
**APPLICATION FOR ZONE CHANGE FOR CONDITIONAL USE
PERMIT FOR A RECREATIONAL FACILITY**

SYLVANIA TOWNSHIP

APPLICATION #: Z20 – C1095

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: 3450 Centennial Road

PARCEL(S): 7831804

ZONING: M-1 Light Industrial District

REPORT DATE: June 12, 2026

HEARING DATE: June 24, 2026

STAFF REVIEWER: Molly L. Maguire

Conditional Use Permit Request

The applicant is requesting a Conditional Use Permit for a recreational facility located at 3450 Centennial Road. Sylvania Township Zoning Resolution requires a Conditional Use Permit for a recreational facility (indoor or outdoor) in a M-1 Light Industrial District, and the proposal is for an indoor facility. The applicant completed the site plan review process on May 20th, 2026 at Sylvania Township, SPR20-4-26, for the industrial building that will be used for indoor recreational activities and flex space for rental as part of the overall development. The development plan is still under review with Lucas County agencies.

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-C1094 - Zone Change from R-A Low Density Residential District to M-1 Light Industrial District located at 8228 Silica 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

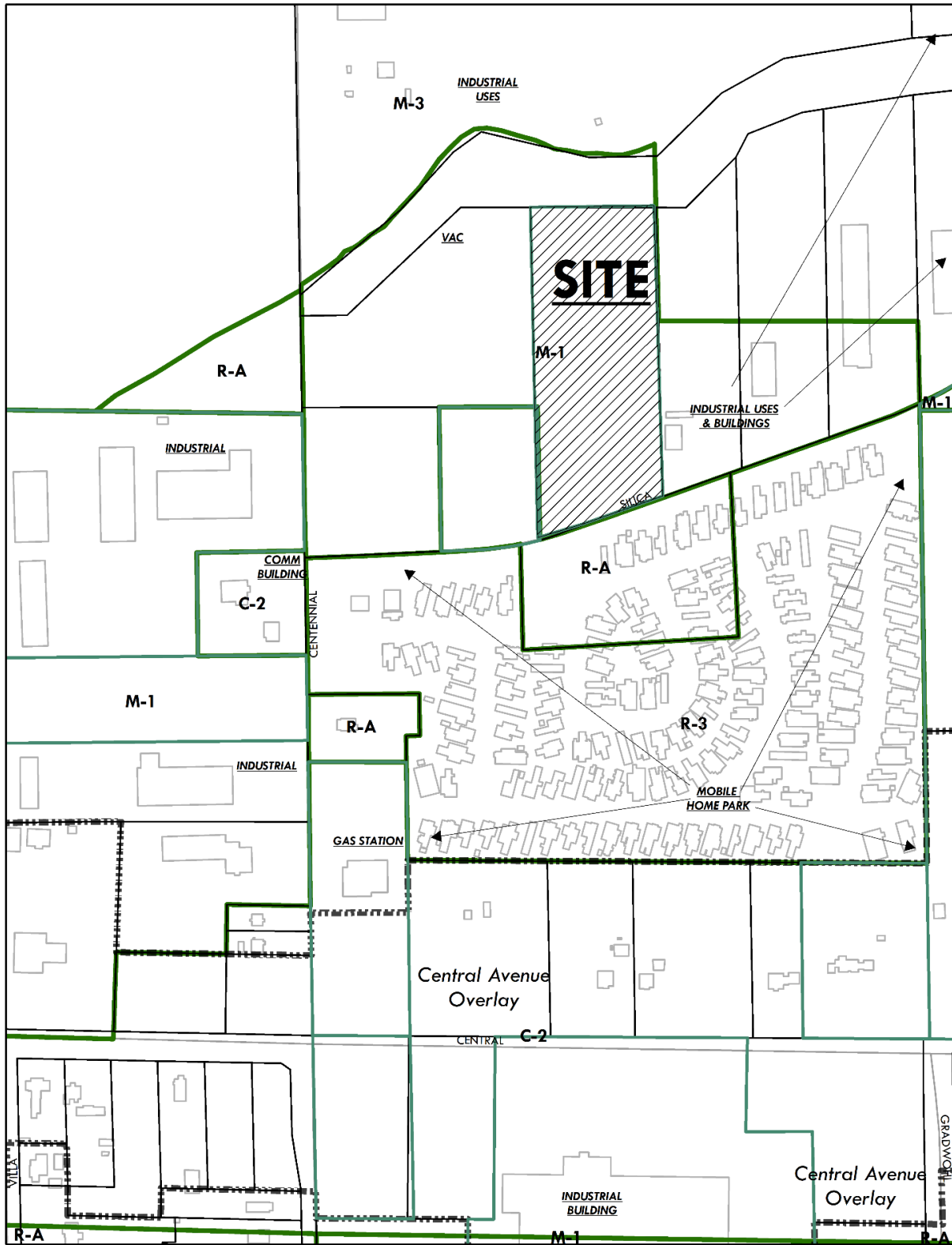
The applicant is requesting a Conditional Use Permit for a recreational facility located at 3450 Centennial Road. Staff recommends **approval** of the Conditional Use Permit.



Aerial image of the subject site.



Street view 5/19/2026.



Zoning & Land Use Map of the property.

Analysis

Article 9

901 Application for Conditional Use Letter C.

In addition to those items outlined in 901-B, applications for a **Major** Conditional Use shall include the following information:

1. A site plan at a legible scale of the proposal for Conditional Use showing the location of all buildings, parking and loading areas, traffic circulation, open space, landscaping, refuse and service areas, utilities, signs, and yard setbacks.
2. A statement stipulating how the proposal meets the intent and general requirements of the current Township Land Use Plan and Zoning Resolution.
3. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the deliberations of the Board.

The applicant completed the site plan review at the township on May 20th, 2026 where the site layout is still under review but only for minor modifications with the Lucas County Engineer's office. The remaining review agencies provided input through the site plan process and their conditions have been addressed. Provided the site layout and location will not be significantly altered, the conditional use permit shall be considered and reviewed by the Sylvania Township Board of Zoning Appeals (BZA) at their next scheduled meeting.

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 9

903 General Standards for Conditional Uses

1. Will be found to be consistent with the general objectives, or with any specific objective or purpose, of this Zoning Resolution.
2. Will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
3. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, and adequate drainage, refuse disposal, water and sewer, and schools.
4. Will not involve uses, activities, processes, materials, equipment and conditions of operation that will be significantly detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
5. Will have vehicular approaches to the property that shall be so designated as not to create interference with existing traffic on surrounding public streets or roads.

Recommendation

903 General Standards for Conditional Use – APPROVE SUBJECT TO TWO (2) CONDITIONS. A request for a Conditional Use Permit for a recreational facility located at 3450 Centennial Road.

Findings

1. The Conditional Use Permit for a recreational facility that will be located indoors will be harmonious with the existing or intended character of the general vicinity and that such use will not impact the surrounding properties.
2. The future site will not impact essential public facilities and services such as highways, streets, police and fire protection, and adequate drainage, refuse disposal, water and sewer, and schools.

Conditions of Approval

Staff recommends this approval subject to the following **two (2)** conditions:

Lucas County Building Regulations

No comment or objections.

Conditions of Approval (cont'd)

Lucas County Engineer

1. This project is under review with our office (SPR20-4-26). We have provided comments to their submittal and we are waiting for the applicant to resubmit correct plans.

Lucas County Sanitary Engineer

No comment or objections.

Lucas County Emergency Services 9-1-1

No comment or objections.

Toledo-Lucas County Health Department

No comment or objections.

Sylvania Township Fire Prevention

No comment or objections.

Lucas County Plan Commission

2. A conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if such conditionally permitted use has not been instituted or utilized within two (2) years of the date on which the permit was issued, or if for any reason such use shall cease for more than two years. Applicants may submit to the Board of Zoning Appeals a request for an extension every two (2) years, commencing (2) years after the date the initial permit was issued.