

**Monclova Township Zoning Commission  
Regular Meeting  
Summary of Discussion**

**Monday, July 28, 2025**

The duly posted meeting of the Monclova Township Zoning Commission commenced at 5:30 p.m. with the Pledge of Allegiance to the Flag.

**Roll Call of Zoning Commission Members:**

Present: Cathy Shepherd, Keith Trettin, Paul Rasmusson, James Lindsay (at 5:32 PM), and Mark Trimble

Excused Absence: Brian Chandley

Alternate Member Mark Trimble will have voting rights at this meeting due to Mr. Chandley's absence.

Staff Present: Zoning Administrator Eric Wagner and Recording Secretary Kathleen Stewart Kuns

**Record of Proceedings:**

Shepherd moved, Trettin seconded, to suspend the reading of March 28, 2025 minutes and approve as submitted by the Recording Secretary.

Roll Call: Shepherd, yes; Trettin, yes; Rasmusson, yes; Trimble, yes.

Chair Cathy Shepherd called the public meeting for a text change to the Zoning Resolution, known as file Z17-C387 to order.

Shepherd noted that this hearing is to consider a zoning change request from A/R Agriculture/Residential to C-2 Commercial, for property located at 6740 Monclova Road; identified as parcel numbers 38-01711; Applicant: Marygrace Miller & Steve Chovanec.

Shepherd directed Zoning Administrator Wagner to review the case before the Commission.

Zoning Administrator Eric Wagner gave details pertaining to the proposed zoning change including the information received from the applicant that the motivation for the change in zoning is for future marketing and selling of the property. The original request was for was C-2 Commercial zoning. The Staff Planner recommended C-1, Neighborhood Commercial. Applicants agreed to the change and ultimately that is what the Lucas County Plan Commission recommended to the Township as well.

Wagner offered to read into record the uses for C-1 but was not directed to do so.

Trettin received confirmation from Wagner that this change would be in alignment with the Land Use Plan. Wagner stated that this Land Use Plan recommends a step-down zoning, which this change would provide.

Chair called upon those in favor of the text change to come forward.

Joel Miller, 302 East Broadway, came forward and was sworn in. He is the son of the applicant and stated that the parcel is being sold. One owner is in Florida, another lives in Maumee. Miller made himself available for questions.

Shepherd called for additional testimony in support of the change. No one came forward.

Chair called upon those opposed to the zoning change to come forward. No one came forward.

Shepherd stated that she would no longer accept testimony from the public and opened the hearing up for questions from the Commission.

Rasmusson stated his concurrence with Lucas County Plan Commission's staff analysis. Commented on size of parcel and C-2 zoning not in alignment. Does not have an objection to C-1.

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Shepherd moved, seconded to Lindsay, to recommend the Zoning Change to the trustees.  
Discussion. Rasmusson called for clarification and additional detail in the motion.

Shepherd moved to recommend approval to the Monclova Township Board of Trustees for a zoning change for property known as 6740 Monclova Rd. Taxing district 38-01711 from A/R Agricultural Residential to C-1 Neighborhood Commercial; further adding the following condition: This property included, at the Board of Trustees' discretion, in an Economic Development District.

Seconded by Rasmusson.

Roll Call: Shepherd, yes; Lindsay, yes; Trettin, yes; Rasmusson, yes; Trimble, yes.

**Adjournment:**

There being no further business, moved by Shepherd, seconded by Rasmusson, to adjourn.

Roll Call: Shepherd, yes; Lindsay, yes; Trettin, yes; Rasmusson, yes; Trimble, yes.

Submitted:

Kathleen Stewart Kuns

Accepted:

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Cathy A. Shepherd, 2025 Chair

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James Lindsay, Vice Chair

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Keith W. Trettin

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Paul Rasmusson

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Brian Chandley

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J. Mark Trimble, Alternate

Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at [monclovatwp.org](http://monclovatwp.org) during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records Retention Schedule.