

Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion

Monday, August 25, 2025

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

Roll Call of Zoning Commission Members:

Present: Cathy Shepherd, James Lindsay, Keith Trettin, Brian Chandley, Paul Rasmusson, and Mark Trimble

Alternate Member Mark Trimble will not have voting rights at this meeting due to full attendance, but can participate in the discussion

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

Record of Proceedings:

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

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

Chair Cathy Shepherd called the public meeting for a zoning change, known as file Z17-C388, to order.

Chair noted Lucas County Plan Commission recommended approval. Shepherd remarked that the request is from A/R Agriculture/Residential to R-B Suburban Residential. Applicant is Mark Rich.

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 343 lots; landlocked property. Access through Waterville Township.

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

Don Feller, 1683 Woodlands, Maumee and Mark Rich, 2939 Simmons Road, Perrysburg, Ohio came forward and were sworn in.

Feller state that Crimson Hollow subdivision, which is adjacent to the subject parcel, is R-B.

Trettin asked about the timing with the Waterville Township request. Feller stated that the request made here is simultaneously being sought with Waterville Township. Rich commented that Monclova Township hearing occurred earlier than Waterville. Both individuals made themselves available for additional questions from the Commission.

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 moved to close that portion of the hearing that accepts testimony from the public. Seconded by Trettin. opened the hearing up for questions from the Commission.

Shepherd; second Trettin.

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

Rasmusson asked about access to the subject property.

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1 Feller the access will go through Waterville Township and connect with Coventry in Waterville
2 Township.

3
4 Trettin to Wagner: Will have to travel through the street of Waterville Township to access Monclova
5 Township residents. Is there a precedent?

6
7 Chandley also questioned the situation. Inquired if Fire Department had opinion. Did not see that in
8 packet.

9
10 Wagner noted that he spoke with Fire Chief Homik on Friday. Will be reviewed when this goes through
11 final plat. Monclova Township Fire Department has seen it.

12
13 Wagner stated that there is precedent in other areas of the township.

14
15 Shepherd moved, seconded by Chandley, to recommend the Zoning Change to the trustees.
16 No other discussion.

17 Roll Call: Shepherd, yes; Lindsay, yes; Trettin, yes; Rasmusson, yes; Chandley, yes.

18
19 Shepherd moved to close the hearing on file Z17-C388.

20 Roll Call: Shepherd, yes; Lindsay, yes; Trettin, yes; Rasmusson, yes; Chandley, yes.

21
22 **Adjournment:**

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

24 Roll Call: Shepherd, yes; Lindsay, yes; Trettin, yes; Rasmusson, yes; Chandley, yes.

25
26 Submitted:

27 Kathleen Stewart Kuns

28
29 Accepted:

30
31
32 _____
Cathy A. Shepherd, 2025 Chair

James Lindsay, Vice Chair

33
34
35 _____
Keith W. Trettin

Paul Rasmusson

36
37
38
39 _____
Brian Chandley

J. Mark Trimble, Alternate

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42
43 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
44 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
45 Retention Schedule.

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.

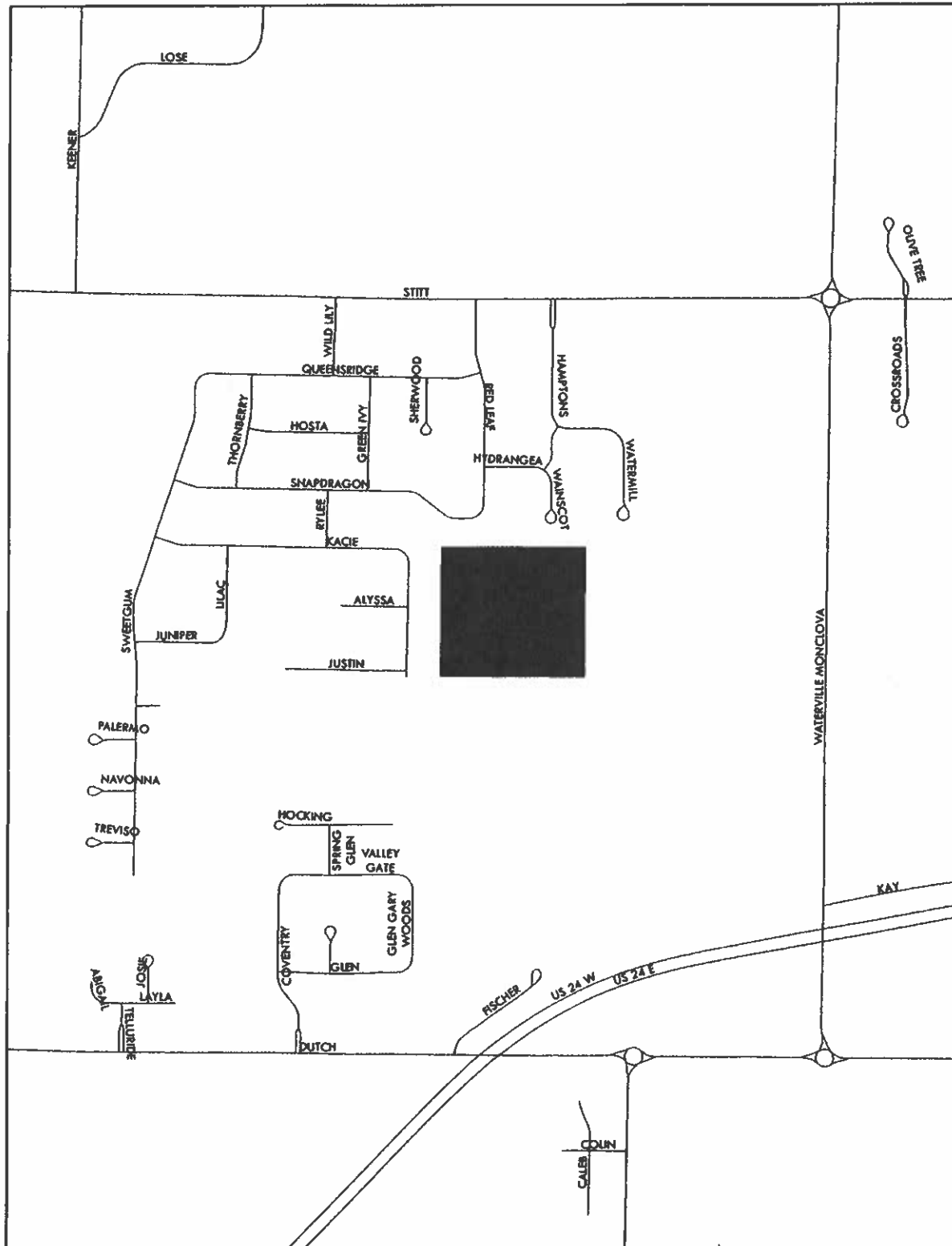
REF: Z17-C388... July 23, 2025

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

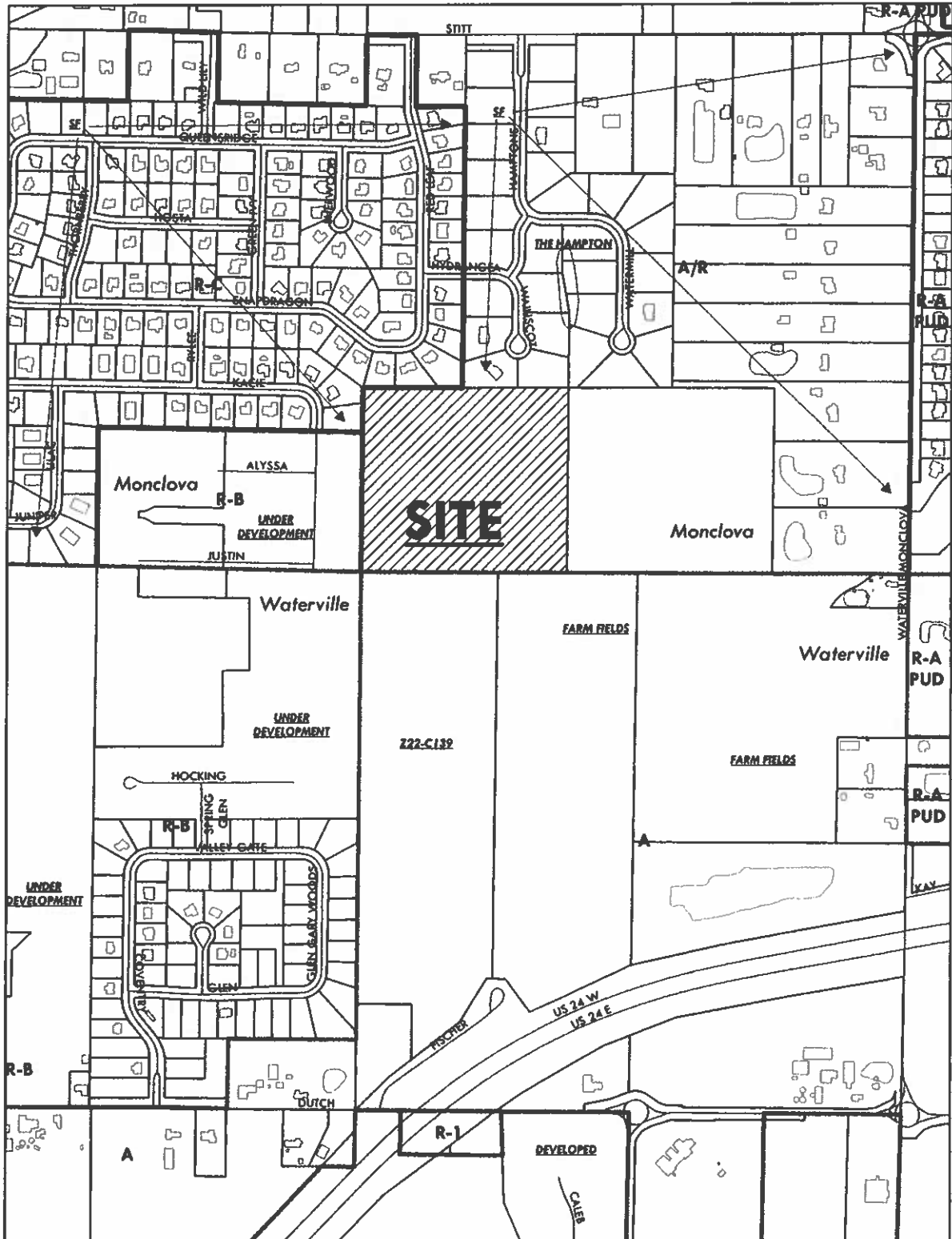
GENERAL LOCATION

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



PUD DRAWING OF

Walden Subdivision

WATERVILLE TOWNSHIP, LUCAS COUNTY, OHIO

NORTH
SCALE: 1" = 100'

Owner: JERRY ROGERS
11845 WATERVILLE SUBDIVISION
WATERVILLE, OH 43086
PARCEL # 9101466
EX. ZONING: A/R (BROOKDALE TWP)

Owner: PATRICK CARROLL
8117 N. TEXAS ST.
WHITEHOUSE, OH 43071
PARCEL # 9101464
EX. ZONING: A

PROPOSED STREET TREES SPACED 70' ON CENTER. STREET TREES CAN BE ANY TREE LISTED IN THE TABLE BELOW.

7 PROPOSED TREES AROUND THE POND. THESE TREES CAN BE ANY TREE LISTED IN THE STREET TREE TABLE BELOW.

VICINITY MAP

FLOODWAY

BLYSTONE DITCH

STORMWATER POND

EMERSON POND WAY

CRIMSON HOLLOW PLAT 9

CRIMSON HOLLOW PLAT 10

CONVENTRY GLEN PLAT 5

CONVENTRY GLEN PLAT 5

CONVENTRY GLEN PLAT 5

CONVENTRY GLEN PLAT 2

WAYSIDE COURT

WHITMAN COURT

Mondova Township

Waterville Township

ALCOTT LANE

THOREAU PLACE

Brook Farm Road

Emerson Pond Way

Parcel Numbers: 9101466
Parcel Area: 32.55 AC
Floodway Area: 5.31 AC
Gross Area: 27.22 AC
Ex. Zoning: A
Prop. Zoning: R-A PUD
Current Use: Cultivated
Impervious Coverage: 8.95 (27.5%)
Proposed Use: Residential Lots
Number of Lots: 71
Prop. Gross Density = 71 Units / 27.22 AC = 2.6 Lots/AC
Open Space (Shaded Area): 11.15 AC (34.3%), Owned and Maintained by the HOA
Pond Area: 1.56 AC (14% of the Open Space)
Building Setbacks:
• Front: 25'
• Rear: 55'
• Side: 10'
Landscaping on each lot will be by the homeowner.
Parking:
• Two spaces provided in each garage and two spaces in each driveway
Public Roads with 60' RW
Standard Subdivision Street Lights
Storm Water will be collected and directed to the stormwater pond and discharged to the ditch.

SITE ANALYSIS

LEGAL DESCRIPTION

THE WEST ½ OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION SEVENTEEN, TOWN 1, IN WATERVILLE TOWNSHIP, LUCAS COUNTY, OHIO, LESS AND EXCEPT THE WESTERLY 280.80 FEET OF THE SOUTHERLY 524.00 FEET AND ALSO EXCEPTING R/W OF DUTCH ROAD AND THE R/W OF RELOCATED US 24.

DEVELOPED BY:

MARK RICH
23285 W. SR 51
GENOA, OHIO 43430
419-297-9004

PREPARED BY:

Feller Finch & Associates, Inc.
Engineers • Surveyors
1683 Woodlands Drive, Maumee, Ohio 43537
Phone: (419) 893-3880
Fax: (419) 893-2982
www.fellerfinch.com

PROJECT No.: 10E10536 DWG: 10-10536PRD042 DATE: 6-8-25

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
93	Acer x "Celebration"	American Linden	3"	B&B	25' O.C.
	Oedipissa l. "Shademaster"	Shademaster Honeylocust	3"	B&B	30' O.C.
	Picea pungens	Sugar Maple	8"	B&B	12' O.C.
	Taxus x m. "Wardii"	Red Oak	24"	B&B	
	Lilac cordata "Greenspire"	American Elm	2"	B&B	50' O.C.

Public Hearing-Monclova Twp
Meeting Room 4335 Albon Road,
Monclova OH
Monday, September 15, 2025 5:30 PM
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Applicant: Mark Rich; Agent: Feller Finch & Assoc.

Text and maps of the proposed changes are on file during normal business hours in the Zoning Office-Mon 12-4, Tues-Fri, 8-4; or call 419-865-7857. To view file go to Legal Notices at monclovatwp.org.
By Order of the Monclova Township Board of Trustees
#669467

PROOF
OF AD
08/29/25

This is a final proof.
If any information is incorrect, please contact your sales representative prior to the deadline of the first insertion. Otherwise your order is accepted as having been approved.

THE BLADE

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Ad ID:	669467
Account:	101003
Name:	
Company:	MONCLOVA TOWNSHIP
Address:	4335 ALBON ROAD MONCLOVA, OH 43542
Telephone:	(419) 865-7862

Description:	Public Hearing-Monclova Twp Meeting
Run Dates:	09/04/25 to 09/04/25
Class:	10
Orig User:	LBERG
Taken On:	08/29/25
Placed By:	KATHLEEN KUNS
Lines:	29
Col x Depth:	1 x 2.625
Ad Cost:	\$127.68

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or Call (419) 724-6419