



Introduction

The purpose of the Sylvania Township Land Use Plan 2007 Update is to guide development decisions to be made by local elected and appointed officials. Sylvania Township has grown rapidly, and will likely continue to grow rapidly, as it is among the most desirable places to live in the region. The fact that the Sylvania Community is a desirable place to live and work has much to do with the tradition of careful planning undertaken in the past by both the public and private sectors. These traditions are once again furthered with this most recent planning effort, offering an updated and more complete vision of Sylvania Township of tomorrow.

In the past, local land use planning efforts have been joint City-Township planning efforts. However, this planning document is focused on only Sylvania Township, but is still considered to be an update that builds on the foundation of prior planning efforts. The fact that this plan was produced by and for Sylvania Township should not be construed to imply that a cooperative planning spirit no longer exists in the Sylvania area. Notable evidence to the contrary is found in the fact that serious consideration was being given to a City-Township merger when this planning process concluded. The report completed by The University of Toledo Urban Affairs Center, titled, *An Analysis of Projected Financial Impacts of a Possible Sylvania Township - City of Sylvania Merger*, released in January, 2007 contains extensive information on this topic.

This plan update focuses on "big picture" issues and development concepts that require many years and significant effort to be fully implemented. It defines a vision for physical development and outlines necessary steps to get there. These steps largely include developing new zoning and development regulations, along with subsequent decision-making in accordance with policies set forth in this plan.

During the planning process considerable effort was put forth to make sure that the general vision and recommendations contained in this Plan represent the views of the community at large. Sub-area meetings and public planning workshops were held to gather input and help shape the vision contained in this updated plan. In this way, it is hoped this process helped to capture the collective voices of residents as they expressed how Sylvania Township should look in the future.

Process

In the summer of 2006, Sylvania Township initiated the land use plan update process. The Township Trustees subsequently retained Poggemeyer Design Group, Inc. (PDG) as the planning consultant for this project and appointed a fifteen-member Steering Committee to guide the process. This Steering Committee included representatives from the following entities: Sylvania Township, Sylvania Schools, Toledo-Lucas County Plan Commission, Lucas County Engineer's Office, and the Olander Park System. Specific membership included those identified below:

2007 Steering Committee

- Don Mewhort III - Steering Committee Chair, Township Representative to the Toledo-Lucas County Plan Commission
- Laurie Adams - Western Township Chair, Resident, Traffic Engineer
- John Nagy – Toledo-Lucas County Plan Commission Staff
- Pam Hanley - Central West Sub-Area Chair, Township Trustee
- Mary Lou O'Mara - Township Zoning Administrator
- Gary Madrzykowski - Olander Park System Director
- Brad Rieger - Sylvania School System Superintendent
- Neal Mahoney - Monroe Street Sub-Area Chair, Twp. Zoning Commission
- Arthur Taylor - Central East Sub-Area Chair, Resident
- Tom McArdle - Centennial Sub-Area Chair, Resident
- Hugh Thomas - Township Administrator
- Jim McGowan Jr. - Sylvania West Sub-Area Chair, Developer, Resident
- Keith Walker - Sylvania East Sub-Area Chair, Resident, Chamber of Commerce Rep.
- Khaled Yousef - Resident, Engineer
- Ron Meyers – Lucas County Traffic Engineer

Kick off Meeting

On August 22, 2006, the Steering Committee formed for this planning process conducted its project kick-off meeting. At this meeting, members reviewed a proposed planning process that included seven work phases. Apart from other organizational items individual members of the Steering Committee discussed other elements of the project. These included:

- Ensuring the new plan is embraced by the community;
- Looking at the Central Avenue Corridor (particularly from King westward) and incorporating the adopted Central Avenue Corridor Plan into this document;
- Looking at the planning policies for the Holland-Sylvania Corridor and Sylvania Avenue west to the Township line;
- Revisiting the issue of the King Road Landfill;
- Reviewing planned water line extensions;
- Examining the Sylvania & McCord Intersections;
- Looking at Sylvania Avenue from Whiteford (Corey) Road to the eastern Township line;
- Examining ways to build the community's tax base;
- Including Lucas County/ODOT officials in the planning process to ensure that all parties are involved in the transportation infrastructure decision-making process;
- Investigating the use of design standards;
- Investigating how signs are regulated and developing recommended signage control policies; and
- Making recommendations beyond simple identification of issues and problem areas.

A draft plan was released in March 2007. Prior to this release, the process included many meetings of the Steering Committee, several neighborhood meetings (see Appendix 1) and two public meetings. The subject of the first public meeting was urban design preferences (See Appendix 2), and focus of the second meeting was on preliminary future development scenarios and land uses.