

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Zoning Commission

Cc: Kathleen Kuns

From: Eric Wagner

Date: 8/7/25

Re: Z17-C388 Zoning Change Request 8350 Stitt Rd.

Zoning change request for 8350 Stitt Rd from Agricultural Residential (A/R) to R-B Suburban Residential. The owner of the property is Jenny Rogers Successor Trustee. The developer is Mark Rich. The consulting engineer is Feller Finch & Associates. The property is 20 acres. It is currently a landlocked piece of property and is located south of the Crimson Hollow and Hamptons subdivisions. Feller Finch has indicated that it will connect through the Coventry Glen Subdivision in Waterville Township which is south of and connects to Crimson Hollow. This was on the 7-23-25 agenda for the Lucas County Planning Commission. The Lucas County Planning Commission recommended approval of the request.



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
Meeting Room, 4335 Albon Road, Monclova OH 43542
Monday, August 25, 2025 at 5:30 PM

The Monclova Township Zoning Commission will hold a public hearing to consider a request for a Zoning Change from A/R Agricultural to R-B Suburban Residential for property identified as taxing district parcel number 38-15287; 8350 Stitt Road.
Applicant: March Rich; Agent: Feller Finch & Assoc.

Text and applicable map of this proposed change are on file in the Zoning Office and may be examined during normal business hours: Mon 12-4; Tues - Fri, 8-4; call the Zoning Office at 419-865-7862; or go to monclovatwp.org under "Legal Notices" to view file.

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

 **POSTED**
KAC
8/8/25



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: July 24, 2025

REF: Z17-C388

PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees

FROM: Lucas County Planning Commission, Lisa Cottrell, Secretary

SUBJECT Zone Change from A/R Agriculture/Residential District to R-B Suburban Residential District

Your referral for a Zone Change from A/R Agricultural/Residential District to R-B Suburban Residential District for the property located at 8350 Stitt Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, July 23, 2025.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Lisa Cottrell'.

Lisa Cottrell
Secretary

MLM/LC

cc: Applicant

Enc. Form 66
Form 66A
Staff Report

GENERAL INFORMATION

Subject

Request	-	Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District
Location	-	8350 Stitt Road
Applicant	-	Mark Rich 29357 Simmons Road Perrysburg, OH 43551
Engineer	-	Feller, Finch & Associates 1683 Woodlands Dr Maumee, OH 43537

Site Description

Zoning	-	A/R Agriculture / Residential
Area	-	± 20 Acres
Frontage	-	Land locked parcel
Existing Use	-	Vacant Land
Overlay	-	Not applicable

Area Description

North	-	Single-family residential /R-C and A/R
South	-	Vacant land / Agriculture – Waterville Township
East	-	Vacant land / A/R
West	-	Single-family residential / R-B

Parcel History

Z22-C139	-	Zone Change from A to R-A PUD Planned Unit Development for 8346 Dutch Road. Companion case for the south side of the development located in Waterville Township.
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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 Agriculture/Residential to R-B Suburban Residential District for the property located at 8350 Stitt Road. The undeveloped parcel is approximately 20 acres and is located on the border of Monclova and Waterville Township. The subject parcel is west of the Fallen Timbers development.

The applicant is proposing the Zone Change to construct thirty-four homes as part of the undeveloped subdivision located to the south. The parcel directly to the south, 8346 Dutch Road located in Waterville Township, is under review to for a Planned Unit Development. The companion case, Z22-C139, is to construct a subdivision for single-family homes with seventy-three (73) lots. Both developments will share access on to Jewel Crest Drive in Waterville Township.

The Monclova Township Zoning Resolution states the “R-B” Suburban Residential District Provides for low-medium density; residential development where public water and public sanitary sewers are available. It is intended that uses within this district be contained within a neighborhood setting, with minimal intrusion of nonresidential uses.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as low to medium residential uses. The preferred land uses for this planning area include low density single-family residential, rural residential and agriculture. In addition, future residential projects should be guided to ensure minimal impact on the Oak Openings environmental assets and biodiversity.

The proposal meets the criteria for the “R-B” Suburban Residential District and the land use plan. Staff recommends approval of this Zone Change from A/R Agriculture/Residential to R-B Suburban Residential District.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C388, a Zone Change request from A/R Agriculture/Residential to R-B Suburban Residential District for the property located at 8350 Stitt Road to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

1. The request is compatible with surrounding ~~commercial~~ residential zoning and uses;
2. The request is compatible with 2022 Monclova Township Comprehensive Land Use Plan; and
3. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

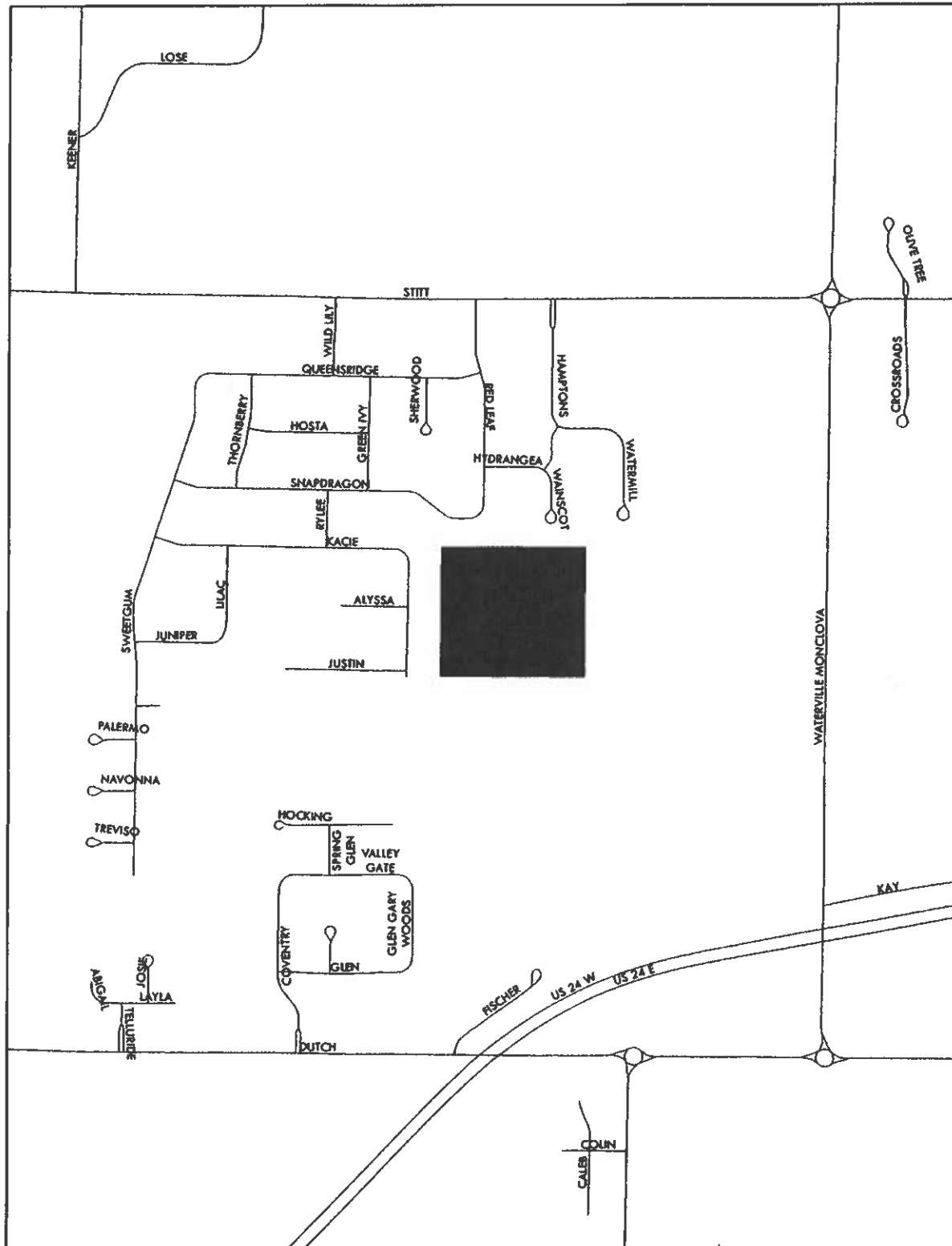
REF: Z17-C388... July 23, 2025

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C388
DATE: July 23, 2025
TIME: 9:00 a.m.

MLM/KB
Two (2) sketches follow

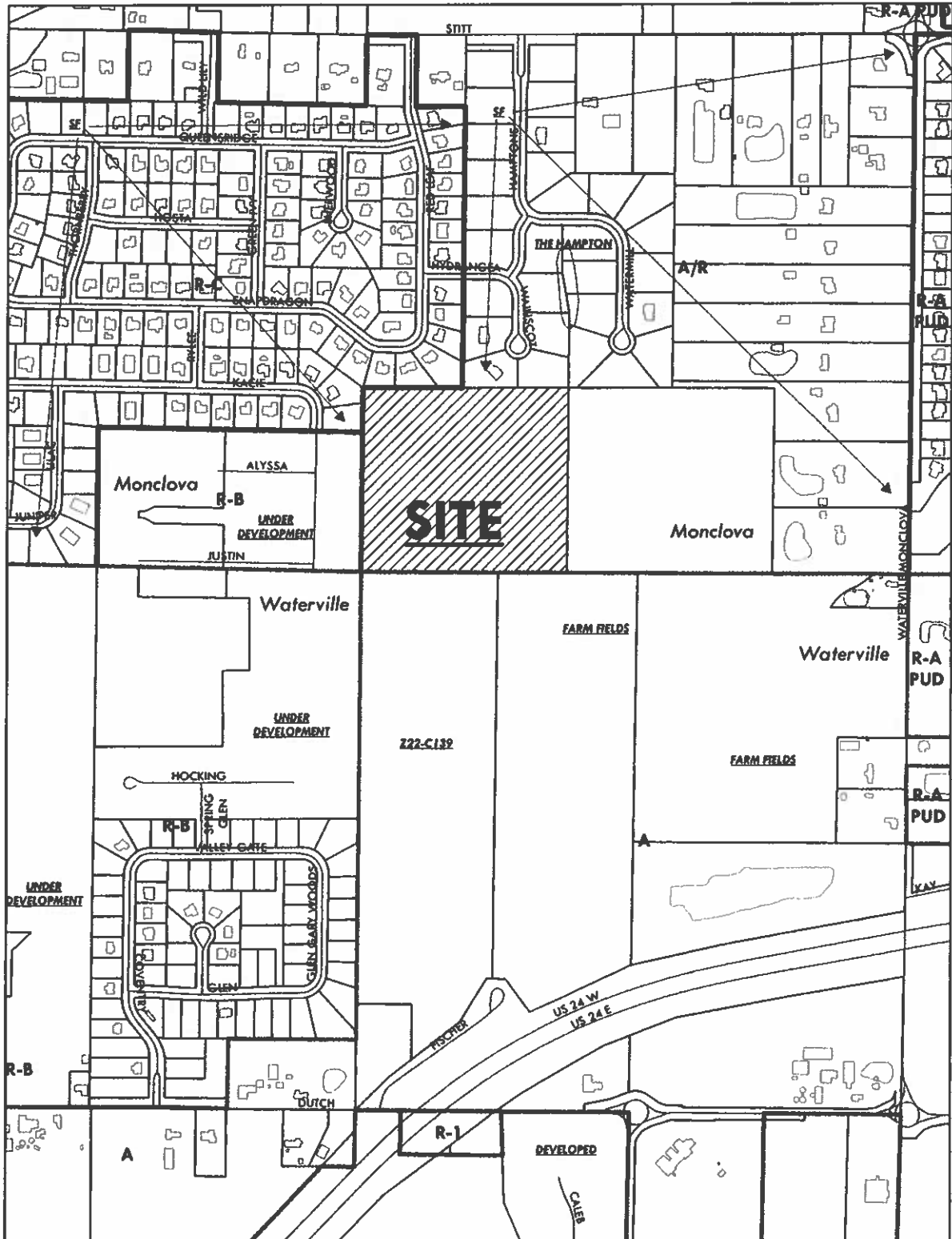
GENERAL LOCATION

Z17-C388



ZONING & LAND USE

Z17-C388



[Auditor](#) [Property Search](#) [County Website](#) [Contact Us](#)

[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: 3815287
MARKET AREA: 2708R
ROGERS JENNY M (SUC TR)
TAX YEAR: 2025

