
APPLICATION FOR ZONE CHANGE FOR R-A TO M-1

SYLVANIA TOWNSHIP

APPLICATION #: Z20 – C1094

APPLICANT: Feller, Finch & Associates Inc., Greg Feller, 1683 Woodlands Drive, Maumee, OH 43537

OWNER: 3450 Centennial Road LLC, 7620 Rymoor Ct, Sylvania, OH 43560

ADDRESS: 8228 Silica Road

PARCEL(S): 7831921

ZONING: R-A Residential District

REPORT DATE: June 12, 2026

HEARING DATE: June 24, 2026

STAFF REVIEWER: Molly L. Maguire

Details of Zone Change Request

The applicant is requesting a Zone Change from R-A Low Density Residential District to M-1 Light Industrial District located at 8228 Silica Road. The Zone Change will allow for the development of the surrounding property. The proposal for the site is two industrial buildings that will be used for indoor recreational activities and flex space for rental as part of the overall development. The companion case, Z20-C1095, is the Conditional Use Permit that requires a site plan to be completed and reviewed by the county agencies prior to submission. The applicant completed the site plan review process on May 20th, 2026 at Sylvania Township.

Parcel History

SPR20-4-26 - Site Plan Review for two, new buildings located at 3450 Silica Road, administrative review by staff completed on 5/13/26. Plan Review at Sylvania Township completed on 5/20/26, companion case.

Z20-C1095 - Conditional Use Permit for new recreational building located at 3450 Centennial Road, companion case.

Existing Conditions

The subject site is a vacant lot surrounded by industrial zoning to the west, north and east side with a mobile home park to the south. Directly to the north of the subject site is Ten Mile Creek.

Proposed Project

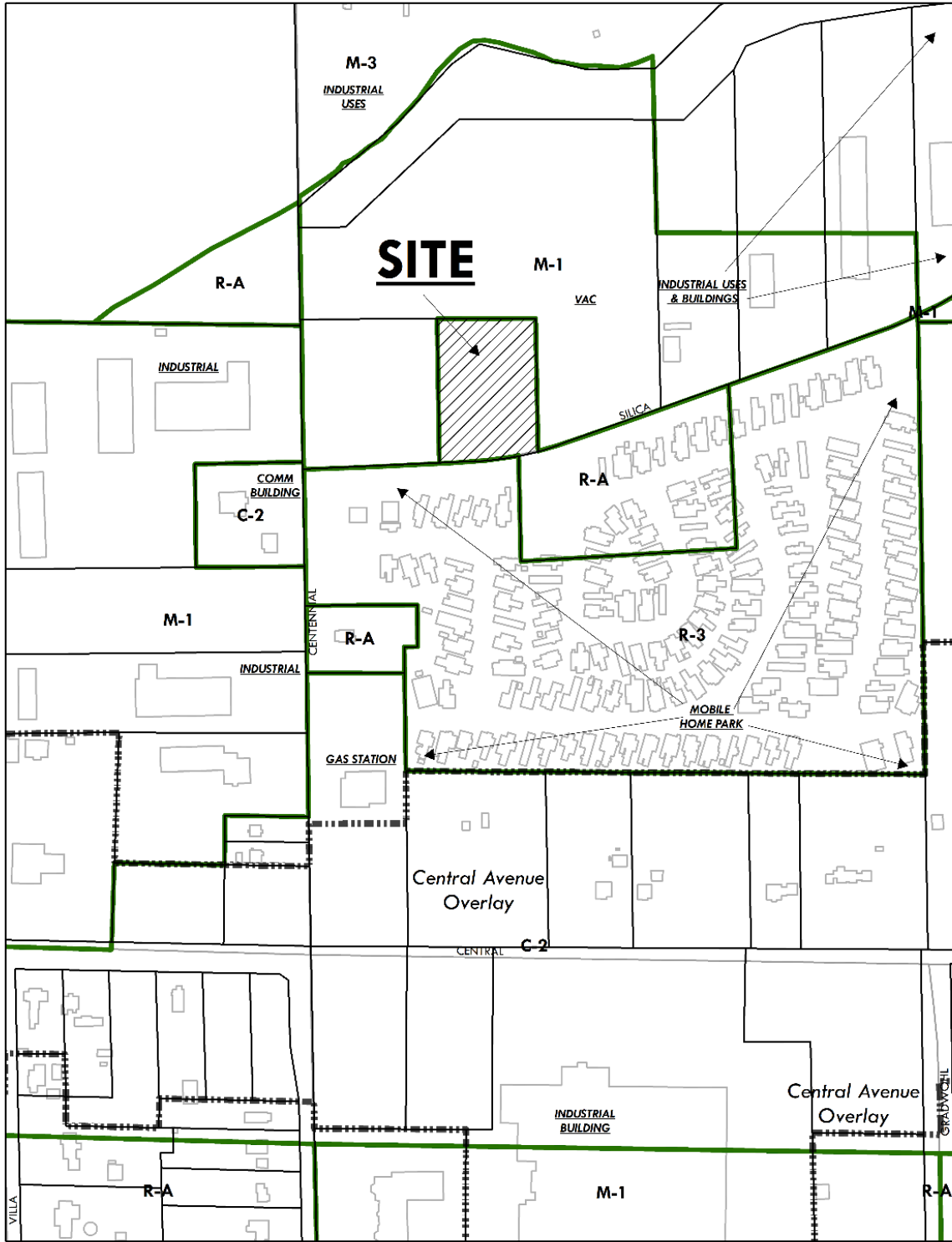
The applicant is proposing the zone change in order to develop the property for an industrial use that will match the surrounding properties. Once approved, the applicant will then be able to develop the property for light industrial uses. Staff recommending **approval** of the Zone Change.



Aerial image of the subject site.



Street view 5/19/2026.



Zoning & Land Use Map of the property. The proposed Zone Change will match the surrounding properties to the north, west, and east side of the subject site.

Analysis

Article 3 – Purpose Statements

M-1 Light Industrial

The purpose of the M-1 Light Industrial District is to provide areas for general manufacturing.

Article 7 – Development Standards

M-1 Light Industrial Lot Standards

Main Building

Front setback minimum.:	40 feet
Rear setback minimum.:	30 feet
Side setback minimum:	15 feet
Height maximum:	60 feet
Width Minimum:	100 feet

Township Land Use Plan

The Sylvania Township Future Land Use Plan identifies the subject site as Business Park / Light Industrial use. The Business Park/Light Industrial designation allows for professional offices, research facilities, and related uses in individual buildings or office/park campus settings. May also include larger commercial uses along major highways or thoroughfares, distribution centers, warehouses, light and restricted industrial uses, and supportive facilities such as hotels. The land use and zoning recommendations for Timberstone Business Area include the undeveloped parcels in this area still owned by France Stone are designated for Industrial and Business Park uses, and the required buffers for the industrial zoning districts, including development standards and required setbacks abutting residential uses, should be reviewed to ensure adequate buffering is provided.

Development Approval Criteria

Article 15 – Zoning Commission, 1504 Basis of Approval

1. Whether the proposed zone change will be compatible in use and appearance with surrounding land use;
2. Whether the proposed zoning can be made accessible through existing roadways without creating unreasonable traffic congestion in the immediate vicinity in the Township; and
3. Whether the proposal will create an unreasonable adverse impact on existing residential and agricultural areas.

Recommendation

1504 BASIS OF APPROVAL – APPROVE – Zone Change from R-A Low Density Residential District to M-1 Light Industrial District located at 8228 Silica Road.

Findings

1. The proposed zone change is compatible with the surrounding land uses;
2. The proposed zoning can be made accessible through existing roadways without creating unreasonable traffic congestion in the immediate vicinity in the Township; and
3. The proposal will not create an unreasonable adverse impact and will match existing industrial businesses to the north, east, and west.