

AGENDA  
ARCHITECTURAL REVIEW  
FEBRUARY 11, 2026 5:30 PM  
Via Zoom

1. Roll call
2. Approval of Minutes of the January 14, 2026 Meeting.
3. Building Review – app. no. 2-2025 requested by Brian Bettinger 5605 Monroe Steet of Miller Diversified Construction for Ability Center of Greater Toledo.
4. Regulated Sign – app. no. 39-2026 requested by Scotty B’s Led’s for K&L Flooring 5809 Monroe Street, Sylvania, Ohio 43560.

Submitted by,

Cristen Music, Secretary  
Municipal Planning Commission

AGENDA  
SYLVANIA MUNICIPAL PLANNING COMMISSION  
FEBRUARY 11, 2026 5:30 PM  
Via Zoom

1. Roll call
2. Approval of Minutes of the January 14, 2026 Meeting.
3. Council Referral - Petition for Zoning Ordinance Amendment SUP#1-2026 - requested by Brian Bettinger for Ability Center of Greater Toledo located at 5605 Monroe Street, Sylvania, Ohio 43560, for amending MX-SUP to B2-SUP.
4. Council Referral – Petition for Zoning Ordinance Amendment SUP#2-2026 Requested by Brian Bettinger for Ability Center of Greater Toledo located at 5023 Skelly Road Monroe Steet, Sylvania, Ohio 43560, for amending R1 SUP to B2-SUP.
5. Additions

Submitted by,

Cristen Music, Secretary  
Municipal Planning Commission



Jan 30, 2026

DEPARTMENT OF PUBLIC SERVICE  
TIMOTHY S. BURNS, ZONING ADMINISTRATOR

**Project:** Ability Center – SUP Proposal and Amendment  
5023 Skelly Rd. and 5605 Monroe St.

**Purpose:** Zoning review

**Prepared By:** Timothy S. Burns, Zoning Administrator

**Zoning District:** Rezone to B-2 SUP

The proposed site is a combination of two parcels. The property is surrounded by a new residential subdivision to the West and commercial property to the North and East. To the South is residential property that is in Sylvania Township.

**B-2 Zoning:** All activities or uses within the property will be required to be a permitted use within the B-2 Zoned property. Below is a list of permitted uses:

### 1137.07 PERMITTED USES.

Uses permitted in the B-2 District shall be as follows:

- (a) Accessory uses, provided that no accessory buildings shall be located in any required yard.
- (b) Animal hospitals and veterinary offices where there are no outside runs or kennels.
- (c) Automobile sales and service businesses including used car lots and repair garages but excluding repair garages which engage primarily in car painting, body repair or truck repair.
- (d) Art Education Facility, Private
- (e) Bars, cocktail lounges or any business serving alcoholic beverages.
- (f) Building material sales and contractors' offices if conducted wholly within an enclosed building.
- (g) Cabinet shop conducted wholly within an enclosed building.
- (h) Commercial offices, including administrative and sales offices. However, tangible merchandise may not be offered for sale on the premises.
- (i) Commercial parking lots and garages.
- (j) Commercial recreation businesses including bowling alleys, dance halls, miniature golf courses, etc.
- (k) Copy or Business Center

- (l) Distributors' warehouses and wholesale outlets with no outdoor storage, and no processing or fabrication.
- (m) Educational facilities, elementary school
- (n) Educational facilities, high school
- (o) Educational facilities, junior high school
- (p) Educational facilities, nursery school or preschool
- (q) Educational facilities, vocational or trade school
- (r) Funeral homes.
- (s) Home Occupations
- (t) Hotels
- (u) Hotels, Extended Stay
- (v) Lodges and fraternal organizations.
- (w) Medical pharmacy limited to medical type merchandise only.
- (x) Microbrewery
- (y) Mobile home and travel trailer sales and service.
- (z) Monument works having retail outlet on premises.
- (aa) Motels
- (bb) Multiple dwellings.
- (cc) Offices and activities of an office nature including banks, doctors' and dentists' offices and clinics and other professional and business offices.
- (dd) Parks, playgrounds and community buildings owned or operated by public agencies.
- (ee) Personal service businesses including barber shops, beauty parlors, shoe repair shops, laundry and dry cleaning pick-up stations, photography studios and similar businesses meeting the purpose and performance characteristics of this District.
- (ff) Print shop.
- (gg) Repair services and businesses.
- (hh) Restaurant
- (ii) Restaurant, with outdoor customer dining area
- (jj) Restaurants with drive-through window service
- (kk) Restaurants, Drive-in
- (ll) Retail bakeries.
- (mm) Retail Sales Establishments
- (nn) Sales rooms.
- (oo) Single-family dwellings, in a mixed use building
- (pp) Special uses as indicated in Chapter 1153.
- (qq) Two-family dwellings.
- (rr) Utility facilities necessary for local service to the adjacent area.

**The proposed use will be met with an approve SUP.**

**Other Consideration**

**The setback requirement for B-2 zoned land SCO 1137.04**

**1137.04 YARD REQUIREMENTS.**

(See Section 1135.08 for residential building requirements.)

Front, side and rear yards: Same as B-1-B District, Section 1135.04.

**1135.04 YARD REQUIREMENTS.**

(See Section 1135.08 hereof for residential building requirements.)

(a) Front yard - Twenty feet. (See Chapter 1161 for special requirements for required front yards and building projections.)

(b) Side yard - No side yard is required, except that a ten foot side yard is required adjacent to a residential zoning district.

(c) Rear yard - No rear yard is required, except that a thirty foot rear yard is required adjacent to a residential zoning district.

**Setback requirements are met.**

**Comments:**

**Screening: SCO 1157.04**

B-2 Zoning has no side yard setback requirement unless adjacent to residential properties. A proposed facility upgrade will be required to have a 10' side yard clearance to the West.

**Parking: SCO Section 1157**

Parking calculations are considered based on the type of business that occupies the space.  
Requirements met.



**Timothy S Burns**

**Zoning Administrator**