

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Zoning Commission

Cc: Kathleen Kuns

From: Eric Wagner

Date: 7/8/25

Re: Z17-C387 Zoning Change Request 6740 Monclova Rd.

The property owners Marygrace Miller and Steven Chovanec are asking for a zoning change. They have indicated that their intent is for future sale of the property. Their original request was for a zoning change from A/R Agricultural Residential to C-2 General. The Lucas County Planning Commission staff recommended disapproval of the C-2 zoning request and instead recommended approval of C-1 Neighborhood Commercial instead. The Lucas County Planning Commission recommended approval for a zoning change to C-1 Neighborhood Commercial at their 6-25-25 meeting.

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro & Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home
(MH_OH)

Manufactured Home
(MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 3801711
MARKET AREA: 2707R
CHOVANEC-MILLER
TAX YEAR: 2025



[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)[Address](#) [Owner](#) [Parcel Number](#) [Assessor #](#) [Advanced](#) [County Map](#) [Multi-Year Search](#)

Summary

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(MH_OH)Manufactured Home
(MH_EQ)

Rental Registration

BOR/Appeals

PARCEL ID: 3801711
MARKET AREA: 2707R
CHOVANEK-MILLER
TAX YEAR: 2025ASSESSOR#: 23006017
ROLL: RP_OH
6740 MONCLOVA RD
STATUS: Active

Record Navigator

2 of 7
[Return to Search Results](#)

Summary - General

Tax District	MONCLOVA TWP.-A. W. LSD, PCVSD
Class	RESIDENTIAL
Land Use	501 : R - RESIDENTIAL, 0-9.999 AC
Special Use	501 - VACANT<10AC
Market Area	2707R - Click here to view map
Zoning Code	17-AR - Click here for zoning details
Zoning Description	Agricultural/Residential
Water and Sewer	NO WATER / NO SEWER
Traffic	SECONDARY ROAD
Street Type	CONCRETE OR BLACKTOP
Owner	CHOVANEK-MILLER
Property Address	6740 MONCLOVA RD MAUMEE OH 43537
Mailing Address	6963 TREADWAY RD PORT CHARLOTTE FL 33981
Legal Desc.	1 3 SW 1/4 PT W 1/4 N OF MONTEPELIER BRANCH WABASH RR EXC E 314.3 FT & TRI 22 FT ON W & S LINES ADJ SE COR & EXC W 155 FT N 330 FT
Certified Delinquent Year	
Census Tract	90.03

Summary - Most Recent Sale

Prior Owner
Sale Amount
Deed
Sales Date

Summary - Values

	35% Values	100% Values	35% Roll	100% Roll
Land	37,590	107,400	27,160	77,600
Building	0	0	0	0
Total	37,590	107,400	27,160	77,600

Tax Credits

Homesite Exemption	NO
Owner Occupied Credit	NO
CAUV	NO
Agricultural District	NO

The property and tax information on this site represents data as of the current tax year.

Information provided is deemed a reliable point of reference but is not guaranteed and should be independently verified.

The boundary lines depicted in the map are for tax purposes only. They are not intended for conveyances, nor are they a Legal Survey.

Data Copyright Lucas County Auditor Office
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Actions

- [Market Area Sales](#)
-
- [Printable Summary](#)
-
- [Printable Version](#)

Reports

- [Mailing List](#)
-
- [Property Attributes Export](#)
-
- [Lucas Composites](#)
-
- [Tax Bill](#)
-
- [Property Record Card](#)



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: June 26, 2025
REF: Z17-C387
PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees

FROM: Lucas County Planning Commission, Lisa Cottrell, Secretary

SUBJECT Zone Change from A/R Agricultural/Residential District to C-2 General Commercial District for the property located at 6740 Monclova Road

Your referral for a Zone Change from A/R Agricultural/Residential District to C-2 General Commercial District for the property located at 6740 Monclova Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, June 25, 2025.

The Planning Commission recommends that the request for the C-2 General Commercial District be denied and recommends C-1 Neighborhood Commercial District.

Respectfully Submitted,

Lisa Cottrell
Secretary

MLM/LC
cc: Applicant

Enc. Form 66
Form 66A
Staff Report

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|--|
| Request | - | Zone Change from A/R Agricultural/Residential District to C-2 General Commercial District |
| Location | - | 6740 Monclova Road |
| Applicant | - | Marygrace Chovanec-Miller
6963 Treadway Road
Port Charlotte, FL 33981

Stephen Chovanec
402 East 7 th Street
Perrysburg, OH 43551 |

Site Description

- | | | |
|--------------|---|---------------------------------------|
| Zoning | - | A/R Agricultural/Residential District |
| Area | - | ± 4.7 Acres |
| Frontage | - | ± 199 Feet along Monclova Road |
| Existing Use | - | Vacant Land |
| Overlay | - | Monclova Road Overlay District |

Area Description

- | | | |
|-------|---|---|
| North | - | Industrial uses / M-1 and C-1 Subject to Plat |
| South | - | Single-family / R-1 PUD and R-3 PUD |
| East | - | Single-family / A/R |
| West | - | Single-family / R-1 |

Parcel History

- | | | |
|----------|---|--|
| Z17-C205 | - | Amendment to the Monclova Township Zoning Resolution regarding Monclova Road Overlay District and Architectural Review in C and M (Plan Commission approved 7/22/09, Township Trustees approved with conditions on 10/27/09) |
|----------|---|--|

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

Monclova Township Zoning Resolution
Monclova Township Comprehensive Land Use Plan 2022 Lucas County
Subdivision Rules and Regulations Lucas County Land Use Policy Plan (within
the “expansion zone”

STAFF ANALYSIS

The request is for a Zone Change from A/R to C-2 for the property located at 6740 Monclova Road. The undeveloped parcel is one (1) acre in size and is located in the Monclova Road Overlay District. The applicant is proposing the Zone Change to C-2 for a future sale of the property. The subject site is located on the south side of Monclova Road and west of Jerome Road, and has residentially zoned properties to the west, south, and east side with industrial zoning to the north.

The Monclova Township Zoning Resolution states the C-2 General Commercial District provides for businesses which serve a regional market. Businesses may be grouped into small shopping centers located along a major thoroughfare, or at corners of major intersections on large lots to allow for ingress, egress, internal circulation and adequate parking. The subject site is located in the Monclova Road Overlay that prohibits some of the uses found in the C-2 category such as billboards, junkyard, outdoor storage, outside kennels, and used car sales. A full list of prohibited uses is located in the Monclova Township Zoning Resolution, under Section 5.

The Monclova Road Overlay District includes those parcels with frontage along Monclova Road right-of-way along both sides at a depth of 600 feet. The overlay district is divided into three sections, Eastern, Central and Western. The subject site is located in the Eastern Section that is intended for residential and commercial properties along Monclova Road.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as residential for future land use and is located in the Briarfield and Triad Planning Area. One planning concern for this area is the appropriate buffer between office, industrial and commercial uses and residential uses to the west. The majority of the Eastern section is located in the Monclova/Maumee/Toledo Joint Economic Development Zone (JEDZ); therefore, preference should be given to development projects that yield the greatest number of jobs and benefits to the community.

STAFF ANALYSIS (cont'd)

Staff supports commercial development at the subject site; however, the commercial use should be a low traffic generator verses an intense commercial use. The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property.

Staff recommends disapproval of Z17-C387, a Zone Change from A/R Agriculture/Residential to C-2 General Commercial at 6740 Monclova Road because it is not consistent with the Comprehensive Plan and it has the potential to detrimentally affect properties within the vicinity of the subject property. However, staff recommends C-1 (Neighborhood Commercial) as an alternative to provide a buffer to the abutting residential properties.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend disapproval of Z17-C387, a Zone Change request from A/R (Agriculture/Residential) to C-2 (General Commercial) for the property located at 6740 Monclova Road. The staff recommends the Lucas County Planning Commission recommend approval of C-1 Neighborhood Commercial as an alternative to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

1. The C-1 Neighborhood Commercial District zoning is compatible with industrial and commercial zoning to the north and;
2. The C-1 Neighborhood Commercial District is anticipated to have minimal adverse impacts on surrounding properties, and buffers the residential uses located on the west, south and east side.

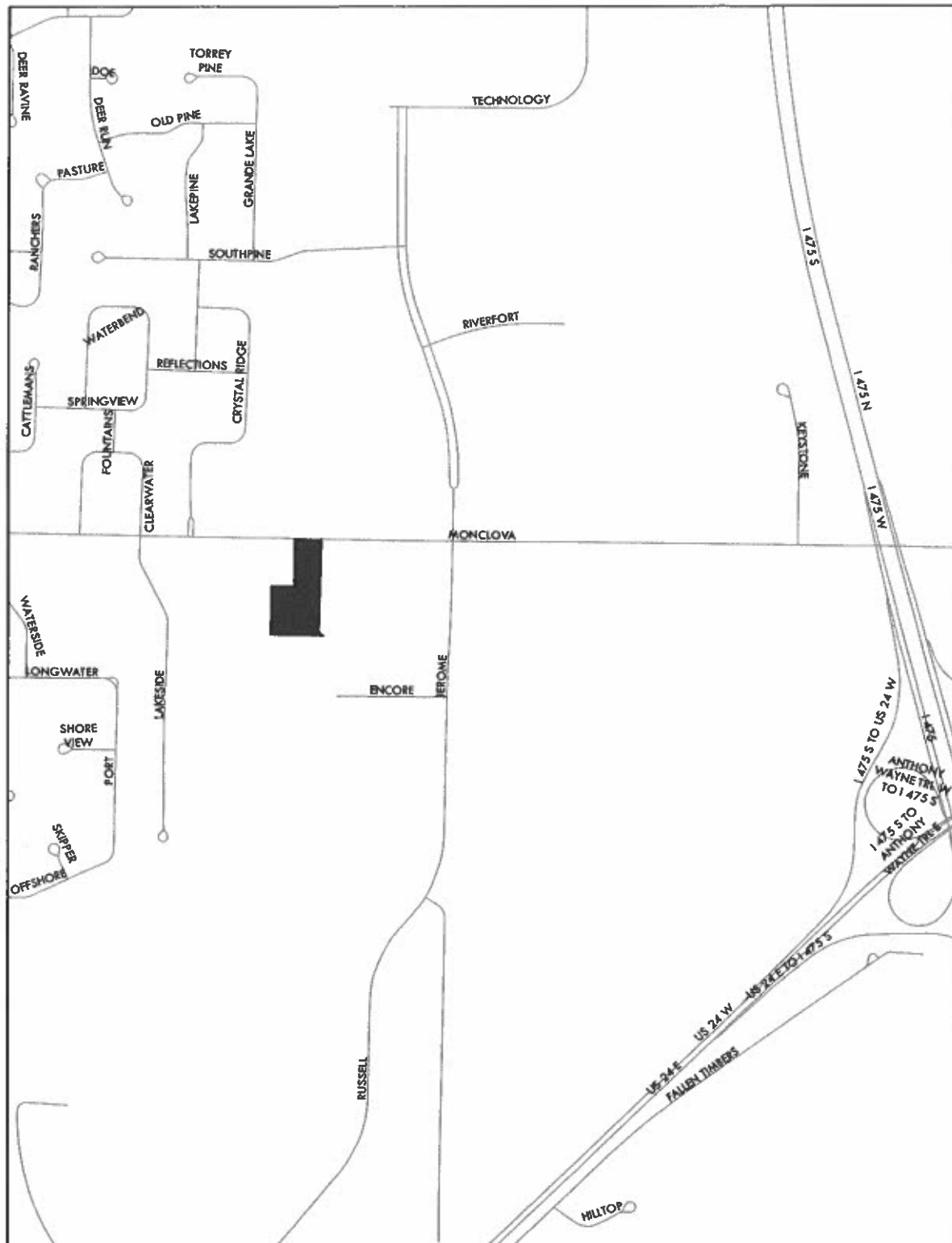
ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C387
DATE: June 25, 2025
TIME: 9:00 a.m.

MLM

Two (2) sketches follow

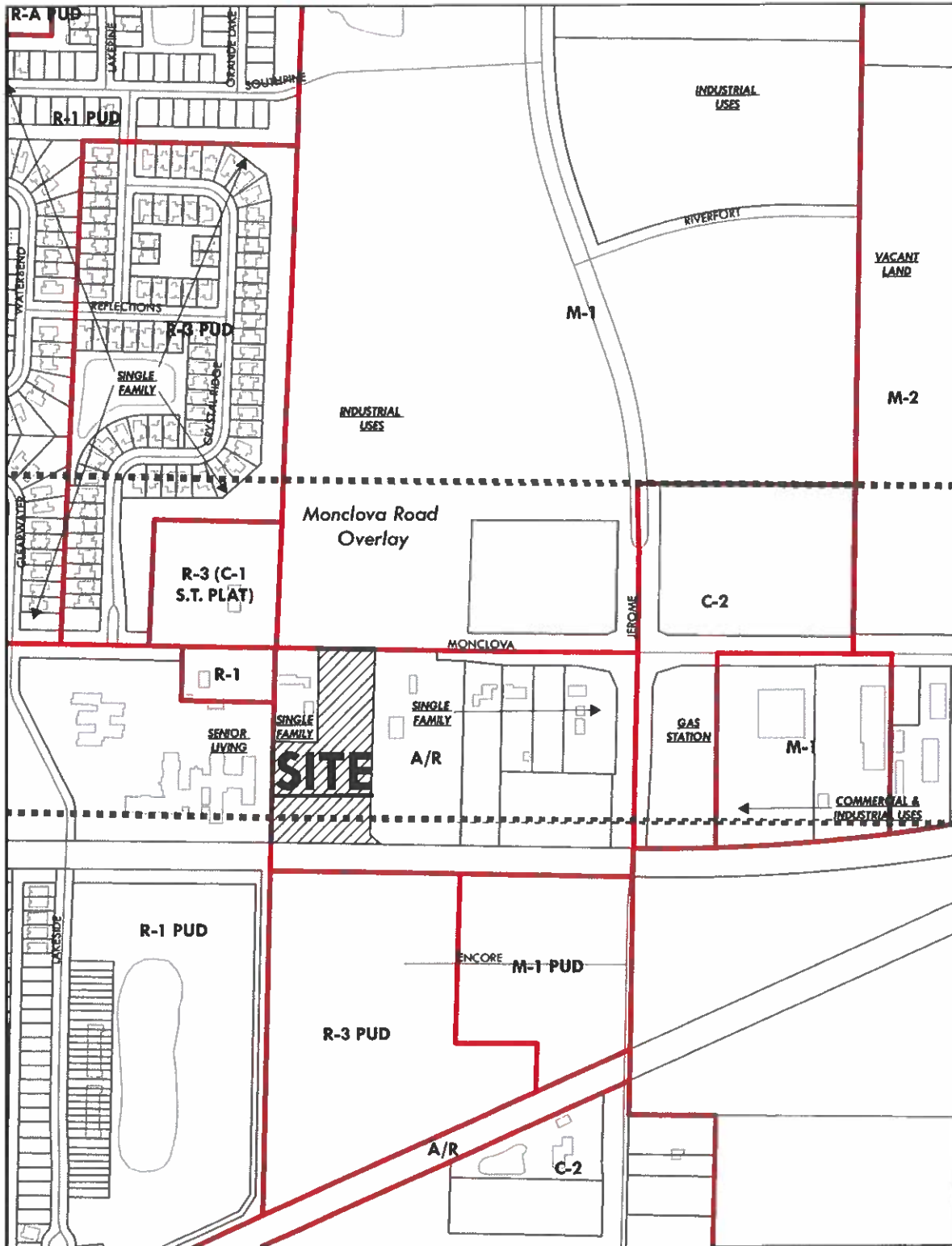
GENERAL LOCATION

Z17-C387



ZONING & LAND USE

Z17-C387





Monclova Township Zoning

4355 Albon Road, Monclova, Ohio 43542
419-865-7857 FAX 419-865-8481
www.monclovatwp.org

July 8, 2025

Mr. Doug Holland
Monclova Township Maintenance Supervisor
4650 Keener Rd.
Monclova, Ohio 43542

RE: Z17-C387 Zoning Change Request 6740 Monclova Rd.

Dear Mr. Holland,

The property owners Marygrace Miller and Steven Chovanec are asking for a zoning change. They have indicated that their intent is for future sale of the property. Their original request was for a zoning change from A/R Agricultural Residential to C-2 General. The Lucas County Planning Commission staff recommended disapproval of the C-2 zoning request and instead recommended approval of C-1 Neighborhood Commercial instead. The Lucas County Planning Commission recommended approval for a zoning change to C-1 Neighborhood Commercial at their 6-25-25 meeting.

Again, thank you for your review of this request. Your comments are appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township

Kathleen Kuns

From: Eric Wagner
Sent: Wednesday, July 9, 2025 8:45 AM
To: Kathleen Kuns
Subject: FW: Zoning Change Request 6740 Monclova Rd.

Eric Wagner
Monclova Township Zoning Administrator
419-865-7857
4335 Albon Road
Monclova, OH 43542

Notice: Subject to certain statutory exceptions, most written communication to or from Monclova Township officials/employees regarding township business are public records under Ohio law. Therefore, this e-mail communication may be subject to public disclosure pursuant to a public records request.

From: Douglas Holland <dholland@monclovatwp.org>
Sent: Wednesday, July 9, 2025 7:29 AM
To: Eric Wagner <ewagner@monclovatwp.org>
Subject: Re: Zoning Change Request 6740 Monclova Rd.

Mr. Wagner,

I have no comments or concern about the 6740 Monclova Rd. Property at this time.

Doug Holland
Road Superintendent and Cemetery Sexton
4335 Albon Road Monclova Ohio 43542
(419) 878-6942

Notice: Subject to certain statutory exceptions, most written communication to or from Monclova Township officials/employees regarding township business are public records under Ohio law. Therefore, this e-mail communication may be subject to public disclosure pursuant to a public records request.

From: Eric Wagner <ewagner@monclovatwp.org>
Sent: Tuesday, July 8, 2025 2:53 PM
To: Douglas Holland <dholland@monclovatwp.org>
Subject: Zoning Change Request 6740 Monclova Rd.

Eric Wagner
Monclova Township Zoning Administrator
419-865-7857
4335 Albon Road
Monclova, OH 43542



Monclova Township Zoning

4355 Albon Road, Monclova, Ohio 43542
419-865-7857 FAX 419-865-8481
www.monclovatwp.org

July 8, 2025

Matt Homik
Fire Chief-Fire Prevention Bureau
4395 Albon Rd.
Monclova, Ohio 43542

REF: Z17-C387 Zoning Change Request 6740 Monclova Rd.

Dear Chief Homik,

The property owners Marygrace Miller and Steven Chovanec are asking for a zoning change. They have indicated that their intent is for future sale of the property. Their original request was for a zoning change from A/R Agricultural Residential to C-2 General. The Lucas County Planning Commission staff recommended disapproval of the C-2 zoning request and instead recommended approval of C-1 Neighborhood Commercial instead. The Lucas County Planning Commission recommended approval for a zoning change to C-1 Neighborhood Commercial at their 6-25-25 meeting.

Again, thank you for your review of this request. Your comments are appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Eric Wagner".

Eric Wagner
Zoning Administrator
Monclova Township



Fire Chief
Matthew P. Homik

MONCLOVA TOWNSHIP FIRE/RESCUE

Fire Prevention Bureau

4395 Albon Road Monclova, Ohio 43542

Office: 419-865-9423 Fax: 419-865-8481

www.monclovatwp.org

July 9, 2025

Eric Wagner
Monclova Township Zoning Administrator
4335 Albon Road
Monclova, Ohio 43542

REF: Z17-C387 Zoning Change Request for 6740 Monclova Road, Monclova Township, Ohio

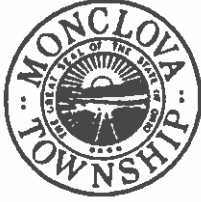
Mr. Wagner,

I have received the information regarding the request for zoning change. After reviewing the information provided for the zoning change request from A/R Agricultural/Residential to C-2 General with the Planning Commission recommendation for change to C-1 Neighborhood Commercial, the Fire Department does not have any comments at this time.

Thank you for requesting the Fire Department review and please contact me if there are any further questions.

Sincerely,

Matthew P. Homik, CFSI
Fire Chief – Fire Prevention Bureau
Monclova Township Fire Department



Monclova Township

4335 Albon Road, Monclova, Ohio 43542

TEL 419-865-7862 FAX 419-865-8481 www.monclovatwp.org

NOTICE:

Notice of Public Meeting-Monclova Twp
Monday, July 28, 2025 at 5:30 PM
Administration Bldg., Meeting Room, 4335 Albon Rd.

The Monclova Township Zoning Commission will hold a public hearing to consider a zoning change request from A/R Agriculture/Residential to C-1 Neighborhood Commercial for property located at 6740 Monclova Road identified as parcel numbers 38-01711; Applicant: Marygrace Miller & Steve Chovanec.

Text and maps of the proposed change are on file in the Zoning Office and may be examined Mon 12-4, Tues-Fri, 8-4 or call 419-865-7857.

At the conclusion of the hearing the matter will be referred for final determination to the Board of Trustees.

By Order of the Monclova Township Zoning Commission

CHOVANEK-MILLER
6963 TREADWAY RD
PORT CHARLOTTE, FL 33981

MARTIN C & DAWN M SNIADOCKI
800 W WAYNE ST
MAUMEE, OH 43537

THOMAS R MOLLENKOPF
6755 MONCLOVA RD
MAUMEE, OH 43537

TRILOGY REAL ESTATE MONCLOVA LLC
303 N HURSTBOURNE PKWY
STE 200
LOUISVILLE, KY 40222

BOARD OF COUNTY COMMISSIONERS
1 GOVERNMENT CENTER
STE 800
TOLEDO, OH 43604

ROLLED ALLOYS PROPERTIES INC
6630 MONCLOVA RD
MAUMEE, OH 43537