

TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

June 12, 2026

TO: President Vanice S. Williams and Members of Council, City of Toledo
FROM: Toledo City Plan Commission, Lisa Cottrell, Secretary
SUBJECT: Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street
REF: SUP26-0011

The Toledo City Plan Commission considered the above-referenced request at its meeting on June 11, 2026 at 2:00 P.M. Plan Commission **recommends approval** to City Council subject to forty-four (44) conditions and three (3) waivers.

Attached is the staff report for the request. The Plan Commission made the following motions on the staff report's recommendations:

- Approve waiver of TMC§1104.2701 to permit scrap & salvage operations within 100 feet of Detroit Avenue (requested waiver (a)). (4-0)
- Remove condition 31. (4-0)
- Approve waiver of TMC§1104.2701 to permit scrap & salvage trucking operations and empty dumpster storage within 100 feet of a residential use (requested waiver (b)) with contingency ii removed. (3-1)
- Disapprove waiver of TMC§1107.1202 to permit existing non-grandfathered off-street parking facilities within thirty feet (30') of Lagrange Street (requested waiver (c)). (4-0)
- Approve waiver of TMC§1107.1906 to permit dirt and/or gravel for portions of the site north of the railroad tracks where heavy equipment is utilized (requested waiver (d)). (4-0)
- Disapprove waiver of TMC§1107.1906 to permit asphalt grindings for the southern trucking operation and dumpster storage area instead of a required dust-free pavement material (requested waiver (e)). (3-1)



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Please contact our office with any questions or concerns.

Respectfully Submitted,

Lisa Cottrell
Secretary

CC: Jonke Real Estate, 4103 Lagrange Street, Toledo, OH 43604

Verdantas, 219 S. Erie Street, Toledo, OH 43604

APPLICATION FOR A SPECIAL USE PERMIT

APPLICATION #: **SUP26-0011**
APPLICANT: Verdantas
OWNER: Jonke Real Estate
ADDRESS: 4103 Lagrange Street, 4090 N Detroit Avenue
PARCEL(S): 18-16401, 18-19287
ZONING: IG (General Industrial)
NEIGHBORHOOD: Asbury Park
REPORT DATE: June 10, 2026
HEARING DATE: June 11, 2026
STAFF REVIEWER: Schultz

Details of Special Use Permit Request:

The applicant is requesting a Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street. Portions of the site are grandfathered while others are not. This oversight was discovered while reviewing the facility's annual scrap & salvage license renewal.

Parcel History

The site consists of three (3) portions divided between two (2) parcels. The first portion along Lagrange Street has been in operation since 2000 and legally exists in a grandfather status. The second portion along Detroit Avenue began operations in 2005, a year after the passage of the current zoning code which requires a special use permit for scrap & salvage. This portion never acquired a special use permit. These first two (2) portions have recently been combined into one (1) parcel. The third portion across the railroad tracks along Detroit Avenue was acquired by the scrap & salvage operation in 2014 and also did not receive a special use permit.

In 2013, Site Plan Review SPR-41-12 approved what is labeled on this application as "Existing Building A" alongside a new parking area to the west of the building. "Existing Building B" has existed on this site since before the Scrap & Salvage Use occupied the site; however, "Existing Building C" and "Existing Building D" appears to have been built between 2005 and 2011 without zoning approval. Additional parking beyond the SPR-41-12 approval has also been installed since 2013 without zoning approval.

Existing Conditions:

The properties are currently used as a scrap & salvage facility. The southern portion across the railroad tracks is used for trailer and dumpster storage for the scrap & salvage operation.

Proposed Project:

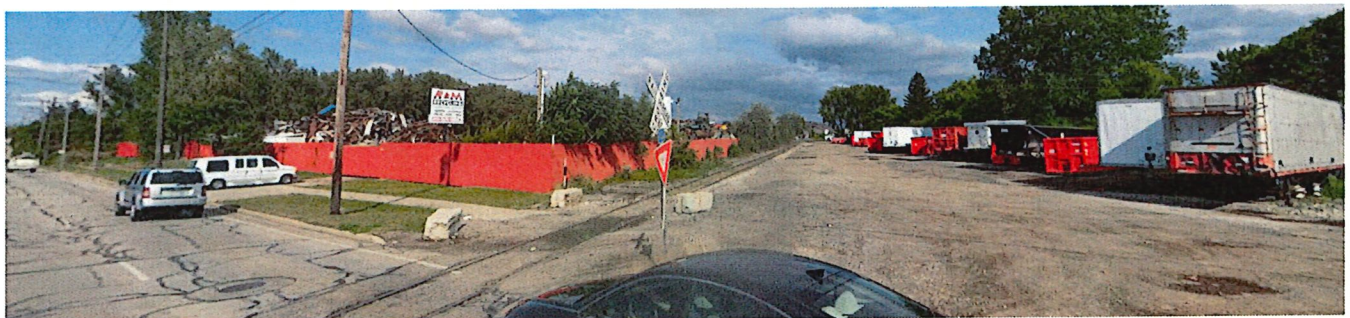
The applicant proposes a Type A landscape buffer adjacent to residential use properties, new detention facilities, and a new accessory building. The applicant otherwise seeks approval of all existing improvements that have occurred without zoning approval and to keep the non-grandfathered portions of the site in operation as a scrap & salvage facility. Staff is recommending **approval** of the Special Use Permit.



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.



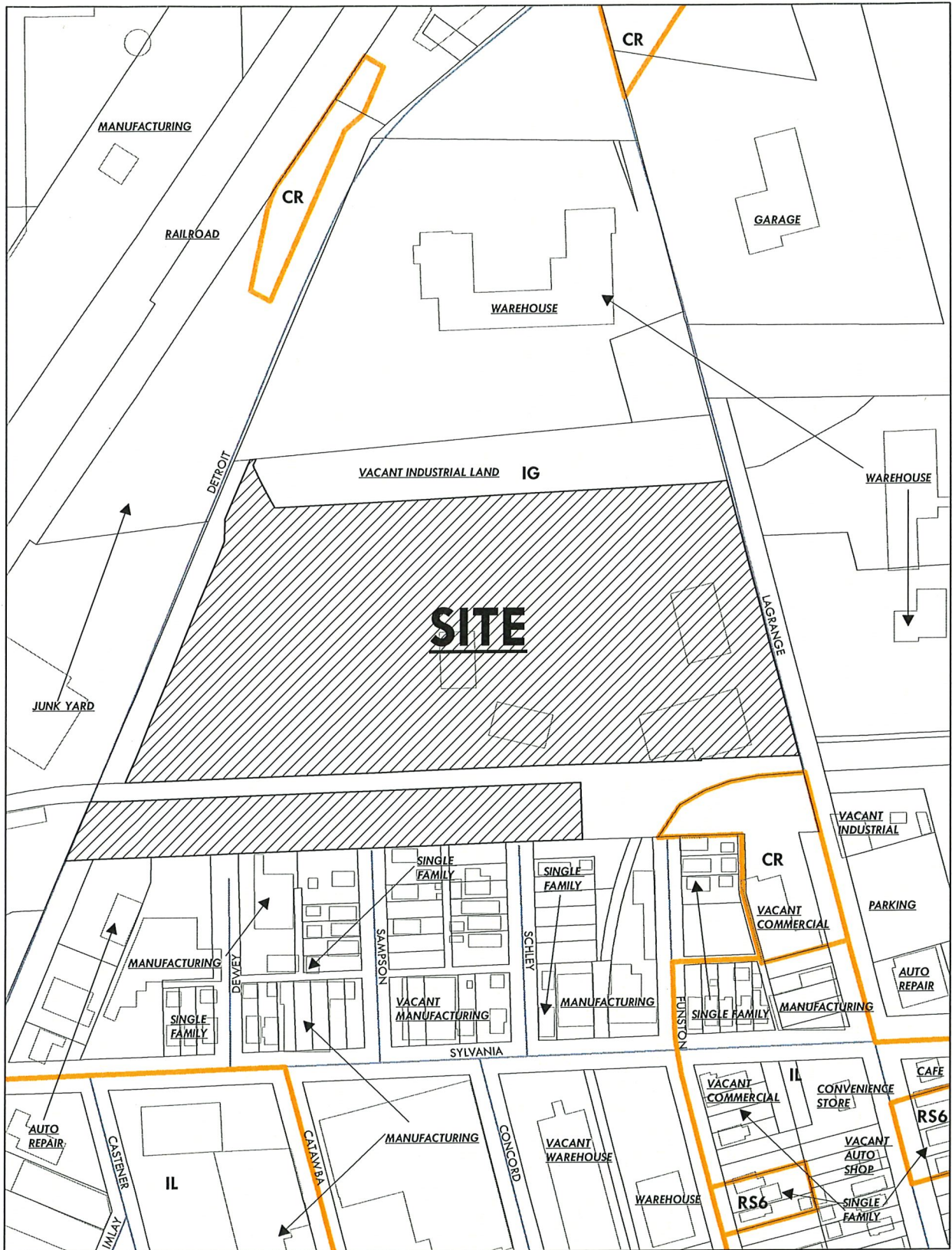
Street view image of the subject property from Detroit Avenue. The proposal is to continue the Scrap & Salvage use with site improvements.



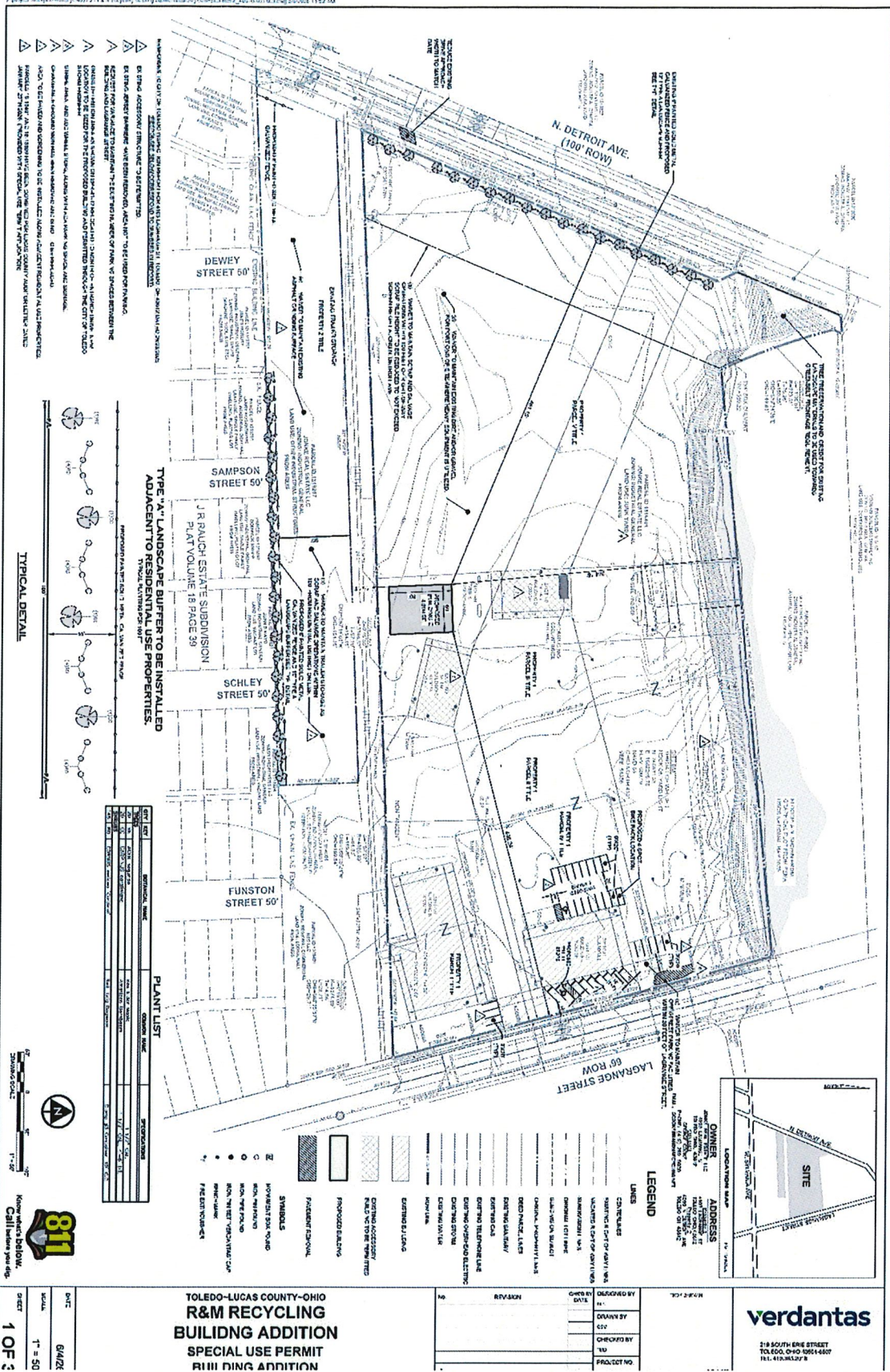
Street view image of the subject property from Sampson Street. The proposal is to continue the Scrap & Salvage use with site improvements.



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.

Analysis

Chapter 1104 – Use Regulations

- (a) *1104.2700 Scrap & Salvage Operations. Criteria for Scrap & Salvage Operations.* – Portions that began operation after 2004 must conform with the use criteria of this section because they were not legally established with the zoning code.
- (b) *1104.2701 Scrap & Salvage Operations, Setbacks.* Scrap & Salvage must be set back no less than 100 feet from any right-of-way. – Portions along Detroit Avenue are required to be set back 100 feet. The applicant has requested a waiver.
- (c) *1104.2701 Scrap & Salvage Operations, Setbacks.* Scrap & Salvage must be set back no less than 100 feet from any residential district or use. – Portions of the site abutting single-dwelling homes to the south must be set back 100 feet. The applicant has requested a waiver.

Chapter 1108 – Landscaping & Screening

- (a) *1108.0202 Frontage Greenbelt.* A frontage greenbelt consisting of one (1) tree for every thirty feet (30') of frontage is required along public rights-of-way. – A greenbelt consisting of twenty-six (26) trees is required along Detroit Avenue. These shall be planted between the screening fence and Detroit Avenue.
- (b) *1108.0203 Buffer and Screening Requirements.* A Type A Landscape buffer with a solid fence or wall must be a minimum width of ten feet (10') and include a minimum of four (4) canopy trees and fifteen (15) shrubs for every 100 linear feet. – See waiver section.
- (c) *1108.0407 Tree Preservation and Credit for Existing Landscape Materials.* Credit may be given towards buffer, screening, or other landscape requirements for preserving existing healthy non-nuisance trees within said landscape area. The number of credits for a given preserved tree is calculated using the chart in this section. – May use existing trees along Detroit Avenue towards frontage greenbelt requirements.
- (d) *1108.0203(H) Outdoor Storage Screening.* Fencing is required to screen outdoor vehicle and dumpster storage from Detroit Avenue. – Not acceptable as depicted.

Chapter 1106 – Intensity and Dimensional Standards

- (a) *1106.0103 Industrial District Standards.* All buildings in industrial zoning districts must comply with the standards of this section. – Acceptable as depicted.

Chapter 1109 – Design Standards

- (a) *1109.0400 Industrial Building Design Standards.* Industrial buildings must meet the building design standards of this section. – Applicant shall submit drawings of buildings C, D, and E showing compliance with this section.

Chapter 1107 – Parking, Loading, and Access

- (a) *1107.1202 Setbacks.* Off-street parking facilities in industrial districts are prohibited within thirty feet (30') of street rights-of-way for properties over five (5) acres and/or with over 500 feet of frontage. – Existing angled parking along Lagrange Street is grandfathered. Parking area added after SPR-41-12 approval is not grandfathered. See waiver section.
- (b) *1107.1700 Accessible Parking for Physically Disabled Persons.* One (1) van and one (1) auto-accessible parking spots are required. A minimum eight-foot (8') wide loading aisle is required for van accessible spaces and a minimum five-foot (5') wide loading aisle is required for auto-accessible spaces. – Not acceptable as depicted. The applicant shall submit a revised site plan.
- (c) *1107.1911 Dimensions.* All parking areas must comply with the dimensional standards of this section. – Not clearly depicted. The applicant shall submit a revised site plan.
- (d) *1107.0900 Bicycle Parking.* A minimum of one (1) bicycle parking space for every ten (10) vehicle parking spaces is required. – Not acceptable as depicted. The applicant shall submit a revised site plan.
- (e) *1107.1906 Surfacing and Drainage.* All parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. – Not acceptable as depicted. See waiver section.

Requested Waiver Recommendations

- (a) *1104.2701.* Waiver to permit scrap & salvage operations within 100 feet of Detroit Avenue. – APPROVE; operation has existed here for over twenty (20) years and adequate screening should mitigate impacts experienced from the right-of-way. Recommendation contingent on the following:
 - i. No scrap pile at any time shall exceed the height of the screen fence along North Detroit Avenue.
- (b) *1104.2701.* Waiver to permit scrap & salvage trucking operations and empty dumpster storage within 100 feet of a residential use. – APPROVE; Trucking operations have existed in this location since before the scrap and salvage use occupied the site and additional screening should mitigate any additional impacts experienced by the single-dwelling homes. Recommendation contingent on the following:
 - i. A Type A landscaping buffer shall be installed along the southern property line adjacent to residential uses and extending eastward to the eastern property line;
 - ii. No scrap pile at any time shall be visible from Sampson Street or Schley Street; and,

Requested Waiver Recommendations (continued)

- iii. Other than trucking operations and empty dumpster storage, no scrap & salvage operations shall occur within 100 feet of residential uses to the south.
- (c) 1107.1202. Waiver to permit existing non-grandfathered off-street parking facilities within thirty feet (30') of Lagrange Street. – DISAPPROVE; Site could be reconfigured to allow additional customer parking without placing parking facilities within thirty feet (30') of Lagrange Street. If this waiver is approved against staff's recommendation, such waiver should be contingent on the submission of a revised site plan depicting clearly dimensioned parking spaces, whose layout shall be approved by the Plan Director and Division of Traffic Management.
- (d) 1107.1906. Waiver to permit dirt and/or gravel for portions of the site north of the railroad tracks where heavy equipment is utilized. – APPROVE; A waiver of 1107.1906 is generally granted when heavy equipment would make it impractical to maintain a dust-free paved surface. Applicant shall still maintain compliance with all stormwater requirements.
- (e) 1107.1906. Waiver to permit asphalt grindings for the southern trucking operation and dumpster storage area instead of a required dust-free pavement material. – DISAPPROVE; A waiver of 1107.1906 is generally only granted when heavy equipment would make it impractical to maintain a dust-free paved surface. Trucking operations and empty dumpster storage do not make it impractical. This area is also adjacent to residential uses to the south, which may be negatively impacted by non-compliant paving materials. If this waiver is denied the applicant will either need to pave the area with a dust-free material or remove the area from this special use permit and abandon it.

Forward Toledo Comprehensive Land Use Plan

The Forward Toledo Future Land Use Map targets this site for High-Impact Industrial (HI). The High-Impact Industrial Land Use designation maintains and, where appropriate, expands large-scale industrial operations. This designation clearly delineates space in the city for industries that may cause negative impacts when located near other non-industrial users. Uses should be screened when adjacent to non-industrial users. The Special Use Permit is consistent with the Forward Toledo Plan so long as adequate screening is installed.

Neighborhood Meeting & Concerns

Staff has received several calls from neighbors concerned about a burning plastic smell and colored smoke coming from the subject property. A list of formal environmental complaints on record at the Division of Environmental Services is listed on the table on the next page. A neighborhood meeting has been scheduled for June 4 at Kent Branch Library.

Description	Details	Comments
Odor Concern	R&M RECYCLING IS BURNING SOMETHING, SAID IT'S COMING INSIDER HER HOME.	4/16/2019 Specialist reported to 4103 Lagrange Street, in Toledo Ohio on April 16, 2019 in response to an open burning complaint. Specialist met with Steve Lenhardt of R & M Recycling and discussed that he was there in response to a burning compl
Hazardous Waste/Sewer/Chemical Spills/Illegal Dump	Reported by one of our Eng Techs – the tracking on Lagrange right now is some of the worst he has seen; he drives through there daily to and from work. Possibly from R and M.	12/10/20 Specialist received a complaint of excessive tracking of dirt onto Lagrange St. in front of R&M Recycling. Specialist responded on 12/8/20 to observe that there was a high amount of tracking due to R&M's property being saturated from snow
Odor Concern	R & M Recycling often releases toxic yellow smoke that reach 4091 N Detroit Ave where caller works.	4/30/25 1:45 PM Upon investigation responders drove around RM Recycling property and observed no abnormal smoke nor hits on the CGM. The facility was working, so it appeared there was torching going on however the smoke was a white color and appea
Air Quality Concern	Strange orange smoke from R&M Recycling	10/16/25 10am Per investigation, there was no active smoke present on or around the facility at the time the complaint was called in. Facility operations were contacted and no concern on their end / no change in processing had occurred. NFA
Noise Concern	per caller there is an increase of commercial drivers that are in the area. STP trucking, Ed Croucher, and Vance are culprits. It is happening 6am-6pm through Monday-Saturday. They are making a lot of noise	4/16/26 Specialist received a noise complaint about Lagrange & Detroit Aves. 10:15am, we arrived onsite, I parked at eastside curb, about 10 feet away from the intersection, set up the noise meter to take readings at the roadside. During the testing, I did note there are some traffic sounds in the background. The noise study was begun at 10:28 am and concluded at 10:43pm. During the study, there were 15 questionable readings which are the uncommon background noise affected the noise meter. Such as car engine strat, car beep, car brake, and train passing. Most of the background noise were just car traffic, I didn't hear any extremely loud noise from factories or other companies. These were noted on the sound reading data sheet. The range of the available data is 51.6 to 72.8, L10 is 69.6. Lagrange & Detroit Aves area belongs to IG zone, its sound level limited is 75 anytime. RC was notified. No further action.
Odor Concern	here is an acrid smell near the R&M Recycling facility. It smells as if they are burning plastic. Caller would appreciate it if we would do something about it.	5/7/26 Arrived on scene there was no visible fire, emissions or odor.

Development Approval Criteria

- (1) The proposed use meets the stated purpose of the zoning code (TMC§1111.0706(A)); and,
- (2) The proposed use complies with all applicable provisions of the zoning code (TMC§1111.0706(B)).

Recommendation:

1111.0706 Review and Decision-Making Criteria – APPROVE – Special Use Permit for a Scrap & Salvage Facility at 4103 Lagrange Street.

Findings:

- (1) The Scrap & Salvage Facility has been located on the portion of the site north of the railroad tracks for over twenty (20) years;
- (2) The conditions of approval ensure an adequate visual screen between the Scrap & Salvage Facility and adjacent rights-of-way and residential uses; and
- (3) The conditions of approval enhance site safety of an existing business by bringing it closer to compliance.

Conditions of Approval

Staff recommends this approval be subject to the following **forty-five (45)** conditions:

Division of Engineering Services

1. 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.
2. All proposed commercial drive approaches, (along with 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 curb 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.
3. Required permits for all approved work in the public right-of-way shall be obtained, before work begins, from Steve Kessinger at (419) 245-1347 or steve.kessinger@toledo.oh.gov. The application can be obtained online at Toledo.oh.gov search: Right of Way opening permit.

Conditions of Approval (continued)

Division of Engineering Services (continued)

4. Contact Dusty May at (419) 936-2697 or dusty.may@toledo.oh.gov for inspection of above-mentioned items.
5. Code enforcement timeline for proposed new paving shall account for the time needed for the applicant to provide Engineering Plans for stormwater management and a construction SWP3, which will need reviewed and approved by City of Toledo Engineering. The stormwater management requirements are available upon request.
6. New and proposed buildings also require stormwater management design and approval. Design firm is familiar with requirements.
7. Future site paving, stormwater management, and catch basin mapping by the applicant shall be followed by the applicant's updates to their industrial stormwater discharge SWP3. If an update is unfinished as of completion of the construction project, the standard timeline for terminating the construction permit will be extended for completion of the update.

Division of Environmental Services

8. Applicant shall install Stormwater Control Measure, dry detention basin with outlet structure, as required by SPR-41-12.
9. Applicant shall maintain compliance with the City of Toledo's Stormwater 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.
10. Applicant shall determine if the facility and associated activities are eligible for coverage under the Ohio's Industrial Storm Water permit. Facilities and activities eligible for coverage are identified in Appendix D of the Ohio Multi-Sector General Permit No.: OHR000007. If applicable, your facility should apply for coverage by submitting a Notice of Intent to the Ohio EPA by the end of construction
11. Applicant shall maintain compliance with Ohio EPA's General Storm Water NPDES permit programs.
12. Applicant is strongly encouraged to install permanent inlet filters with oil absorbent pillow in parking lot catch basins to treat stormwater.
13. 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.

Conditions of Approval (continued)

Division of Environmental Services (continued)

14. 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
15. 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.

Soil & Drainage Services

16. S&DS requires that all existing private sewer lines that are not being removed or properly abandoned (both storm & sanitary) be cleaned and inspected.
17. S&DS requires that the existing private sanitary lines (after they have been cleaned) that are not being removed or properly abandoned be televised from the building (or private cleanout) to where they connect with the public sewer system if this has not been done in the past two (2) years. An electronic copy (DVD/memory stick) shall be provided to S&DS demonstrating the line cleaning and integrity.

Fire Prevention Bureau

18. The proposed new building will require compliance with all applicable Building, Fire, Electrical, Mechanical, and Plumbing code requirements. (OBC105.1 & 101.4) Also OBC 703.5 for multiple buildings on the same lot.
19. Private fire service mains and appurtenances will be required and location approved by the Fire Prevention Bureau. (OFC507.5.1 / TMC1511.03 Ohio Fire Code Amendments)
20. Private hydrants shall be supplied by at least an 8 inch main and of the same type used by Public Utilities Department, Water Distribution. Plans for private mains shall be submitted to the Chief of the Fire Prevention Bureau for approval prior to installation. (OFC507.5.1, TMC 1511.03, Rule 5, #2)

Division of Traffic Management

21. Bicycle parking is required per TMC 1107.0900.

Conditions of Approval (continued)

Division of Traffic Management (continued)

22. One van accessible parking space with an 8' loading aisle and one auto accessible parking space with a 5' loading aisle is required per TMC 1107.1701 & 1107.1702. (The van loading aisle is not the right size.)
23. 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.
24. All off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel, or loose fill per TMC 1107.1906. **Areas for which a waiver is not granted may be removed from the Special Use Permit at applicant's request.**
25. Two-way drive aisle in rear parking is required to be a minimum of 25' wide for two-way traffic per TMC 1107.1911.
26. All angled parking must be angled the same direction with ground painted arrows for one-way traffic pattern per TMC 1107.1911.
27. All parking spots, driveways and drive aisles are required to be clearly dimensioned per TMC 1107.1911.
28. Traffic Management would like to see the driveway closest to the railroad crossing on Lagrange Street removed and replaced with new curb and grass to match adjacent areas.
29. Traffic Management would like to see the driveway apron on Detroit Avenue North of the railroad crossing narrowed for the width of the existing driveway and new curb and grass installed to match adjacent areas.

Plan Commission

30. No scrap pile within 100 feet of Detroit Avenue shall exceed the height of the screen fence along N. Detroit Avenue at any time.
31. No scrap pile at any time shall be visible from Sampson Street or Schley Street.
32. A Type A buffer meeting the requirements of TMC§1108.0203 shall be installed along the southern property line adjacent to residential uses and extending eastward to the eastern property line. **Acceptable as depicted on revised site plan received 6/8/26.**

Conditions of Approval (continued)

Plan Commission (continued)

33. Other than trucking operations and empty dumpster storage, no scrap & salvage operations may occur within 100 feet of residential uses to the south.
34. Per TMC§1108.0202, a frontage greenbelt shall be installed along Detroit Avenue. One (1) tree is required for every thirty feet (30') of frontage. Existing trees may be used as credits per TMC§1108.0407. **Not acceptable as depicted. The applicant shall submit a revised site / landscape plan depicting frontage greenbelt plantings along Detroit Avenue.**
35. Per TMC§1108.0203(H), fencing to screen from public view outdoor vehicle and dumpster storage is required along Detroit Avenue south of the railroad track. **Acceptable as depicted on revised site plan received 6/8/26.**
36. "Existing Building C", "Existing Building D", and "Proposed Building E" shall meet the design criteria of TMC§1109.0400. **Acceptable as depicted on plans received 6/8/26.**
37. Parking spaces to be removed shall be shown on a "final" site plan. Such removed parking areas shall be physically removed by way of pavement removal. This pavement removal shall also be depicted on a "final" site plan. **Applicant shall submit a revised site plan depicting the proposed removal of parking spaces.**
38. Per TMC§1107.1906, all off-street parking, loading spaces, parking lots, maneuvering areas, drive aisles and driveways must be surfaced with concrete, asphalt or other dust-free materials other than dirt, gravel or loose fill. **The applicant shall submit a revised site plan depicting pavement meeting the requirements of TMC§1107.1906 in areas where a waiver is not granted.**
39. All site lighting shall be fully directed downward, recessed, or adequately shielded to direct light away from adjacent properties, rights of way, or the sky above the fixtures per TMC§1107.1908.
40. Per TMC§1113.0702(B), all nonconforming signage on the premises shall be brought fully into compliance with TMC§1113 *Signs*.
41. Any proposed future signage shall meet the standards of TMC§1113 *Signs* and shall obtain separate sign permits.

Conditions of Approval (continued)

Plan Commission (continued)

42. 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.
43. Approval of the Special Use Permit will lapse after one (1) year if the criteria listed in TMC§1111.0707 have not been met.
44. 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.
45. 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.

