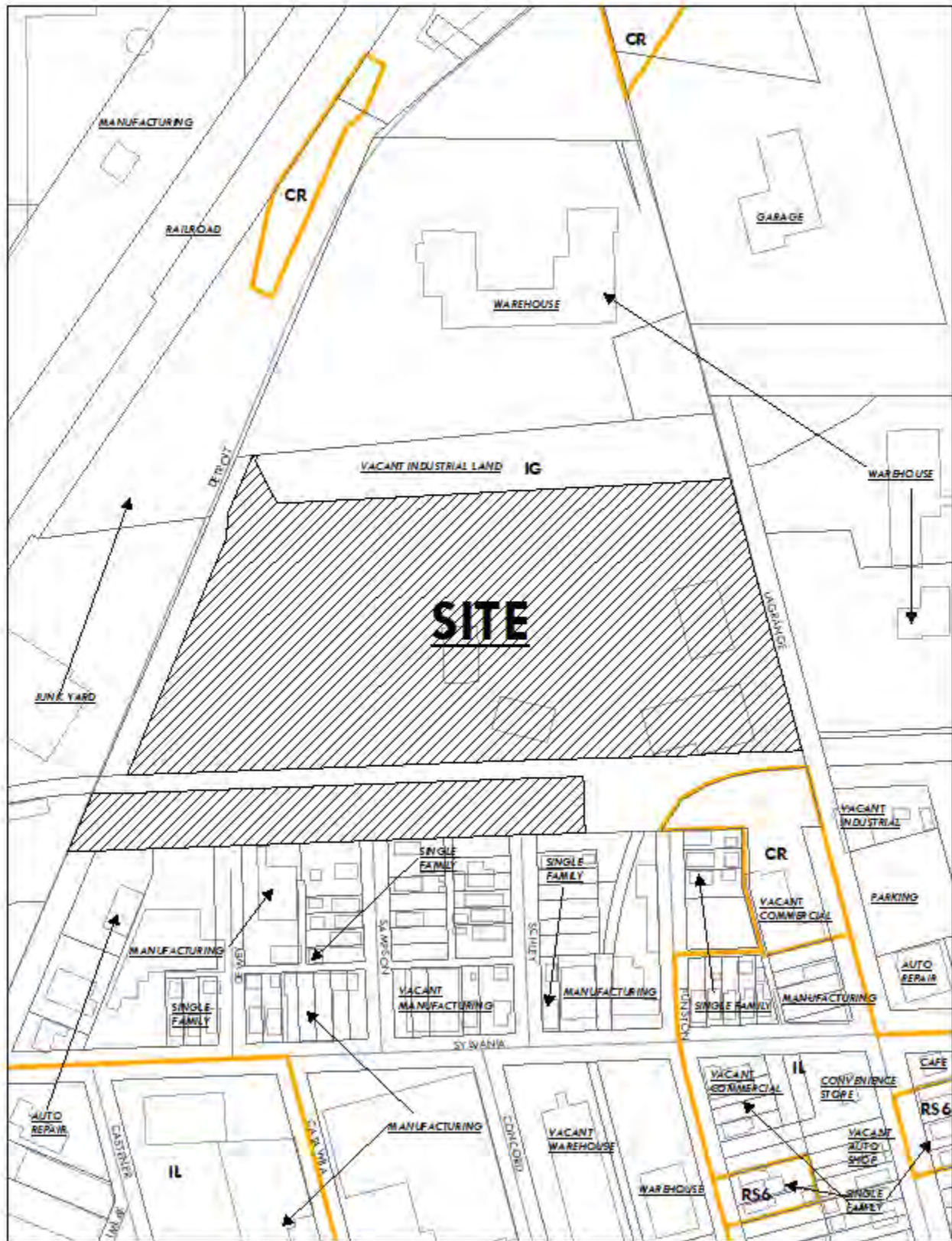
Street view image of the subject property from Detroit Avenue. The proposal is to continue the Scrap & Salvage use with site improvements.



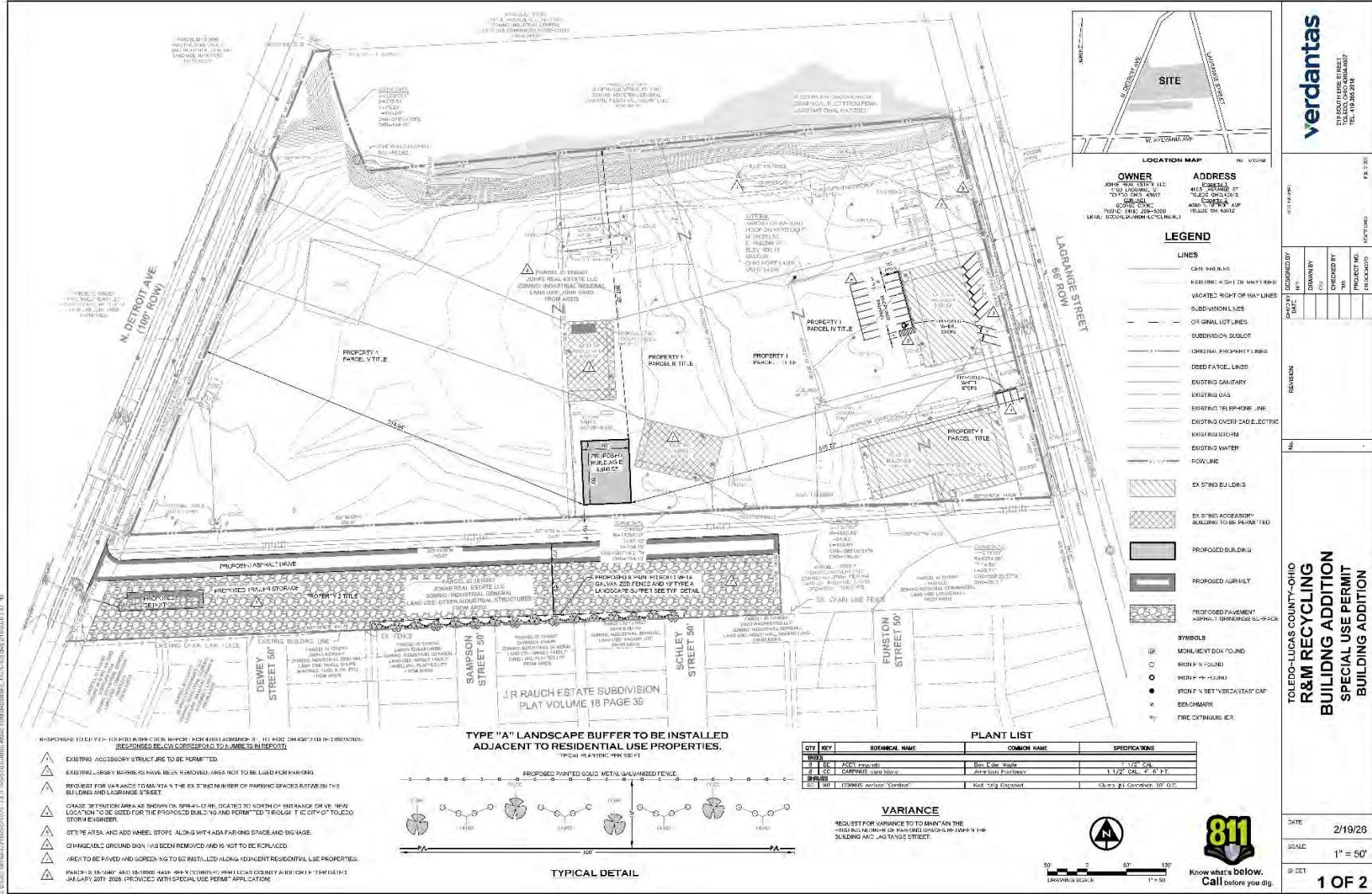
Street view image of the subject property from Sampson Street. The proposal is to continue the Scrap & Salvage use with site improvements.



Aerial image of the property. The proposal is to continue the Scrap & Salvage use with site improvements.



Zoning & Land Use Map of the property. The proposal is to continue the Scrap & Salvage use with site improvements.



Proposed site plan for the Scrap & Salvage Operation.

EXHIBIT "A"**1113.0702 Requirements for Legal Nonconforming Signs.**

A legal nonconforming sign is permitted to remain in operation, subject to the following requirements:

A. No legal nonconforming sign or part of a nonconforming sign shall be structurally altered, constructed, converted from non-EMC to EMC ~~or vice versa~~, re-erected, additionally illuminated, changed in size, or moved unless the entire sign and structure are brought into conformity with this Sign Code or removed by the owner of the premises. Poster panel replacements, cabinet re-faces, copy changes, same-size EMC replacements, conversions from EMC to non-EMC provided the non-EMC sign is no more non-conforming in size, height, location, design, or illumination than the original EMC, and complete demolitions are permitted. Structural changes including changes to the pole, foundation, sign frame, or building materials on existing nonconforming signs are not permitted unless the sign is brought fully into compliance with this Chapter.

B. If a principal building on the premises on which the sign is located is demolished, removed, or expanded by more than 50% of its total square footage 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 as a part of the review and approval process.

C. Prior to receipt of a sign permit to install a new Electronic Message Center (EMC), all legal nonconforming signage on the subject premises shall be brought fully into compliance with this Sign Code. This does not include the replacement of an existing EMC.

EXHIBIT "B"

1113.0703 Loss of Nonconforming Status.

A. A sign loses its legal nonconforming status if the site that the sign advertises is vacant for more than ~~6 months~~ 1 year. The subject site must be in operation for a minimum of 30 consecutive days during the ~~6-month~~ 1 year period to maintain legal nonconforming status.

B. At the point that a sign loses its legal nonconforming status, the sign shall be considered an Unlawful Sign and shall be immediately improved to meet the requirements of this Sign Code or removed by the owner of the premises.

EXHIBIT "C"**1113.0802 Abandoned Sign.**

Except as otherwise provided in this Chapter, any sign which is located on property that becomes vacant and unoccupied for a period of ~~6 months~~ 1 year or more, or any sign which fails to meet the requirements of Sec. 1113.0109 Maintenance for a period of ~~6 months~~ 1 year or more; or any sign which pertains to a time, event, or purpose which no longer applies; or any sign which no longer contains copy or advertises goods, products, services, or facilities, shall be deemed an abandoned sign. The following requirements apply to abandoned signs:

A. Any sign which is deemed an abandoned sign and fully conforms with all requirements of this chapter may remain as a conforming sign, but shall have any copy removed. Any area which housed copy shall be refaced with a blank white face. The owner of the property may also use this area to advertise that the property is for lease, for rent, or for sale, if he or she desires, via a permitted sign type.

B. Any sign which is deemed an abandoned sign and does not fully conform with all requirements of this chapter shall be considered an Unlawful Sign and shall be removed by the owner or operator of the premises and/or the owner of the sign, or brought fully into compliance with this Chapter. Failure by the owner or operator of the premises to remove the abandoned sign may result in removal of the sign by the City of Toledo as described in Sec. 1113.0805 Disposal of Signs; Fees and Sec. 1113.0806 Assessment Procedures as well as penalties as described in Sec. 1113.0906 Penalty.



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