



DATE: August 15, 2025

REF: SUP25-0022

TO: President Carrie Hartman and Members of Council, City of Toledo

FROM: Toledo City Plan Commission, Lisa A. Cottrell, Secretary

SUBJECT: Special Use Permit for a new Community Center at 601 Junction Avenue

The Toledo City Plan Commission considered the above-referenced request at its meeting on Thursday, August 14, 2025 at 2:00 P.M.

**GENERAL INFORMATION**Subject

Request	-	Special Use Permit for a new Community Center
Location	-	601 Junction Avenue
Applicant / Owner	-	Lucas County Land Bank One Government Center, Suite 580 Toledo, OH 43604
Engineer	-	Frederick Associates 4645 N. Summit Street Toledo, OH 43611

Site Description

Zoning	-	CR / Regional Commercial
Area	-	±1.47 acres
Frontage	-	±415.84' along Nebraska Avenue ±331.25' along Junction Avenue
Existing Use	-	Vacant St. Anthony's Church & Vacant Parcels
Proposed Use	-	Community Center with Parking Lot

Area Description

North	-	CR & RD6 / Vacant Commercial, Lodge, Single-Dwelling Residential
South	-	CR & RD6 / Nebraska Avenue, Junction Park, Urban Agriculture, Single-Dwelling Homes, Duplex Homes
East	-	CR & RD6 / Residential Facility, Single-Dwelling Homes, Commercial Structure
West	-	CR / Padua Center, Single-Dwelling Homes

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**GENERAL INFORMATION (cont'd)**

Parcel History

Z-256-75	-	Zone Change from C-3 (Commercial) and M-1 (Restricted Industrial) to R-3 (Two-Family Residence) at Nebraska Ave. between Junction Ave. & Hoag St. (P.C. deferred indefinitely 11/12/75)
T-56-18	-	Lot Split at 1416 Nebraska Avenue (Administratively approved 7/18/18)

Applicable Plans & Regulations

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

**STAFF ANALYSIS**

The applicant is requesting a Special Use Permit for a Community Center at 601 Stickney Avenue. The site is approximately 1.5 acres and currently zoned Regional Commercial (CR). The applicant – the Lucas County Land Bank – is proposing to convert the existing vacant church on the site into a community center which will be owned and operated by the City of Toledo, Department of Parks and Youth Services. A Special Use Permit is required to operate a community center. To the north of the site are vacant commercial parcels, a lodge, and single-dwelling residences, to the south of the site is Nebraska Avenue, Junction Park, urban agriculture, single-dwelling homes, and duplex homes, to the east is a residential group home, single-dwelling homes, and a commercial structure, and to the west is the Padua Center and more single-dwelling homes.

Parking, Loading and Access

The site currently shares a small parking lot with the adjacent Padua Center to the west. The applicant is proposing fifty-three (53) additional parking spaces – four (4) accessible spaces adjacent to the church and forty-nine (49) spaces in a new parking lot across Junction Avenue. The Plan Director has determined that this is more than an acceptable number of parking spaces per TMC§1107.0600 *Off-Street Parking Schedule "D"*.

All auto accessible parking spaces must have a five foot (5') loading aisle per TMC§1107.1702(A). One (1) of the proposed accessible spaces is missing this loading aisle. The addition of this aisle on a revised site plan has been included as a condition of approval.

TMC§1107.0900 *Bicycle Parking* requires a minimum of one (1) bicycle parking space per ten (10) vehicle parking spaces. Six (6) bicycle parking spaces are required for the site. The proposed bicycle rack location is acceptable as depicted on the site plan. Bicycle rack(s) must be securely fixed to the ground and meet the standards of TMC§1107.0902. This has been included as a condition of approval.

Parking, Loading and Access (cont'd)

The Division of Traffic Management has objected to the proposed driveway access onto Junction Avenue and believes that effective parking lot access can be achieved solely off of Nebraska Avenue. Should access to Junction Avenue be desired, the applicant may be able to gain access via the existing alley – although they would have to improve the alley in order to do so. The removal of the proposed Junction Avenue driveway access has been included as a condition of approval. This condition goes on to permit the applicant to access the adjacent alley subject to review and approval by the Plan Director and Division of Traffic Management.

The Division of Traffic Management also objects to the proposed mid-block pedestrian crossing on Junction Avenue and asks that pedestrians be directed to the signalized crossing at the corner of Nebraska and Junction. Staff agrees that pedestrian utilization of this existing signalized crossing is preferred; however, there are concerns that the proposed detention area will naturally direct pedestrians away from this preferred crossing, leading to midblock crossings whether formalized or not. Ideally the detention area would be moved either underground or to the rear of the site; however, there would be significant cost in doing so as the site naturally drains towards the proposed detention area. Traffic Management's condition to remove the mid-block crossing has been included as a condition of approval.

Landscaping and Screening

TMC§1108.0202 *Frontage Greenbelt* requires a fifteen foot (15') wide frontage greenbelt along both Junction Avenue and Nebraska Avenue. At least one (1) tree is required within these frontage greenbelts for every thirty feet (30') of frontage. Four (4) trees are required along Junction Avenue and nine (9) trees are required along Nebraska Avenue. The site plan depicts thirty-foot (30') wide frontage greenbelts with two (2) trees along Junction Avenue and six (6) trees along Nebraska Avenue. Five (5) additional trees are required within these frontage greenbelts. The addition of these required trees on a revised landscape plan has been included as a condition of approval.

TMC§1108.0202 *Frontage Greenbelt* also requires a solid evergreen hedge planting within the frontage greenbelts when abutting a parking lot. Low, undulating (horizontal and vertical) earth berms or decorative stone or brick walls (no concrete block), or ornamental metal fencing or combinations thereof may also be approved by the Planning Director. None of these options have been proposed; however, it is required in order to screen the parking lot. The addition of a frontage greenbelt screen – whether evergreen shrubs or another method approved by the Planning Director – on a revised landscape plan has been included as a condition of approval.

Lastly, TMC§1108.0202 *Frontage Greenbelt* prohibits traditional retention and detention pond stormwater treatment facilities within the required frontage greenbelt. Other stormwater treatment facilities may occupy only up to fifty percent (50%) of the frontage greenbelt. A swale stormwater treatment facility is proposed in the majority of the frontage greenbelt. A small portion

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**STAFF ANALYSIS (cont'd)**Landscaping and Screening (cont'd)

of the facility – the area labeled “micropool” on the attached parking lot grading plan – is considered a traditional retention/detention pond. TMC§1108.0202 permits the Plan Director to waive these requirements if, in consultation with the City of Toledo's Division of Engineering Services, it is determined that physical site characteristics or constraints cause placement of these facilities elsewhere impractical. The Plan Director is willing to waive this requirement in this fashion so long as a portion of the stormwater facility is planted as a low maintenance pollinator garden. The submission of low maintenance pollinator garden details to the Plan Director for review and approval has been included as a condition of approval.

A Type A landscape buffer is required along the parking lot's eastern property line per TMC§1108.0203 due to the adjacent property's Duplex Residential (RD6) zoning classification. A ten foot (10') wide landscape area with a solid fence or wall with a minimum height of six feet (6') is required in this area. Four (4) trees and fifteen (15) shrubs are required for every 100 linear feet. As such, five (5) canopy trees and nineteen (19) shrubs are required within this eastern Type A buffer area. No trees or shrubs are shown on the landscaping plan within the provided ten foot (10') wide landscape buffer. The addition of these trees and shrubs on a revised landscape plan has been included as a condition of approval.

TMC§1108.0204 *Parking Lot Landscaping* requires two (2) canopy trees and six (6) shrubs for every ten (10) parking spaces within a parking lot. Ten (10) trees and thirty (30) shrubs are required in this forty-nine-space (49) parking lot. Six (6) trees and thirty-three (33) shrubs are shown on the landscaping plan. The addition of these required interior parking lot trees has been included as a condition of approval.

Frontage greenbelt trees have been added on the community center building's side of the street as well. This is an existing site with minimal proposed modifications along the right-of-way. A new frontage greenbelt is not required; however, the proposed trees bring the site closer to conformance with the code and further the goals of the Junction Neighborhood Master Plan.

Also on the community center building's side of the street is a proposed eight-foot (8') tall wooden screening fence with shrubs surrounding several ground-mounted mechanical units.

Junction Neighborhood Master Plan

The Junction Neighborhood Master Plan identifies St. Anthony's Church as an iconic monument for both the Junction Neighborhood and Toledo as a whole. The plan emphasizes that this church should remain a vital part of the neighborhood and that it should serve as a cultural core. The plan also states that reuse of the church should establish revenue for the neighborhood for continual neighborhood development. The conversion of the church into a community center would promote the building as a vital cultural core for the Junction neighborhood. The community center use is compliant with the Junction Neighborhood Master Plan.

**STAFF ANALYSIS (cont'd)**

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Comprehensive Land Use Plan identifies this site for neighborhood mixed-use land uses. The Neighborhood Mixed-Use land use designation preserves and promotes pedestrian-oriented commercial and mixed-use areas. These are a core component of neighborhoods and provide the highest density of commercial and housing opportunities. Individual parking lots for single commercial uses are discouraged. Parking areas should be consolidated serving multiple users. The proposed community center use is consistent with the Forward Toledo Plan as the community center will fill a longstanding need in the Junction neighborhood for a flexible space that can host activities like athletic training, youth programming, community meetings, and other private events. Additionally, the proposed development supports the following goals of Forward Toledo: Promote Recreational Opportunities, Encourage Social Opportunities, Building Preservation and Strengthen Neighborhoods.

Staff recommends approval of the requested Special Use Permit because the proposed use meets the stated purpose of the zoning code and is compatible with adjacent uses in terms of scale, site design, and operating characteristics. Additionally, staff recommends approval of the proposed community center because it is supported by multiple goals of the Forward Toledo Comprehensive Land Use Plan.

**PLAN COMMISSION RECOMMENDATION**

The Toledo City Plan Commission recommends approval of SUP25-0022, a Special Use Permit for a new community center at 601 Junction Avenue, to the Toledo City Council, for the following three (3) reasons:

1. The proposed use meets the stated purpose of the Zoning Code and is consistent with the recommendations and goals of the Forward Toledo Comprehensive Land Use Plan (**TMC§1111.0706(A)**);
2. The proposed use complies with all applicable provisions of the zoning code (**TMC§1111.0706(B)**); and
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (**TMC§1111.0706(C)**).

The Toledo City Plan Commission further recommends approval of SUP25-0022, a Special Use Permit for a new community center at 601 Junction Avenue, to the Toledo City Council, with the following **forty-two (42)** conditions:

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Bureau of Fire Prevention

1. New and existing buildings shall be provided with approved address identification that meets Building Fire Code requirements. (OBC 501.2 & OFC 505.1)
2. A radio signal strength test will be needed in the building, and possible radio signal enhancements based on the results of the test. (OFC 510.2 & 1103.2 – for existing buildings)
3. A fire safety inspection is required prior to occupancy. (OFC 105.3.3.2 & TMC 1309.09)
4. Fire Safety during remodeling shall comply with the applicable requirements of the Building and Fire Codes. (OBC & OFC Chapter 33)

Division of Transportation

5. All auto accessible parking spaces must have a 5' loading aisle per TMC 1107.1702 (A). (One auto accessible parking space does not have a loading aisle.)
6. Accessible parking signage must be posted directly in front of the parking space at a height of no less than 60 inches and no more than 72 inches above pavement level per TMC 1107.1704. (Accessible parking sign detail is too tall.)
7. All parking spaces, driveways and drive aisle must be clearly dimensioned on drawings per TMC 1107.1911. (Existing parking near new accessible parking is not dimensioned.)
8. Drive aisles are required to be 25' wide for two-way traffic per TMC 1107.1911.
9. Adjacent parking lot shall direct pedestrians to corner of Nebraska and Junction to promote utilizing signalized crossing. The mid-block crossing shall not be permitted for safety concerns of pedestrians.
10. Traffic Management will not permit Junction Avenue driveway access for the adjacent parking lot.
11. Any and all unused curb cuts and drive approaches must be removed on Junction Avenue and replaced with new curb and grass to match adjacent areas.
12. Changes to the Division of Transportation conditions above may be made subject to final approval by the Division of Transportation and Plan Director.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services

13. All **proposed** sidewalk, drive approaches, curb, and pedestrian curb ramps within the public right-of-way shall be constructed in accordance with the City of Toledo Construction Standards, Specifications, Toledo Municipal Code, and Americans with Disabilities Act guidelines.
14. All **proposed** commercial drive approaches, (along with the sidewalk through the drive) shall be constructed with 8" thick concrete per City of Toledo Construction Standards and Specifications. No curb shall be permitted in the right-of-way along either side of a drive approach. **No horizontal sub cutting will be permitted to create a curb drop/opening.** Existing drive approaches, including the curb drop, that will no longer be utilized shall be removed and restored with curb to match the adjacent curb.
15. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Ted Rousos, 419-245-1347. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.
16. Pavement Repair areas on Junction Ave. and in the alley need to match existing pavement.
17. The City of Toledo public water system does not appear to be impacted by this project. Refer to comments provided by the Division of Water Distribution regarding private water mains and/or service lines.
18. Designer should consider potential for sewer gas odor at proposed new downspout connections.
19. Basin footprint and size will need confirmed to provide for the required flow restriction, flood control volume, and side slope grading.
20. A full submittal for review requires submittal of the regional SWP3 submittal coversheet as provided to applicant, and its items 1.a. – 1.g. Following the stormwater review, comment and revisions, additional items needed to receive a stormwater construction permit are listed on the SWP3 submittal cover sheet, items 2.a. – 2.c., as well as the sewer fee for plan review and field inspection.
21. SWP3 activities and sequencing shall account for demolition, since demolition permitting could occur prior to construction permitting.
22. Sanitary sewer service for this development is available subject to the Rules and Regulations of the Department of Public Utilities.

**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Engineering Services (cont'd)

23. A single sanitary sewer tap from this site shall be allowed into the public sanitary sewer system. Developer shall use existing sanitary tap, when available.
24. It is recommended for the owner to modernize the property with a sewage check valve to protect against sewage backup that could occur in the event of surcharge of the City sewer main or church downspouts.

Division of Environmental Services

25. Applicant shall maintain compliance with the City of Toledo's Storm Water regulations as specified in the Toledo Municipal Code. Special attention must be paid to all potential storm water impacts from the modification of the site, including but not limited to long-term operation and maintenance of existing structural and non-structural Best Management Practices.
  - a. Notification shall be made to the Division of Environmental Services (419-936-3015) no later than three days prior to commencement of construction activities.
  - b. Construction BMPs shall be in place prior to the start of construction activities.
  - c. SWP3 inspection reports shall be kept on site with the SWP3 and readily accessible during normal working hours. (this comment is specific for sites above 2,500 square ft)
26. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
27. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
28. Applicant is strongly encouraged to include multiple green infra-structure measures to minimize runoff and increase infiltration, and to minimize the amount of new and/or additional impervious surface on the site.
29. Applicant is strongly encouraged to plant native, low maintenance and non-invasive trees, shrubs and perennials. Information is at <https://ohiodnr.gov/wps/portal/gov/odnr/discover-and-learn/plants-trees/invasive-plants>; a list of invasive plants and alternative species can be downloaded from [https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives\\_to\\_ohio\\_invasive\\_plant\\_species.pdf](https://www.oipc.info/uploads/5/8/6/5/58652481/alternatives_to_ohio_invasive_plant_species.pdf)



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**PLAN COMMISSION RECOMMENDATION (cont'd)**

Division of Environmental Services (cont'd)

30. Applicant shall maintain compliance with the City of Toledo and the State of Ohio's Air Quality Regulations applicable in the Toledo Municipal Code and the Ohio Administrative Code including, but not limited to the Asbestos and the Anti-Noise Laws.

Plan Commission

31. Bicycle spots must be at least two feet (2') by six feet (6') and rack(s) must be securely fixed to the ground per TMC§1107.0900. **Detail shall be submitted to the Plan Director for review and approval.**
32. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require least one (1) tree for every thirty feet (30') of frontage. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least four (4) trees within Junction Avenue greenbelt and nine (9) trees within Nebraska Avenue greenbelt.**
33. Pursuant to TMC§1108.0202 the frontage greenbelts along Junction and Nebraska Avenues adjacent to the proposed parking lot require a solid evergreen hedge planting. Low earth berms, decorative stone or brick walls, ornamental metal fencing, or combinations thereof may also be approved by the Planning Director. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting an acceptable screen within the Junction Avenue and Nebraska Avenue greenbelts.**
34. Portions of the proposed stormwater treatment facility shall be planted with a low maintenance pollinator garden. Low maintenance pollinator garden details shall be submitted to the Plan Director for review and approval.
35. A Type A landscape buffer is required along the parking lot's eastern property line pursuant to TMC§1108.0203. Four (4) canopy trees and fifteen (15) shrubs are required for every 100 linear feet. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least five (5) canopy trees and nineteen (19) shrubs within this type A buffer.**
36. Two (2) canopy trees and six (6) shrubs are required for every ten (10) parking spaces within the parking lot pursuant to TMC§1108.0204. **Not acceptable as depicted. A revised landscape plan shall be submitted to the Plan Director depicting at least ten (10) trees and thirty (30) shrubs within or adjacent to the parking lot.**
37. The city should consider permitting nearby commercial/institutional users to use the proposed parking lot at the corner of Junction Avenue and Nebraska Avenue.
38. Applicant shall obtain appropriate permits for any proposed signage, subject to TMC§1113 *Signs*.

TO: President Hartman and Members of Council

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**PLAN COMMISSION RECOMMENDATION (cont'd)**

Plan Commission (cont'd)

39. The Special Use Permit may be reviewed for compliance with the conditions of approval, negative secondary effects, and adherence to all requirements of the Toledo Municipal Code. If outstanding issues are found and not addressed the Special Use Permit may be considered for revocation.
40. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
41. Minor adjustments to the site plan that do not violate the above conditions, or the Toledo Municipal Code, may be reviewed and approved by the Director of the Toledo City Plan Commission.
42. No permits shall be issued until arrangements satisfactory to the Director of the City of Toledo Plan Commission have been made for compliance with the conditions as set forth above.

Respectfully Submitted,



Lisa A. Cottrell  
Secretary

AS

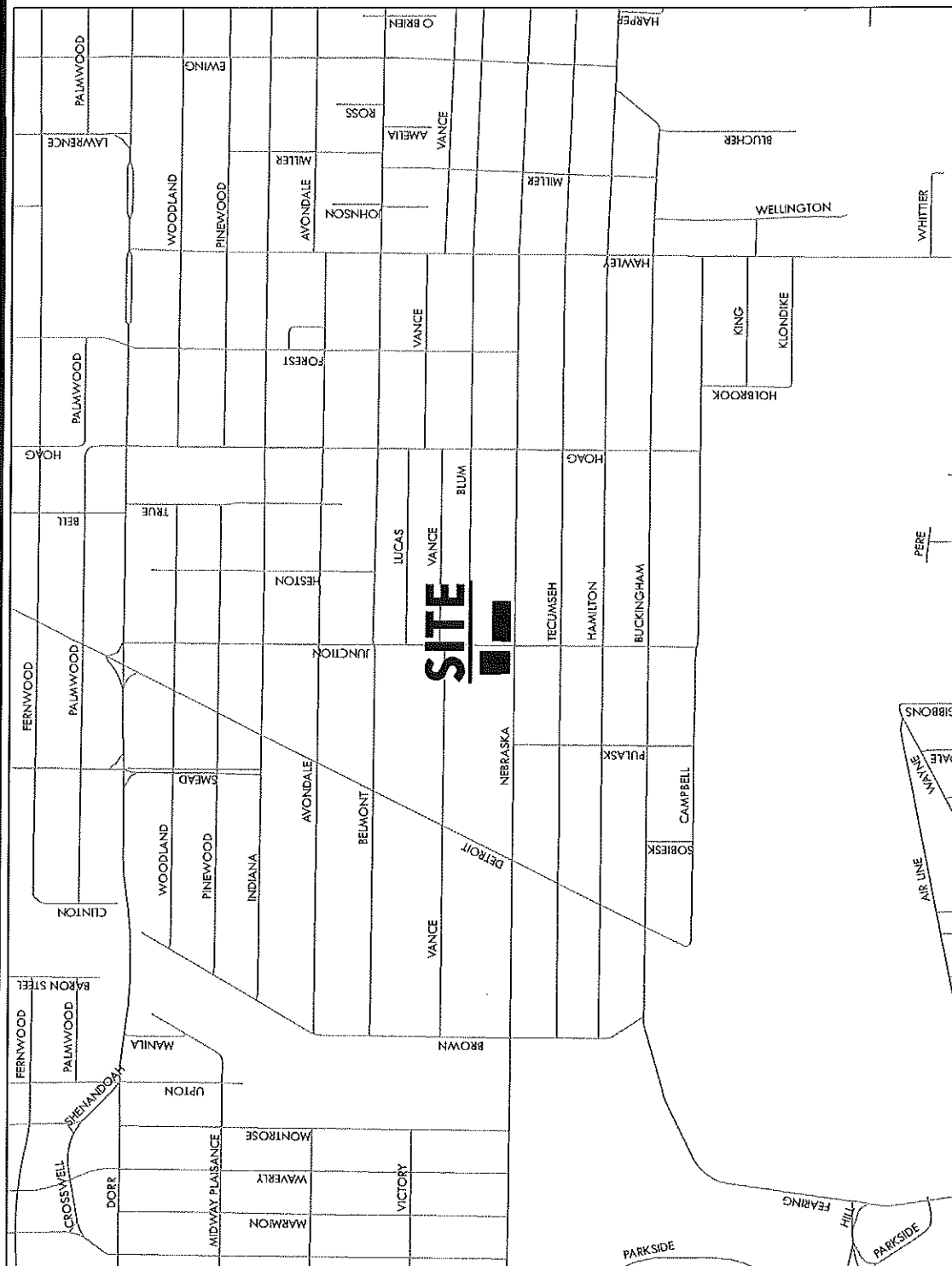
Seven (7) sketches follow

Cc: Lucas County Land Bank, One Government Center, Suite 580, Toledo, OH 43604  
Fredrick Associates, 4645 N. Summit Street, Toledo, OH 43611  
Alex Schultz, Planner



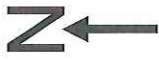
SUP25-0022  
ID 19

## GENERAL LOCATION



# ZONING & LAND USE

SUP25-0022  
ID 19







**SUP25-0022**  
**ID 19**

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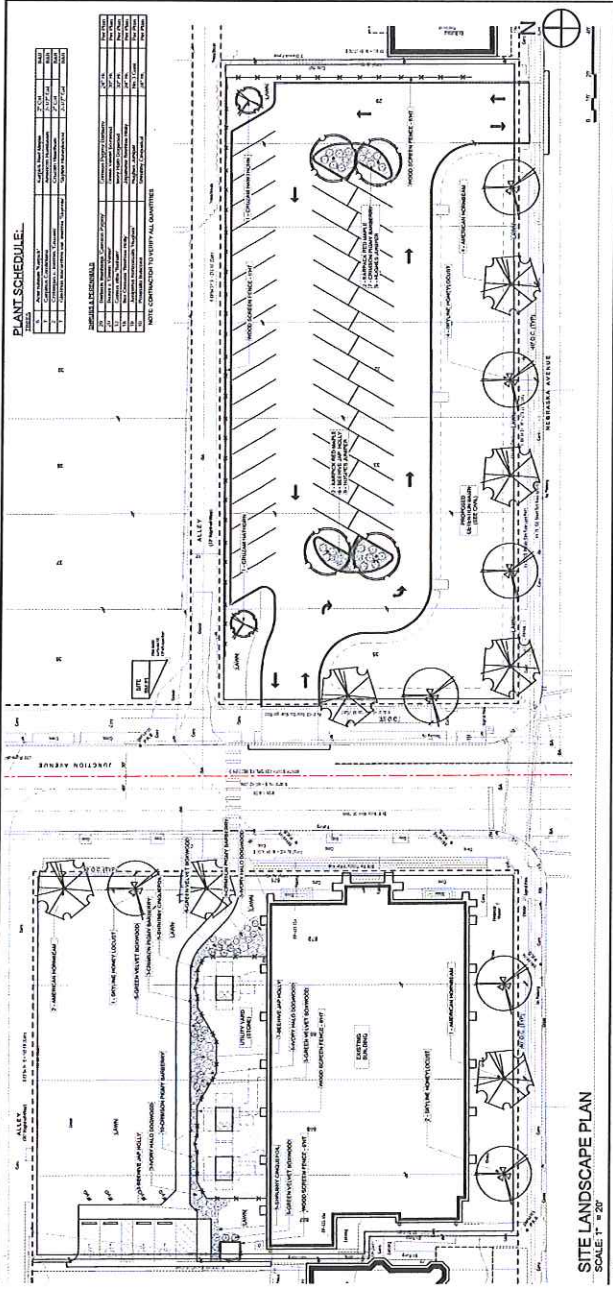


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ID 19

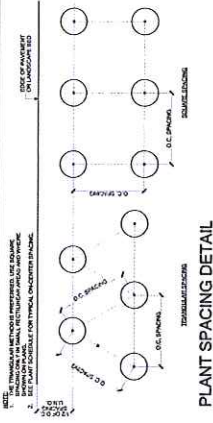
# LANDSCAPE PLAN

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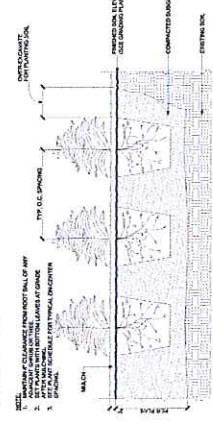
- LANDSCAPE NOTES:**
1. CONTRACTOR IS RESPONSIBLE FOR PLANTING AND MAINTENANCE OF ALL PLANTS AND TREES SHOWN ON THIS PLAN.
  2. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.
  3. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.
  4. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.
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  7. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.
  8. CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHRUBS TO REMAIN UNLESS OTHERWISE NOTED.



SITE LANDSCAPE PLAN  
SCALE: 1" = 20'



PLANT SPACING DETAIL  
SCALE: 3/4" = 1'-0"



PERENNIAL G.C. PLANTING DETAIL  
SCALE: 3/4" = 1'-0"



SHRUB PLANTING DETAIL  
SCALE: 3/4" = 1'-0"



TREE PLANTING DETAIL  
SCALE: 3/4" = 1'-0"

PROJECT TITLE  
Lucas County  
Land Bank  
St. Anthony's  
Church  
Renovation  
681 Jackson Ave  
Toledo, OH 43607

SHEET TITLE  
LANDSCAPE  
PLAN

SHEET NO.  
L1.00



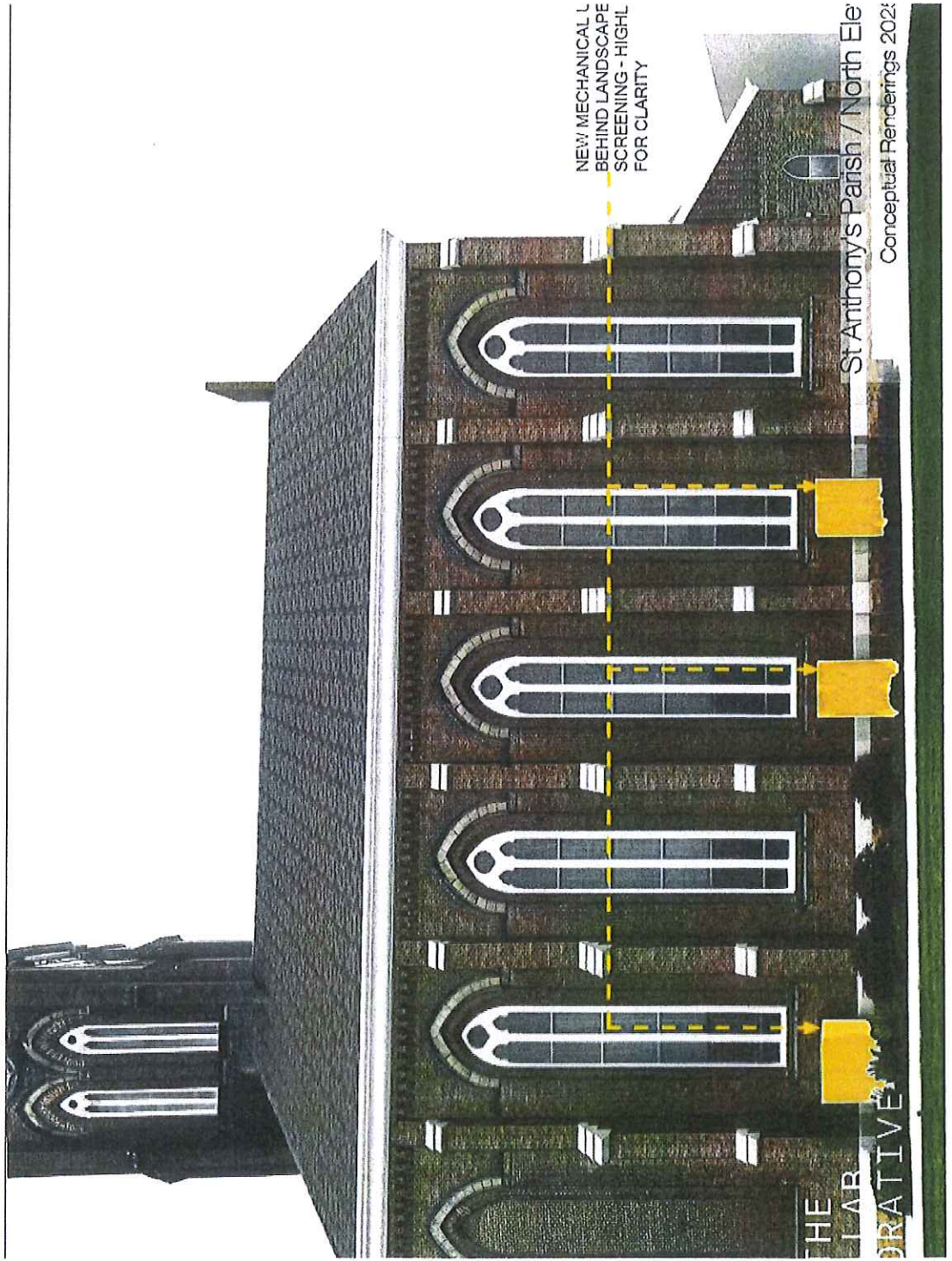
**SUP25-0022**  
**ID 19**

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# NORTH ELEVATION

SUP25-0022  
ID 19



# PUBLIC HEARING

CASE NO. SUP25-0022

REQUEST: Special Use Permit for a New Community Center at 601 Junction Avenue

\_\_\_\_\_

APPLICANT NAME: Lucas County Land Reutilization Corporation

ADDRESS: One Government Center, Suite 580, Toledo, OH 43604

DATE: August 14, 2025 TIME: 2:00 P.M.

Contact Person: Josh Murnen

Contact Person Phone Number: 419-213-4293

PLACE: Council Chamber, 1<sup>st</sup> Floor, One Government Center  
Jackson & Erie Streets, Toledo, OH

For Further Information, Contact  
The Toledo-Lucas County Plan Commissions

PHONE: (419) 245-1200

FAX: (419) 936-3730

TMC 1111.0304

# 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.

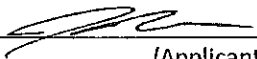
#### 4. PERIOD OF POSTING

- A. Signs must be posted from (dates) 07/30/2025 to 09/26/2025.

#### 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.

 SVP  
(Applicant or Agent)

Lucas County Land Bank  
(Print Name of Organization)

419-213-4293  
(Telephone No.)

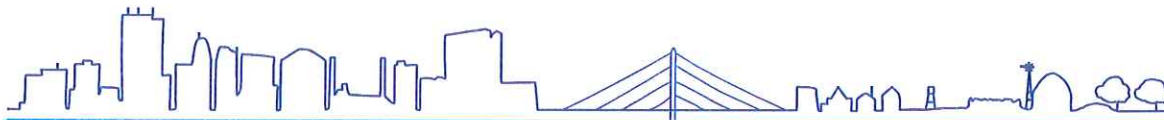
I issued 4 signs for this application 7-28-25  
(Date)

  
(Staff Member) AS

Location of sign(s) By church on Junction & Nebraska Ave

By prop. parking on Junction & Nebraska

CASE NUMBER SUP25-00022



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 1, 2025

REF: SUP25-0022

PLANNER: Schultz

### **NOTICE OF PUBLIC HEARING**

**on**

**Date: Thursday, August 14, 2025**

Request: Special Use Permit for a New Community Center

Location: 601 Junction Avenue

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, August 14, 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 Alex Schultz. They may be contacted at 419-245-6283 or [alex.schultz@toledo.oh.gov](mailto:alex.schultz@toledo.oh.gov).

**TOLEDO CITY PLAN COMMISSION**

**CITY OF TOLEDO, OHIO**

Clerk of Council  
One Government Center  
Toledo, Ohio 43604

Julie Gibbons  
Clerk of Council

Telephone  
419-245-1060

Date: August 1, 2025  
Ref: SUP25-0022

**NOTICE OF PUBLIC HEARING**

Wednesday, September 17, 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 September 17, 2025 at 4:00 p.m., will consider the following request:

**Special Use Permit for a New Community Center at 601 Junction Ave. (SUP25-0022)**

Julie Gibbons  
Clerk of Council

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

NOTICE PUBLISHED IN TOLEDO CITY JOURNAL

PERRYMAN DEBORAH A  
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TOLEDO OH 43607 4130

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1337 BLUM ST  
TOLEDO OH 43607 4138

SMITH MAJOR & ALICIA M  
1319 BLUM ST  
TOLEDO OH 43607 4138

GOOSBY ZANETA  
1332 TECUMSEH ST  
TOLEDO OH 43607 4378

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TOLEDO OH 43607 4158

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1504 HEATHERTON DR  
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TOLEDO OH 43607

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623 JUNCTION  
TOLEDO OH 43607

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623 JUNCTION AVE  
TOLEDO OH 43607

HUNT JIMMY JR  
1431 VANCE ST  
TOLEDO OH 43607 4130

WOFFORD MAGGIE B  
1321 BLUM ST  
TOLEDO OH 43607 4138

MCCOWAN JACQUELINE L  
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OAK BRANCH LLC  
6545 MARKET AVE N STE 100  
NORTH CANTON OH 44721

KING SYLVIA A  
10919 ANGOLA RD  
SWANTON OH 43558 9605

FELL BILL F & GLADYS  
1407 VANCE ST  
TOLEDO OH 43607 4130

PEEK JACQUELINE D ETAL  
1314 NEBRASKA AVE  
TOLEDO OH 43607

ANDERSON LIONEL  
1408 VANCE ST  
TOLEDO OH 43607

LUCAS COUNTY LAND REUTILIZATION  
CORPORAT  
1 GOVERNMENT CENTER STE 580  
TOLEDO OH 43604

LUCAS COUNTY LAND REUTILIZATION  
CORPORATION  
1 GOVERNMENT CENTER STE 580  
TOLEDO OH 43604

SMITH MAJOR & ALICIA M OR SURVTC  
1319 BLUM ST  
TOLEDO OH 43607

GIPSON ARTHUR L  
1425 NEBRASKA AVE  
TOLEDO OH 43607

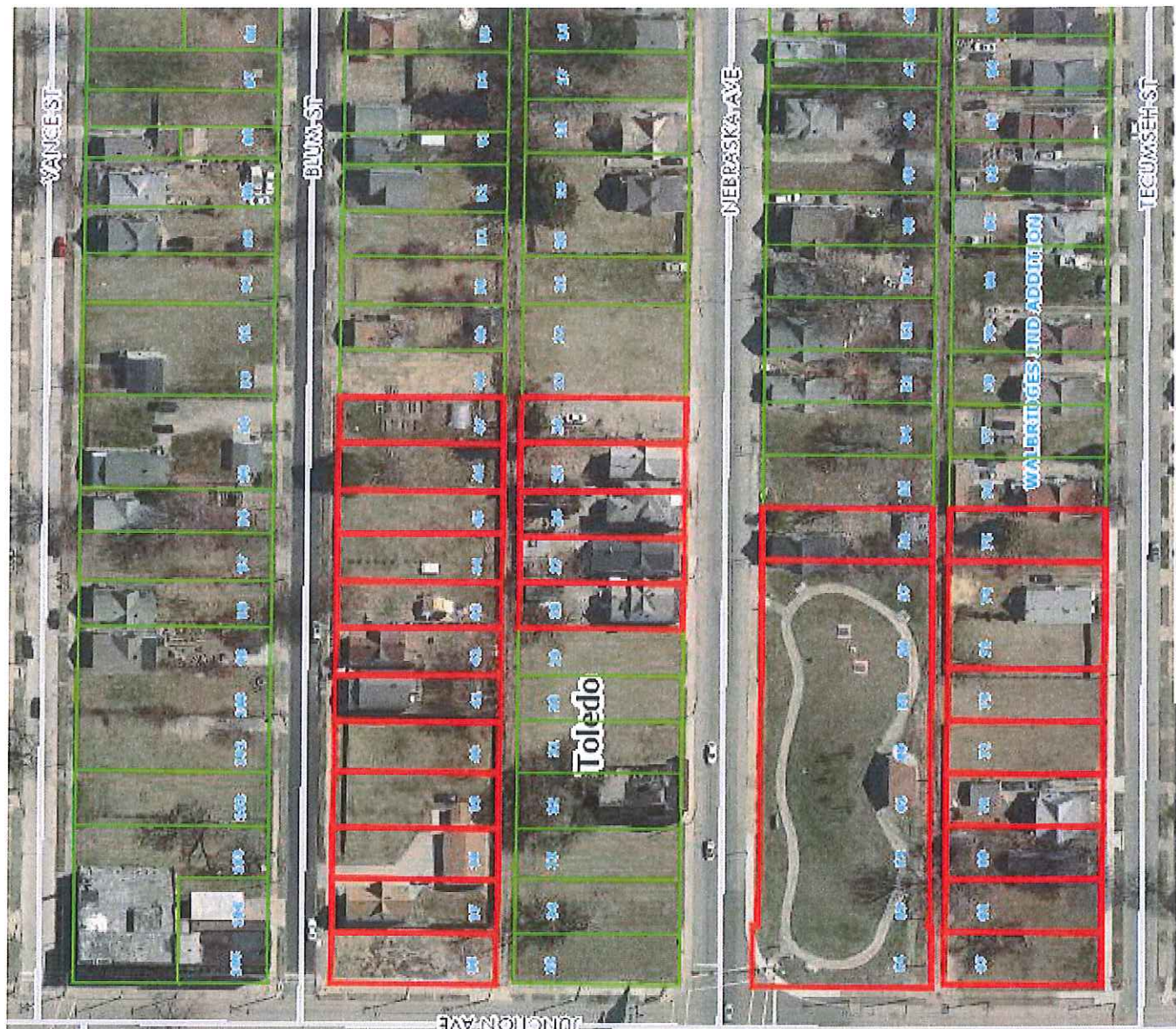
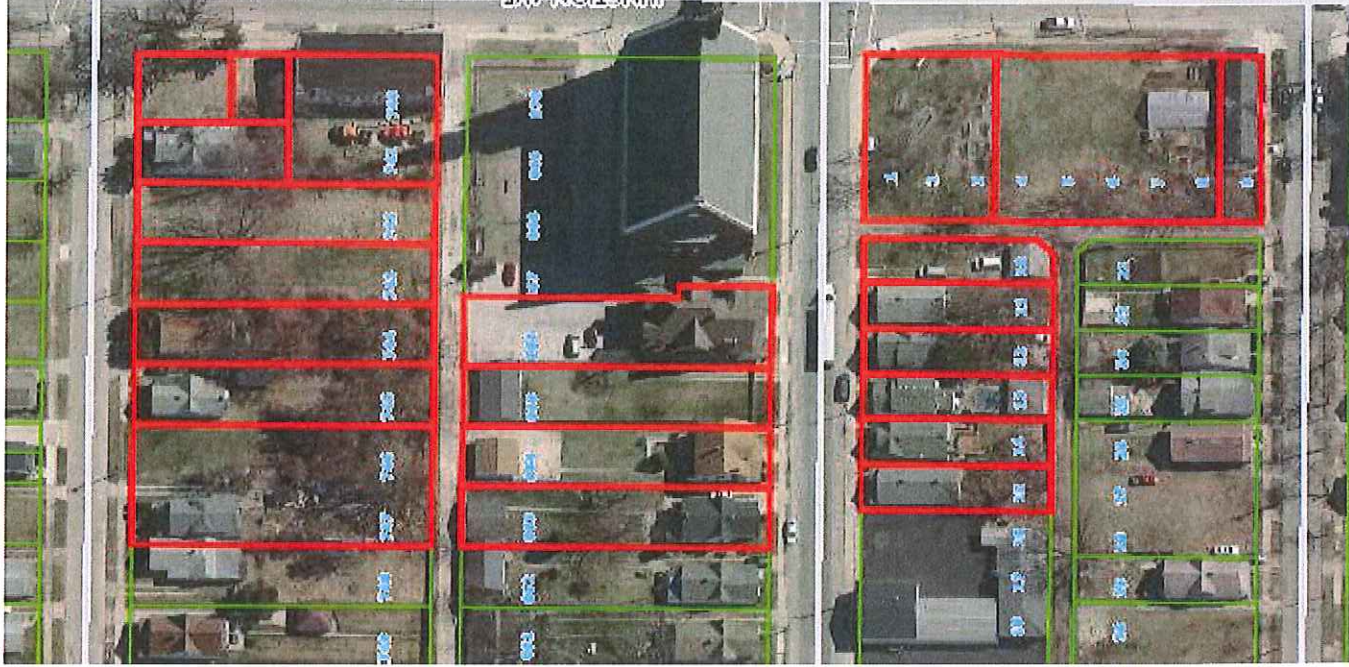
BELCHER EVERT  
1427 NEBRASKA AVE  
TOLEDO OH 43607 4102

STRICKLAND RALPH SR & GWENDOLYN  
C  
1430 NEBRASKA AVE  
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HANKS LOLA M & CLIFTON L SR  
1337 BLUM ST  
TOLEDO OH 43607 4138

MCSWAIN KIMONTI  
1421 NEBRASKA AVE  
TOLEDO OH 43607









Thursday, August 7, 2025

Dear: City Council

**RE: Community Project Concerns and Recommendation**

My name is Melvin Wainwright, and I am writing to express my concerns regarding the current community project under consideration. I have been an active participant in all previous meetings related to this initiative; however, I am unable to attend today's meeting. I believe it is important to share my perspective on this matter.

I would like to respectfully raise the following concerns for your consideration:

**Community Input and Engagement**

The proposed project appears to lack genuine community input from the outset. To my knowledge, the community was not consulted about this initiative, nor did residents request such a project. This raises questions about whether the project truly addresses community needs and priorities.

**Stakeholder Representation**

I understand that Congresswoman Marcy Kaptur and approximately five individuals opposed the Catholic Diocese's plans to demolish the building in question. I would respectfully request that the media conduct follow-up interviews with these stakeholders to determine their continued engagement with the community. Additionally, I believe the public deserves transparency regarding the current interior condition of the building, which has not been adequately documented or shared.

**Resource Allocation Concerns**

Given that our community already faces challenges with numerous dilapidated structures, I question the decision by the land bank to assume control of this additional property. This appears to be an inefficient use of limited resources.

**Alternative Investment Opportunities**

I propose that the funds allocated for this project would be better invested in upgrading the Frederick Douglass Center, which would provide more direct benefit to our existing community infrastructure.



### **Alternative Investment Opportunities**

I propose that the funds allocated for this project would be better invested in upgrading the Frederick Douglass Center, which would provide more direct benefit to our existing community infrastructure.

### **Project Motivation**

I am concerned that this initiative may be driven more by external political considerations than by genuine community enhancement goals. If community members had approached the land bank requesting a community center, I suspect the response would have cited cost concerns as prohibitive.

I respectfully request that these concerns be addressed and that community input be genuinely sought before proceeding with this project. I believe our resources can be more effectively utilized to address the actual needs identified by community residents.

Thank you for your time and consideration of these matters. I look forward to your response and to continued dialogue about how we can best serve our community's interests.

Sincerely,

Melvin Wainwright  
4760 Meadow Rue  
Toledo, OH 43604  
wainpar3@aol.com