

Construction Recommended

The Sylvania Township Zoning Commission has recommended approval for a four-duplex development on McCord Road between Central and Sylvania avenues.

The 5-0 vote came after neighboring residents voiced opposition to the project, citing housing density on the site, traffic problems on McCord and a potential lowering of the market value of existing homes in the area.

The current plans call for four buildings, each with two side-by-side units and each with a two-car garage. The proposed project is on 1.4 acres to be served by a driveway off McCord.

Dennis Walerius, a resident of Monarch Meadows which abuts the property to the north and west, presented statements from 29 people in the immediate neighborhood who oppose the zone change.

He noted that his property is on nearly one acre with just his house on it. "Basically it is too many units for one site. It's a single-family neighborhood," he said.

Mike White, of Buckeye Real Estate Group, said he intends to be the builder of the site and plans to sell the units rather than rent them. He said he recently completed a similar project and that most of the interest came from older buyers.

He said he hadn't completed calculations, but that he is looking at sale prices in the range of \$170,000 to \$190,000. He intends to include energy-efficient features and such things as hardwood floors and granite counter tops.

Tom Creque, a commission member, noted that under current zoning the property owner could put four manufactured homes on a crawl space, add four driveways onto McCord without requiring any oversight from the commission.

Prior to her vote, Mary Himmelein, commission chairman, noted that the project is in compliance with the township's land use plan and that it keeps to the residential nature of McCord Road.

The Lucas County Plan Commission had earlier recommended approval of the zoning change and the zoning commission staff also recommended approval.

The issue must still be decided by the township trustees who will likely vote on the issue next month.

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