Board of Trustees Meeting Information

Commencing 11/2 meeting, the Monclova Township Board of Trustees will provide meeting information in one consolidated document rather than sharing only individual hyperlinks to each new business item.

This document, uploaded the Friday prior to a Board meeting, brings together the business items brought before the Board of Trustees for its upcoming meeting, providing residents with a convenient, centralized resource to review the matters scheduled for consideration or review by the trustees. Submit questions/comments in advance of the meeting via email to info@monclovatwp.org or contact the Administrator or a trustee. Questions/comments will be addressed appropriately via email or at the meeting.

Monclova Township Board of Trustees Meeting
4335 Albon Road Meeting Room

Board of Trustees General Session meetings are held in person with a Watch Live option available for the public at www.monclovatwp.org.
Submit questions/comments in advance of the meeting via email to info@monclovatwp.org or contact the Administrator or a trustee. Questions/comments will be addressed appropriately via email or at the meeting.

Monday, November 2, 2026

Please turn off cell phone or place on vibe during this public meeting.

Township meetings are recorded. Refrain from private conversation.

If you desire to address the Board, please contact the Township Administrator in advance or utilize the sign-in sheet on the dais in the Meeting Room. Addressing the Board is for agenda items.

Special Meeting 4:45 PM
For the purposes of meeting to enter into Executive Session per Ohio Revise Code 121.22(G)(6) Security Arrangements and Emergency Response matters where disclosure could compromise safety.

Working Session 4:45 PM-Immediately after Special Meeting
Department Head Meeting with Administrator

General Session Agenda 5:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Adoption of Agenda**
4. **Suspend Reading of the October 19, 2026 minutes; Action regarding minutes as presented by the Fiscal Officer**
5. **Fiscal Officer Report** – Payment of bills; correspondence; updates
6. **Old Business**
7. **New Business**
    a. Proposed Resolution 11022026-01, Text Amendment to the Zoning Resolution
    b. Establish date for zoning hearings regarding Z17-C391 & Z17-C392
    c. Joint Cooperation Agreement with City of Maumee and Lucas County
    d. Employee Appreciation Gesture
    e. Request for Engineering Assistance-2027 Crack Seal Program (Holland)
8. **Township Administrator Reports -** Updates
9. **Public Comments:** Time to speak on issues related to the agenda. Please review the code of conduct. Trustees will comment after all residents are done speaking.
11. **Executive Session (if needed)**
12. **Adjournment**

Additional information may be added prior to the meeting or adjusted at the meeting. Prepared on October 29, 2026

DRAFT

Monclova Township Board of Trustees Meeting
4335 Albon Road Meeting Room

Board of Trustees General Session meetings are held in person with a Watch Live option available for the public at www.monclovatwp.org.
Submit questions/comments in advance of the meeting via email to info@monclovatwp.org or contact the Administrator or a trustee. Questions/comments will be addressed appropriately via email or at the meeting.

Monday, November 16, 2026

Please turn off cell phone or place on vibe during this public meeting.

Township meetings are recorded. Refrain from private conversation.

If you desire to address the Board, please contact the Township Administrator in advance or utilize the sign-in sheet on the dais in the Meeting Room.
Addressing the Board is for agenda items.

Working Session 4:45 PM
Department Head Meeting with Administrator

General Session Agenda 5:30 PM

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Adoption of Agenda**
4. **Address the Board:** Lucas County Sheriff's Department – Lt. Jonathon Leach
5. **Dispense with the Reading of the Minutes; Action RE November 2, 2026 Minutes**
6. **Fiscal Officer Report** – Payment of bills; correspondence; updates
7. **Old Business**
   -
8. **New Business:**
   - Decisions; Resolutions; Purchases
9. **Township Administrator Report –** Updates
10. **Monthly Department Reports**
    a. Zoning Department
    b. Public Works Department
    c. Fire-Rescue Department
11. **Public Comments:** Time to speak on issues related to the agenda. Please review the code of conduct. Trustees will comment after all residents are done speaking.
12. **Executive Session (if needed)**
13. **Adjournment**

Additional information may be added prior to the meeting or adjusted at the meeting.
Prepared on November 29, 2026

MONCLOVA TOWNSHIP
BOARD OF TRUSTEES

CODE OF CONDUCT

Resolution 04202026-03

Code of Conduct for those wishing to address the Board during public meetings:

I. Those wishing to address the Board will be given the opportunity during the meeting when the chairman of the Board asks the audience for questions or comments. The audience member will state name, address before asking questions or adding comments. In large meetings the address process will be adjusted and include sign-in prior to the start of the meeting with name and address.

II. Common courtesy and respect is expected towards the Board while making public address. The use of profanity, loud, threatening or condescending comments towards the Board or other township employees will not be tolerated. The public address opportunity will be immediately forfeited.

III. Outbursts such as clapping, cheering, booing or interjecting comments from those in attendance is not acceptable and if repeated will be cause for removal from the meeting.

IV. Although there are no specific time limits for individuals addressing the Board, lengthy, repetitive, redundant or immaterial comments will not be allowed to continue. The Board respectfully requests and encourages those addressing the Board to limit their comments to approximately two (2) minutes. Additional time may be granted at the discretion of the Board.

V. The Chair of the Board reserves the right to limit the number of speakers and length of time any individual or group of individuals may address the Board on a particular topic or issue.

VI. Failure to respect the guidelines while addressing the Board may result in the Board asking the citizen to step away from the podium. Failure to do so may result in the Board declaring the citizen to be disorderly and will be asked to leave or the meeting will break until order is restored.

Monclova Township Board of Trustees October 19, 2026

These meeting minutes are intended to provide a summary of discussions and actions taken, not a verbatim or exhaustive record of all comments, attendees, or proceedings. The official record of each meeting is the audio recording, which is available for those seeking full context or specific details.

Working Session 4:45 PM:
For the purposes of: Obtaining signatures for payment of the bills; updates from Township Administrator Hampton, Public Works Director Doug Holland, and Fire Chief Matt Homik; as well as agenda review.

General Session:
The regular meeting of the Monclova Township Board of Trustees commenced with the Pledge of Allegiance at 5:30 PM.

Lang moved, Hoecherl seconded, to amend the agenda to remove Item 5, Address the Board, as well as 10c Adoption of related resolution. This will be revisited at a later dated. Motion passed unanimously.

Public Safety

- The Lucas County Sheriff's Office increased patrols in response to resident concerns about speeding and racing, focusing on retail areas such as Briarfield Boulevard and Baymont Inn, as well as roundabouts used as informal raceways (02:14).
- In September, officers issued 26 citations, including 17 for speeding violations, aiming to deter unsafe driving and enhance community safety.
- The office responded to 322 calls for service, resulting in 34 police reports, reflecting a slight decrease from previous months (03:28).
- Domestic incidents were a major category of police reports due to Ohio law requirements for documentation, highlighting legal mandates.
- A traffic and safety study was requested for Weckerly Road between Salisbury and Maumee Western Roads to evaluate speed limits and lane widths, addressing resident safety concerns (45:43).

Zoning Amendments

- Amendments to conditional-use standards advanced, adding requirements for mitigation plans addressing construction disturbances such as mud and noise impacts, including source, intensity, and mitigation strategies (12:21).
- JEDZ regulations were updated to require businesses to have human employees, with new definitions for micro-markets and automated service facilities to clarify permitted uses and prevent passive income uses (13:53).
- The Board of Zoning Appeals' language was revised to remove the word "required," allowing flexibility and inclusion of escrow or bonding provisions for mitigation plans (31:54).
- Supplemental Regulation Section 9 was approved, with continued efforts to keep zoning aligned with the township's master plan and technological changes (33:49).

Economic Development

- A zoning text amendment was initiated to regulate commercial motor vehicle parking and prohibit unreasonable noise from stationary internal combustion engines, addressing concerns about truck idling and overnight parking (36:03).
- The township approved funding of $630,000 for the Riverfort Road expansion project, a $1.4 million industrial connector designed to improve access and attract development (44:10).
- Repayment of the township's investment is expected within six and a half years through tax revenues generated by new businesses, ensuring fiscal responsibility.
- Approval from partner jurisdictions Toledo and Maumee, as well as the JEDZ board, is required before project advancement, highlighting intergovernmental cooperation.
- Datacenter zoning work continues with outside legal counsel engaged, targeting completion before the moratorium expires in February (01:09:53).

Township Operations

- Laux moved, Lang seconded, to approve the minutes of the October 5, 2026 meeting, as submitted by the Fiscal Officer. Motion passed unanimously.
- Hoecherl moved, Lang seconded, to approve payment of the bills totaling $447,382.91, including $215,000 for sheriff services and $102,000 for refuse collection, reflecting significant operational expenses (08:40). Motion passed unanimously.
- Interviews are underway for a website redesign to enhance resident engagement and communication (47:28).
- Limited Home Rule outreach continues with a public information session scheduled for October 29.
- Mandatory sexual harassment training is nearly complete, with a few staff members pending make-up sessions.
- Public Works staff will receive Salt Smarter training to reduce salt usage while maintaining safety (49:41).
- Leaf collection season begins Friday, with residents encouraged to use the township app for reporting and updates.

Governance and Personnel

- Public comment periods at meetings are limited to three minutes per speaker and a total of 30 minutes per meeting, with consistent enforcement planned (01:00:49).
- The township has launched quarterly "Second Saturdays" outreach events to foster informal community dialogue and participation (58:34).
- The fire station renovation project has reached 90% completion on plans, including interior finishes, with the tornado shelter location under reconsideration (52:09).
- The board approved hiring Ralph Cairl as a certified mechanic at $45 per hour, with the start date to be determined collaboratively (01:11:49).

Zoning Department

- Lang moved, Laux seconded, to approve the refined Section 8.5 language for conditional use approvals, ensuring clarity, flexibility, and broad authority for the Board of Zoning Appeals to impose necessary conditions (31:54), with the word "require" struck; Under "F," may include escrow and/or bonding. Further, Section 9 Supplemental Regulations approve as presented. Motion passed unanimously.
- Hoecherl moved, Laux seconded, to close the hearing on Z17-C390. Motion passed unanimously.
- Coordinate with legal counsel to align zoning updates with the township's 2023 master plan and accommodate emerging technologies and future automated business models.

Economic Development

- Hoecherl moved, Laux seconded, to approve Resolution 10192026-06, Agreement for JEDZ tax-collection agreement amendment to enable reimbursement of the township's $630,000 investment in the Riverfort Road expansion project, facilitating economic development financing (44:10). Motion passed unanimously.
- Complete necessary intergovernmental agreements and secure partner jurisdiction approvals to advance the road project.

Law Director

- Review and advise on zoning protections related to industrial and data-center developments, emphasizing community health and welfare considerations (40:18).
- Support ongoing updates to township zoning to safeguard residents and ensure effective regulatory frameworks.

Public Works Request

- Conduct a comprehensive traffic and safety study on Weckerly Road between Salisbury Road and Maumee Western Road, including evaluation of current speed limits and lane widths to enhance roadway safety (45:43).

Township Administrator

- Schedule make-up sexual harassment training sessions for remaining staff to ensure compliance with mandatory requirements (47:28).
- Oversee website redesign vendor selection and implementation to improve resident engagement and communication (47:28).
- Advance Black Road speed study to evaluate potential speed limit changes, responding to resident concerns (47:28).
- Coordinate with trustees and new hire to determine certified mechanic start date and onboarding process (47:28).

Public Works Director

- Provide Salt Smarter training to plow-truck drivers to reduce environmental impact while maintaining roadway safety and compliance with MS4 regulations (49:41).
- Begin leaf collection operations with improved resident notification processes and encourage use of the township app for reporting and updates (49:41).
- Utilize the township app to manage resident work tickets and enhance communication and accountability (49:41).

Fire Department

- Review and finalize fire station renovation plans, including interior finishes, with 90% plan completion and upcoming review meetings (52:09).
- Reconsider tornado shelter location within the building to optimize safety, accessibility, and compliance with updated standards (52:09).

Township Trustees

- Hoecherl moved, Lang seconded, to approve Resolution 10192026-01, Proclamation for Bishop Joel Peebles; and 10192026-02, Proclamation for Bishop Michael Scott. Motion passed unanimously.
- Hoecherl moved, Laux seconded, to approve Resolution 10192026-04, Resolution providing for text amendment to the Zoning Resolution regulating the parking of commercial motor vehicles and prohibiting unreasonable noise from stationary internal combustion engines. Motion passed unanimously.
- Hoecherl moved, Lang seconded, to approve Resolution 10192026-05, Amended and restated cellular phone and mobile device policy. Motion approved unanimously.
- Obtain and implement a visible clock to monitor and enforce public-comment time limits consistently and fairly during meetings (01:00:49).
- Enforce three-minute speaker limits and a 30-minute total public comment maximum at meetings to balance resident input and meeting efficiency (01:00:49).
- Approve hiring of Ralph Cairl as certified mechanic at $45/hour, with start date to be determined collaboratively to address staffing needs (01:11:49).

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 11/02/2026

_____
Barbara S. Lang

_____
Deborah Stevens-Laux

_____
Charles V. Hoecherl

Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at 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.

Interoffice Memo

Date: November 2, 2026

To: Monclova Township Trustees

Cc: Administrator Hampton, Dawn Sanderson, Claire Evans

From: Gavin Pike, Fiscal Officer

Submitted for Action

- Bills to be approved as presented totaling $763,848.48 (see attached Listings) –
- *Move to approve the reallocation of funds as presented by the fiscal officer*

Transfer From			Transfer To		
Account #	Account Name	Amount	Account #	Account Name	Amount
2191-220-760-0000	Building	10,000	2191-220-420-0000	Supplies	10,000.00

Submitted for Discussion

Year end inventory counts are beginning

Payment Listing

Year 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
331-2026	10/21/2026	10/30/2026	CH	TRI-COUNTY FUELS	$2,052.32	O
332-2026	10/29/2026	10/30/2026	CH	OHIO POLICE & FIRE PENSION FUND	$52,351.90	O
333-2026	10/28/2026	10/30/2026	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	$33,940.62	O
334-2026	10/20/2026	10/30/2026	CH	VERIZON WIRELESS	$306.27	O
335-2026	10/30/2026	10/30/2026	CH	OHIO GAS COMPANY	$12.67	O
336-2026	10/30/2026	10/30/2026	CH	OHIO GAS COMPANY	$10.62	O
337-2026	10/26/2026	10/30/2026	CH	Sam's Club MC/SYNCB	$481.75	O
338-2026	10/30/2026	10/30/2026	CH	OHIO GAS COMPANY	$54.30	O
339-2026	10/30/2026	10/30/2026	CH	OHIO GAS COMPANY	$14.03	O
340-2026	10/30/2026	10/30/2026	CH	OHIO GAS COMPANY	$10.62	O
341-2026	10/28/2026	10/30/2026	CH	TRI-COUNTY FUELS	$2,354.61	O
342-2026	10/29/2026	10/30/2026	CH	Empower Trust Company	$75.00	O
343-2026	10/30/2026	10/30/2026	CH	Ohio Deferred Comp	$1,680.00	O
344-2026	10/27/2026	10/30/2026	CH	HR Butler	$332.80	O
345-2026	10/27/2026	10/30/2026	CH	Monroe County Friend of the court	$183.68	O
346-2026	10/22/2026	10/30/2026	CH	VISION SERVICES PLAN	$587.38	O
347-2026	11/09/2026	10/30/2026	CH	CITY OF TOLEDO	$128.51	O
348-2026	11/09/2026	10/30/2026	CH	CITY OF TOLEDO	$255.85	O
349-2026	11/02/2026	10/30/2026	CH	spectrum enterprises	$878.55	O
350-2026	11/10/2026	10/30/2026	CH	DELTA DENTAL PLAN OF OHIO	$1,959.72	O
351-2026	11/10/2026	10/30/2026	CH	TOLEDO EDISON COMPANY	$33,561.20	O
352-2026	10/27/2026	10/30/2026	CH	Payroll	$108,632.74	O
8482	11/02/2026	10/30/2026	AW	OHIO DEPT. JOBS & FAMILY SERVICES	$452.85	O
8483	11/02/2026	10/30/2026	AW	Brosius, Johnson & Griggs, LLC	$258.50	O
8484	11/02/2026	10/30/2026	AW	xerox business services LLC	$133.68	O
8485	11/02/2026	10/30/2026	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	$97.50	O
8486	11/02/2026	10/30/2026	AW	Atlantic Emergency Solutions	$1,998.74	O
8487	11/02/2026	10/30/2026	AW	Atlantic Emergency Solutions	$402,852.00	O
8488	11/02/2026	10/30/2026	AW	Eastern Fire Equipment Services	$33.77	O
8489	11/02/2026	10/30/2026	AW	Selking International	$739.70	O
8490	11/02/2026	10/30/2026	AW	INTERSTATE BATTERIES	$542.65	O
8491	11/02/2026	10/30/2026	AW	Jam Best-One	$1,380.00	O
8492	11/02/2026	10/30/2026	AW	McKesson	$170.63	O
8493	11/02/2026	10/30/2026	AW	R.S.V.P. Vehicles	$59.75	O
8494	11/02/2026	10/30/2026	AW	FIRE-SAFETY SERVICES, INC.	$1,787.00	O
8495	11/02/2026	10/30/2026	AW	QUALITY OVERHEAD DOOR, INC.	$357.50	O
8496	11/02/2026	10/30/2026	AW	STRYKER	$41,512.93	O
8497	11/02/2026	10/30/2026	AW	Zoll Medical Corp.	$595.84	O
8498	11/02/2026	10/30/2026	AW	Toledo Free Press	$125.00	O
8499	11/02/2026	10/30/2026	AW	VERIZON	$151.57	O
8500	11/02/2026	10/30/2026	AW	CITY OF TOLEDO	$88.88	O
8501	11/02/2026	10/30/2026	AW	Silco Fire & Security	$1,154.47	O
8502	11/02/2026	10/30/2026	AW	FYR-FYTER SALES & SERVICE	$1,567.78	O
8503	11/02/2026	10/30/2026	AW	Public Utilities Commission of Ohio	$35.00	O
8504	11/02/2026	10/30/2026	AW	Perrysburg Plumbing, Heating, & A/C	$404.00	O
8505	11/02/2026	10/30/2026	AW	TOLEDO FENCE & SUPPLY	$550.00	O

Payment Listing

Year 2026

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
8506	11/02/2026	10/30/2026	AW	Lake Erie Electric of Toledo	$260.00	O
8507	11/02/2026	10/30/2026	AW	Ohio Compost	$32.00	O
8508	11/02/2026	10/30/2026	AW	PERRYSBURG PIPE & SUPPLY CO.	$268.38	O
8509	11/02/2026	10/30/2026	AW	Fisher Auto Parts, Inc.	$4.80	O
8510	11/02/2026	10/30/2026	AW	Ohio Conference of Teamsters & Industry Hea	$63,656.16	O
8511	11/02/2026	10/30/2026	AW	Ram Exterminators, LLC	$115.00	O
8512	11/02/2026	10/30/2026	AW	Brandy Levin	$383.50	O
8513	11/02/2026	10/30/2026	AW	MENARDS	$546.84	O
8514	11/02/2026	10/30/2026	AW	National DRIVE	$3.00	O
8515	11/02/2026	10/30/2026	AW	SUPERIOR UNIFORM SALES, INC.	$1,663.92	O
				Total Payments:	$763,848.48	
				Total Conversion Vouchers:	$0.00	
				Total Less Conversion Vouchers:	$763,848.48	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

There is no correspondence on file.

PLACEHOLDER FOR

Old Business:

At the time of upload
there was no
Old Business on file

RESOLUTION OF THE MONCLOVA TOWNSHIP TRUSTEES
PROVIDING FOR TEXT AMENDMENT TO THE ZONING RESOLUTION

RESOLUTION NO. 11022026-01

Trustee_____moved the adoption of the following resolution:

The Board of Trustees of Monclova Township, Lucas County, Ohio met at a regular meeting of the Board, on November 2, 2026, at 5:30 p.m.; whereupon the following resolution came on for consideration on the approved agenda of the Board:

WHEREAS, whenever the public necessity, convenience, general welfare, or good zoning practices require, the Township Trustees may, by resolution, amend the regulations and restrictions established by the Monclova Township Zoning Resolution; and

WHEREAS, amendments to the Zoning Resolution may be initiated by the adoption of a resolution by the Board of Trustees;

IT IS HEREBY RESOLVED that the following proposed amendment to the Township Zoning Resolution are for the public necessity, convenience, general welfare, or good zoning practices and the Zoning Administrator shall forward to the Zoning Commission and to Lucas County Planning Commission for recommendations, a copy of the proposed Zoning Resolution text amendment, as more specifically detailed on the attachment hereto for the purpose of creating an **INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) DISTRICT;**

BE IT FURTHER RESOLVED, that it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were adopted in an open meeting of this Board and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Revised Code of Ohio.

Trustee _____seconded the adoption of the Resolution, and the roll being called upon its adoption, the vote resulted as follows:

Debbie Laux - yes Barbara S. Lang - yes Charles V. Hoecherl — yes

I hereby certify that this is a true copy of Resolution No. 11022026-01, adopted at a regular open meeting of the Board of Trustees on November 2, 2026.

ATTEST:

_____

Gavin S. Pike - Monclova Township Fiscal Officer

SECTION XXX

INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) DISTRICT

XXX.01 Purpose and Intent

The Industrial Planned Unit Development (IPUD) District is established to encourage high-quality industrial, logistics, research, technology, and employment-generating development through comprehensive planning and flexible design standards.

The regulations of this district are intended to:

A. Promote economic development and job creation.

B. Encourage coordinated development of large tracts of land.

C. Provide flexibility in site planning while maintaining high development standards.

D. Ensure adequate buffering and protection of adjacent residential, agricultural, and commercial properties.

E. Promote attractive architecture, landscaping, and infrastructure improvements.

F. Encourage efficient provision of public utilities, transportation systems, and stormwater management facilities.

G. Allow phased development pursuant to an approved master development plan.

XXX.02 Minimum Development Area

An IPUD District shall contain not less than twenty (20) contiguous acres under unified ownership or control.

The Township Trustees may consider as part of any application for rezoning, smaller tracts where unique circumstances exist and where the proposed development advances the objectives of this Resolution.

XXX.03 Permitted Principal Uses

The following uses may be permitted within an approved IPUD:

1. Manufacturing and assembly operations.
2. Advanced manufacturing facilities.
3. Research and development laboratories.
4. Technology parks.
5. Warehousing and distribution facilities.
6. Logistics centers.
7. Corporate headquarters.
8. Business and industrial office uses.
9. Flex-space industrial buildings.
10. Printing and publishing facilities.
11. Contractor offices and service facilities.
12. Public utility substations and related infrastructure.
13. Governmental facilities.
14. Any use determined by the Township Trustees to be substantially similar to the foregoing uses, as reflected in an approved development plan.

XXX.04 Accessory Uses

Accessory uses permitted in conjunction with permitted principal uses shall be limited to the following:

A. Administrative offices.

B. Cafeterias and employee dining facilities.

C. Fitness and wellness facilities for employees.

D. Security facilities.

E. Maintenance facilities.

F. Accessory retail sales serving employees and visitors.

G. Employee parking and vehicle storage of operable, registered vehicles actively used by the business.

H. Accessory outdoor storage approved as part of the development plan.

XXX.05 Conditional Uses

The following may be approved as Conditional Uses within an IPUD under an approved development plan:

1. Truck terminals.
2. Freight transfer facilities.
3. Bulk storage facilities – it is contemplated that any bulk storage in the IPUD will be for products, supplies, and materials, but not equipment or vehicles, used in the operation of a Permitted Principal Use as identified above. Whether a specific bulk storage facility proposal is acceptable shall be considered by the Board of Zoning Appeals in its consideration of an application for Conditional Use.
    A. If stored outdoors, materials must be able to be completely screened from view.
    B. Storage of flammable, hazardous, noxious, dusty, odorous, and any other hazardous materials is prohibited, including but not limited to, mulch and other landscaping material, pallets, salt, compost, and trash or other refuse.
4. Outdoor manufacturing operations.
5. Renewable energy facilities sized to serve the internal needs of the development.
6. Other similar uses approved by the Township Trustees following recommendation from the Zoning Commission.

XXX.06 Development Plan Submission

Applicants shall submit a development plan containing in text and map/drawing form:

A. Existing site conditions.

B. Proposed land uses.

C. Building locations and setbacks.

D. Internal circulation and access points.

E. Loading areas and truck routes.

F. Parking plans.

G. Landscaping and buffering plans.

H. Utility plans.

I. Stormwater management plans.

J. Signage concepts.

K. Building elevations and architectural standards.

L. Development phasing schedule.

M. Proposed deviations from applicable zoning standards.

XXX.07 General Development Standards

A. Maximum Building Coverage

No more than 65% of gross site acreage shall be devoted to coverage by buildings, structures, streets, driveways and/or parking area pavement.

B. Open Space

A minimum of fifteen percent (15%) of the developable area shall be dedicated to landscaped open space, stormwater amenities, natural areas, and/or other approved features.

Open space shall comply with the applicable requirements of Section 13 of the Zoning Resolution.

C. Building Height

Maximum building height shall be sixty (60) feet.

The Township Trustees may consider, as part of any application for rezoning, structures exceeding sixty (60) feet, when necessary for manufacturing, warehousing, utility, or technological purposes.

D. Lot Area

No minimum lot size shall apply within an approved IPUD provided the overall development plan demonstrates adequate access and infrastructure.

E. Economic Development

Unless otherwise excluded by resolution approved by the Board of Trustees, no real property shall be included in an Application and development plan unless the Application and development plan provides the Applicant's intent and commitment to enter into a development agreement with the Township containing terms satisfactory to the Board of Trustees (the "Economic Development Agreement"). Such Economic Development Agreement terms may include, but are not limited to, the property's and uses' voluntary involvement and participation in one or more economic development programs, such as and without limitation, a Township economic development district. No Application shall be approved unless this condition of providing the Applicant's intent and commitment to enter an Economic Development Agreement is met at the time of filing the complete Application. No permits or Certificates of Zoning Compliance shall be issued by the Zoning Department until such time that all real property that is part of an Application has fulfilled this condition by the preparation, finalization, and execution of such a development agreement. In the event that the Agreement has not been finalized and/or executed at the time the Township Trustees are considering taking action on the Application and development plan, the Trustees in their sole and absolute discretion may approve the Application and development plan subject to condition(s), which may include, but are not limited to, a condition that the Economic Development Agreement shall be finalized and executed within six (6) months following such approval.

F. Other Standards

Unless specifically set forth by the standards contained in this Section XXX, the applicable general development standards found in the Zoning Resolution shall apply.

XXX.08 Setbacks

A. From Public Roads

Front setbacks shall be a minimum of seventy-five (75) feet from the centerline of the right-of-way, unless a more restrictive setback applies, in which case, the most restrictive setback shall control.

B. From Residential Districts

A minimum setback of one hundred fifty (150) feet shall be required from any residential zoning district for all buildings, structures, parking facilities, and uses.

C. From Agricultural Districts

A minimum setback of seventy-five (75) feet shall be required from any agricultural zoning district for all buildings, structures, parking facilities, and uses.

D. Side and Rear Setbacks

A minimum side and rear setback of fifty (50) feet shall be required unless otherwise approved as part of the development plan.

E. Other Applicable Setbacks

All other applicable setbacks of all governmental agencies and regulations shall be adhered to.

XXX.09 Buffering and Screening

A. Where an IPUD abuts any property within a residential or agricultural/residential zoning district or any property improved with a residential structure, a landscaped buffer of not less than one hundred (100) feet shall be provided.

B. Earthen berms, landscaping, decorative fencing, or combinations thereof shall be required in order to meet the landscaped buffer requirement.

C. Outdoor storage areas shall not be visible from public roads or adjacent residential property.

D. Truck loading areas shall be completely screened from view (year-round) from residential districts and public roadways.

E. Existing woodlots and natural features shall be preserved where practical.

XXX.10 Architecture and Design Standards

All principal structures shall be designed to present a high-quality appearance on all sides of the structure. Large uninterrupted walls shall be prohibited.

In order to meet this requirement, the Applicant shall propose a plan to provide, and the Township may require, one or more of the following:

A. Brick, stone, architectural precast, glass, metal panel systems, or similar durable materials.

B. Architectural offsets and façade articulation.

C. Enhanced building entrances.

D. Decorative lighting.

E. Screening of rooftop equipment.

F. Consistent architectural themes throughout the development.

XXX.11 Access and Circulation

A. Shared access drives shall be encouraged.

B. Access points shall minimize conflicts with public roadways.

C. Truck circulation shall be designed to avoid adjacent residential streets.

D. Internal roads shall be designed to accommodate emergency vehicles and heavy truck traffic.

E. Sidewalks and pedestrian connections may be required where appropriate.

XXX.12 Outdoor Storage

Outdoor storage (either as a permitted accessory use, or as may be approved as a Conditional Use for a Bulk Storage Facility as provided above in Section XXX.05) may be permitted only when:

A. Specifically approved as part of the development plan.

B. Located behind principal buildings whenever practical.

C. Fully screened by fencing, walls, landscaping, or berms.

D. Not located within required setback areas.

E. Maintained in a safe, sanitary, and orderly condition.

XXX.13 Lighting

All exterior lighting shall:

A. Utilize full-cutoff fixtures.

B. Be directed away from residential properties.

C. Minimize glare and light trespass.

D. Comply with Township lighting standards.

XXX.14 Performance Standards

Operations shall comply with applicable federal, state, county, and township regulations regarding:

A. Noise.

B. Vibration.

C. Dust.

D. Smoke.

E. Odor.

F. Hazardous materials.

G. Stormwater discharge.

H. Environmental impacts.

No use shall create a nuisance affecting neighboring properties.

Without limiting the generality of the provisions of this section, the operation of any use on the property shall not create any noise that causes the exterior noise level to exceed the following standards:

a. Between the hours of 7 a.m. and 10 p.m., the maximum allowable noise at the property line should be the lesser of 50 dBA or the pre-development ambient noise level.

b. Between the hours of 10 p.m. and 7 a.m., the maximum allowable noise at the property line should be the lesser of 45 dBA or the pre-development ambient noise level.

c. The property owner and operator are responsible for establishing and reporting to the Township the pre-development ambient noise level at the property line prior to the issuance of any zoning certificate.

Following development, objectionable noise that is determined to be objectionable by the Zoning Inspector due to volume, frequency, beat, and/or humming shall be muffled or otherwise controlled by the property owner and/or operator.

XXX.15 Phased Development

An IPUD may be developed in phases. Each phase shall:

A. Be capable of functioning independently.

B. Include adequate infrastructure.

C. Provide required buffering and landscaping.

D. Conform to the approved phasing schedule.

XXX.16 Change to Approved Plan

Changes or alterations to the development plan as approved by the Board of Township Trustees that meet the criteria set forth in this section may be administratively reviewed and approved by the Zoning Administrator, except in the following circumstances:

A. Any change in the overall acreage or boundaries of the IPUD;

B. Any change in use in the IPUD;

C. Substantial alteration to open space areas and their location(s);

D. A significant change in street pattern;

E. An increase in the number of buildings or dwelling units;

F. Changes in the building/building envelope location(s) or lot lines that result in a significant change in the coverage ratio, yard area or lot area.

Changes that involve one of the above shall be processed in accordance with Section 15 Amendments.

XXX.17 Expiration and Extension of Approval Period

If construction of any phase of the approved IPUD begins within three (3) years after approval is granted, the approval shall be valid until the development is completed. If no construction has begun within three (3) years after the approval is granted, the IPUD shall be void and the land shall revert to the district regulations in which it is located. An extension of the time limit may be approved by the Board of Township Trustees.

MONCLOVA
TOWNSHIP

Motion or need a motion to set a public hearing for Text Amendment Z17-C391 and Zoning Change Request Z17-C392 for November 16, 2026 at 5:30 pm.

Text Amendment Z17-C391 is a text amendment regarding the processes to Section 15 of the Zoning Resolution, zoning changes and text amendments.

Zoning Change Z17-C392 is a zoning change request from C-2 and A/R to M-1. The developer is interested in developing the property for a light industrial facility. It would be harmonious to the surrounding area.

MONCLOVA
TOWNSHIP

NEW BUSINESS 7 c
11/2/226

Motion or need motion to approve Joint Cooperation Agreement (JCA) with City of Maumee and Lucas County.

This is for our 2028 OPWC Road Improvement project. A joint application for Black Rd., Ramm Rd., Timber Valley subdivision, and Monclova Rd between Wilkins and State Route 295. A portion of Black Road is shared with the City of Maumee. Monclova Rd. is the County's portion of the agreement. See attached

JOINT COOPERATION AGREEMENT

FOR

BLACK RD., RAMM RD., TIMBER VALLEY SUBD., & MONCLOVA RD. PROJECT

BETWEEN

BOARD OF MONCLOVA TOWNSHIP TRUSTEES

AND

CITY OF MAUMEE

AND

LUCAS COUNTY

This Agreement is by and between the Board of Lucas County Commissioners, hereinafter referred to as **COUNTY**, and the Board of Monclova Township Trustees, hereinafter referred to as **TOWNSHIP,** and the City of Maumee, hereinafter referred to as **CITY**.

WITNESSETH

WHEREAS, the **COUNTY, TOWNSHIP, and CITY** agreed to participate in a joint O.P.W.C. application for:

Locations:

Monclova Twp 65%/City of Maumee 35%:

- Black Road- Stitt Road to 450' North of the Wabash Cannonball Trail

Monclova Twp:

- Ramm Road- Whitehouse-Spencer Rd. to Weckerly Rd.
- Timber Valley Subdivision- Timber Valley Dr., Hickory Valley Dr., & Creek Ridge Dr.

Lucas County:

- Monclova Road- Wilkins Rd. to State Route 295

Scope of Work:

The work on Black Rd (55.52% of project - 0.92 mi. of 20-foot pavement) will include widening the road up to 30 feet, milling the existing middle 18 feet of pavement and constructing 12 feet of new pavement, performing spot full depth repairs, placing a two-course asphalt overlay over the existing portion and full depth asphalt over the widening, and drainage work as necessary. The work on Ramm Rd (29.07% of project - 2.0 mi. of 18-foot pavement) will include milling the existing pavement, performing spot full depth pavement repairs, placing a two-course asphalt overlay, and constructing paved mailbox turnouts. The work on Monclova Road (5.15% of project - 0.72 mi. of 20 foot pavement with 2-foot paved berms on portions) will include placing a single course asphalt thinlay overlay. All three of the projects will include all necessary work such as drive improvements, striping, etc.

The work on Timber Valley Subdivision roads (10.26% of project - 0.65 mi of 22-foot pavement with curb), includes milling the existing pavement, performing spot full depth repairs, placing a two course asphalt overlay, adjusting manholes and catch basins to grade, repairing curbs, and repairing and installing curb ramps.

hereinafter referred to as **PROJECT**, and

WHEREAS, the **COUNTY, TOWNSHIP, and CITY** agree that the project will enhance the safety of the traveling motorists, and

WHEREAS, the **TOWNSHIP** has received approval from the District 12 Integrating Committee for an O.P.W.C. Grant of $599,837 and a 0% interest loan of $599,837 for the **PROJECT**, and

WHEREAS, the **TOWNSHIP**, as recipient of the O.P.W.C. award, will be responsible to O.P.W.C. for repayment of the loan, and the **CITY** has agreed to reimburse the **TOWNSHIP** for the **CITY's** share of the loan as provided herein, and

WHEREAS, each party is authorized by applicable law to enter into this Agreement, and the Council of the City of Maumee has authorized the **CITY's** participation in the **PROJECT** and the execution of this Agreement, and

WHEREAS, the **COUNTY, TOWNSHIP, and CITY** desire to conclude an agreement which will accomplish the design and construction of said **PROJECT.**

NOW, THEREFORE, the **COUNTY, TOWNSHIP and CITY** for mutual benefits, promises and covenants herein contained and specified, have agreed and to hereby agree to the following:

1. The **COUNTY** will prepare the necessary survey, detailed construction plans, construction cost estimate and bid documents; provide for bidding; administer the construction work including inspection for the **PROJECT**. The **COUNTY** shall provide the **CITY** with the opportunity to review and comment, prior to bidding, the plans and bid documents for the Black Road portion of the **PROJECT**. The **COUNTY** has final design calls and decision making.

2. The **TOWNSHIP** will provide for advertising, contract administration, and testing for the Black Road; Ramm Road; and the Timber Valley Subdivision portion of the **PROJECT.**

3. The **COUNTY** will provide for advertising, contract administration, and testing for the Monclova Road portion of the **PROJECT.**

4. Based on the **PROJECT** estimate, the initial **TOWNSHIP, CITY** cash contribution and the **COUNTY** in-kind contribution to the **PROJECT** is now estimated at 39.37%, 9.46% and 6.87% respectively. The **COUNTY**, as project manager, will complete and send the O.P.W.C. Disbursement Forms to the **TOWNSHIP** for its signatures. The **TOWNSHIP** will then return the signed disbursement form to the **COUNTY** for submittal using OPWC's Work Wise portal. The estimated cash contribution of the **CITY** is $256,164, and the **CITY's** share of the O.P.W.C. award is $203,736, one-half of which ($101,868) is a grant and one-half of which ($101,868) is a 0% interest loan, all as shown on Exhibit A.

5. It is the intent of this Agreement that the **COUNTY, TOWNSHIP and CITY** shall each properly and expeditiously discharge any requirements that may devolve upon them from time to time during the period this Agreement will be in force.

6. Based on the accepted bid amount, **TOWNSHIP** will invoice **CITY** for 80% of **CITY's** cash portion of the Black Road bid after the bids are received and **TOWNSHIP** notifies **CITY** of its intent to enter into a contract with the lowest and best bidder. The balance of the **CITY's** cash portion, adjusted to reflect actual quantities and approved change orders, shall be invoiced upon completion of the Black Road portion of the **PROJECT**. Each invoice shall be accompanied by supporting documentation, and the **CITY** shall pay each invoice within thirty (30) days of receipt. The **CITY's** cash portion does not include the portion of the cost funded by the O.P.W.C. grant and loan, which is addressed in Paragraph 9.

7. Due to the time lapse from when OPWC applications are made and actual project construction commences; the **TOWNSHIP and CITY** understand that project bids may come in higher than the original project estimate and/or cost overruns may occur during project construction. As such the **TOWNSHIP** and **CITY** agree that each will pay its proportionate share of overages on the construction of the **PROJECT** attributable to its respective portion of the **PROJECT**, as shown on Exhibit A. The **CITY** shall have no responsibility for overages or any other cost of the Ramm Road, Timber Valley Subdivision, or Monclova Road portions of the **PROJECT**. The **CITY's** share of overages on the Black Road portion of the **PROJECT** shall not exceed ten percent (10%) of the **CITY's** cash contribution described in Paragraph 4 without the **CITY's** prior written approval. The **TOWNSHIP** shall not award the construction contract if the accepted bid for the Black Road portion exceeds the Exhibit A estimate by more than ten percent (10%), and no change order increasing the cost of the Black Road portion shall be approved by the **TOWNSHIP** or the **COUNTY**, without the **CITY's** prior written consent.

8. Attached to this Agreement is the current estimate for the **PROJECT** which gives the approximate levels of participation for the **TOWNSHIP and CITY** and **COUNTY** with the said Ohio Public Works Commission. Exhibit A is an estimate only, and the **CITY's** financial obligation shall be determined by the accepted bid and actual costs, subject to the limitations in Paragraph 7.

9. **OPWC Loan.** The **TOWNSHIP**, as recipient of the O.P.W.C. award, shall be responsible to O.P.W.C. for repayment of the loan. The **CITY** shall reimburse the **TOWNSHIP** for the **CITY's** share of the loan, in the amount of $101,868 as shown on Exhibit A, without interest, in installments corresponding to the **CITY's** share of each payment due to O.P.W.C. (estimated at $10,186.80 per year over ten (10) years), each due within thirty (30) days after the **TOWNSHIP's** written notice that the payment is due. The **TOWNSHIP** shall provide the **CITY** a copy of the O.P.W.C. project agreement and repayment schedule and shall promptly notify the **CITY** of any change to either. The **CITY** may prepay its share at any time without penalty and shall have no liability for any portion of the loan attributable to the **TOWNSHIP** or the **COUNTY**.

10. **Records.** Each party shall maintain records relating to the **PROJECT** in accordance with O.P.W.C. requirements and applicable law and shall make them available to the other parties upon reasonable request. The **COUNTY** and **TOWNSHIP** shall provide the **CITY**

with copies of the bid tabulation, construction contract, pay applications, change orders, and final accounting for the Black Road portion of the **PROJECT**.

11. **Bonds and Insurance.** The **TOWNSHIP** shall require the construction contractor to furnish performance and payment bonds as required by law and to name the **CITY** as an additional insured on the contractor's liability insurance with respect to the Black Road portion of the **PROJECT**.

12. **Maintenance.** Upon completion of the **PROJECT**, each party shall be responsible for maintenance of the portion of the **PROJECT** within its jurisdiction. The **CITY** shall be responsible for the portion of Black Road within the corporate limits of the **CITY**.

13. **Liability.** Each party shall be responsible for the acts and omissions of its own officers, employees, and agents to the extent provided by law. Nothing in this Agreement waives any defense or immunity available to any party under R.C. Chapter 2744 or otherwise.

14. **Term.** This Agreement shall remain in effect until the **PROJECT** has been completed and accepted, final payment has been made, and the **PROJECT** has been closed out with O.P.W.C.; provided that Paragraph 9 shall survive until the **CITY** has paid its share of the loan.

15. **Fiscal Certification.** The **CITY's** obligations under this Agreement are subject to certification of funds by the **CITY's** Finance Director as required by Ohio law, which certificate is attached.

16. **Amendments; Counterparts.** This Agreement may be amended only by a written instrument executed by all parties. This Agreement may be executed in counterparts and by electronic signature.

IN WITNESS WHEREOF, the **COUNTY**, **TOWNSHIP, and CITY** have adopted the provisions of this Agreement and have directed the execution of the same by their duly authorized representatives on the date hereinafter shown.

BOARD OF MONCLOVA TOWNSHIP TRUSTEES:

_____

_____

_____

Date: _____

CITY OF MAUMEE MAYOR:

_____
Chelsea Ziss

Date: 10/21/24

APPROVED AS TO FORM:

_____
Daniel C. Arnold, Director of Law

LUCAS COUNTY ENGINEER:

_____
Mike Pniewski

Date: _____

FINANCE DIRECTOR'S CERTIFICATE

The undersigned, Finance Director of the City of Maumee, certifies that the amount required to meet the obligations of the **CITY** under this Agreement has been lawfully appropriated for that purpose and is in the treasury or in the process of collection to the credit of the appropriate fund, free from any previous encumbrance, as required by R.C. 5705.41(D).

Jennifer Harkey
Jennifer Harkey, Finance Director
Date: 10/21/24

Approved as to Form:
Julia R. Bates, Prosecuting Attorney
By:

Elaine B. Szuch
Assistant Prosecuting Attorney
Date: October 5, 2026

JCA- EXHIBIT A

FOR

Black Rd., Ramm Rd., Timber Valley Subd., & Monclova Rd.

MONCLOVA TOWNSHIP, CITY OF MAUMEE, AND LUCAS COUNTY

	TWP	City	COUNTY	TOTAL
DESIGN	$ 83,405	$ 22,995	$ 8,500	$ 114,900
INSPECTION	$ 51,850	$ 13,650	$ 3,000	$ 68,500
TESTING	$ 11,970	$ -	$ 1,000	$ 12,970
CONSTRUCTION	$ 1,901,800	$ 459,900	$ 149,000	$ 2,510,700
BIDDING & ADVERTISING	$ 500		$ 500	$ 1,000
TOTAL	$ 2,049,525	$ 496,545	$ 162,000	$ 2,708,070
PROJECT SPLITS	75.68%	18.34%	5.98%	100%

OPWC REQUEST (44.3%) = $2,708,070 (44.3%)= $ 1,199,674

	TWP	City	COUNTY	TOTAL
IN-KIND (from County)	$ 75,337	$ 20,411	$ 6,406	$ 102,154
REVENUE	$ 1,066,250	$ 256,164	$ 83,828	$ 1,406,242
OPWC (TWP)	$ 848,020	$ -	$ -	$ 848,020
OPWC (CITY)	$ -	$ 203,736		$ 203,736
OPWC (COUNTY)	$ 59,918	$ 16,234	$ 71,766	$ 147,918
TOTAL	$ 2,049,525	$ 496,545	$ 162,000	$ 2,708,070

CONTRIBUTIONS (55.7%)				
	TWP (39.37%)	CITY (9.46%)	COUNTY (6.87%)	TOTAL
DESIGN (from County)	$ 46,457	$ 12,808	$ 4,735	$ 64,000
INSPECTION (from County)	$ 28,880	$ 7,603	$ 1,671	$ 38,154
TESTING	$ 6,667	$ -	$ 557	$ 7,224
CONSTRUCTION	$ 1,059,303	$ 256,164	$ 82,993	$ 1,398,460
BIDDING & ADVERTISING	$ 279	$ -	$ 279	$ 558
TOTAL	$ 1,141,586	$ 276,575	$ 90,235	$ 1,508,396

OPWC CONTRIBUTION (44.3%)				
	TWP	CITY	COUNTY	TOTAL
DESIGN (to County)	$ 36,948	$ 10,187	$ 3,765	$ 50,900
INSPECTION (to County)	$ 22,970	$ 6,047	$ 1,329	$ 30,346
TESTING	$ 5,303	$ -	$ 443	$ 5,746
CONSTRUCTION	$ 842,497	$ 203,736	$ 66,007	$ 1,112,240
BIDDING & ADVERTISING	$ 221	$ -	$ 221	$ 442
TOTAL	$ 907,939	$ 219,970	$ 71,765	$ 1,199,674

MONCLOVA
TOWNSHIP

NEW BUSINESS 7 d
11/2/2026

Motion or need a motion to approve up to $7500 for employee appreciation.
I understand this has been a consistent practice annually.

New Business 11/2 7e

MONCLOVA
TOWNSHIP

Monclova Township Motion for Crack Seal 2027

Move to request engineering assistance from Lucas County for the 2027 Crack Seal Project, at a cost not to exceed $50,000.00.

The proposed road list and mileage are included with the attached Engineering Assistance Form.

MONCLOVA TOWNSHIP 2027 CRACK SEAL

Subdivison	Street	Road Miles	Notes
The Hamptons			
	Wainscot Ct	0.108	Only at the Intersections
	Hamptons Dr	0.238	
	Hydranga Ln	0.081	
	Watermill Ct	0.237	
Cross Roads at Fallen Timbers			
	Cross Road Ct	0.206	Only at the intersection
Slater Farms			
	Fallen Timbers Blvd	0.502	
	Iron Ct	0.083	
	Wood Dr	0.075	
	Double Eagle	0.61	
	Trestle Bend	0.218	
Villas of Deer Valley			
	Old Pine Ln	0.218	
	Deer Run Ct.	0.296	
	Doe Ct	0.296	
Olde Farm			
	East Pasture Ln	0.11	
	Butz	0.615	
Fox Hollow			
	Manley	0.373	
	Brickyard Ct	0.2	
	Echo Valley	0.113	
Strayer Farms			
	Hunters Crossing	0.137	
	Harwick Ct	0.79	
	West Meadows Ln	0.272	
The Quarry			Only to Deep Water
	Quarry Rd	0.749	
		6.527	

Office of the Lucas County Engineer
1049 S. McCord Road
Holland, Ohio 43528

Office Use Only
____-____

REQUEST FOR ENGINEERING ASSISTANCE

Date: 10/26/2026 Township: Monclova Township

The Board of Township Trustees hereby requests the County Engineer's engineering assistance as follows:
Road/Ditch Name: _____ Subdivision Name: _____ Plat #: ____
Location: _____ miles ☐ N ☐ S ☐ E ☐ W of _____ (nearest intersection)
or address # _____ or between _____ and _____ (roads).

ROADWAY/TRAFFIC SAFETY:
- ☐ Speed limit study
- ☐ Intersection traffic study
- ☐ Sight distance study
- ☐ Guardrail or barrier study
- ☐ Other traffic study (describe below)

CULVERTS:
- ☐ Culvert safety inspection
- ☐ Culvert hydraulic analysis (pipe sizing)
- ☐ Force-account estimate
- ☐ County design of township culvert

ROADWAY PLANNING AND MAINTENANCE:
- ☐ Pavement resurfacing or repair (attach road list)
- ☐ Roadway widening or other improvement study
- ☐ Sidewalk or curb ramp study
- ☐ OPWC funding application

DITCH/DRAINAGE:
- ☐ Ditch maintenance (within Right-of-Way)
- ☐ Ditch maintenance (petitioned ditch)
- ☐ New Ditch Petition
- ☐ Storm Sewer installation/maintenance

- ☒ OTHER (describe below)

Include a brief description of what the Township is requesting. If there are multiple locations, list them below:
Monclova Township is respectfully requesting Engineering assistance for the 2027 Crack Seal Project.

Please do not exceed $50,000.00 for this project. Attached is a list of Streets, Milage and Notes.

County Engineer is asked to respond to the following person who will be the point of contact to this request:

Doug Holland	Public Works Director
Name	Title
4335 Albon Road	Monclova 43542
Address	City Zip
419 261 4296	dholland@monclovatwp
Phone	Fax or email

_____
Township Trustee Date

_____
Township Trustee Date

_____
Township Trustee Date

_____
Township Administrator* Date

A minimum of two Trustee signatures is required.
* A copy of resolution requesting engineering assistance from the Trustees along with this form signed by the Administrator is acceptable.

Mail, email or fax the signed and completed form to:

Lucas County Engineer's Office
Attn: Jason Sisco, P.E.
1049 S. McCord Road
Holland, OH 43528
Fax: 419-213-2829
Email: jsisco@co.lucas.oh.us

See instructions on the following pages for more information

MONCLOVA TOWNSHIP 2027 CRACK SEAL

Subdivison	Street	Road Miles	Notes
The Hamptons			
	Wainscot Ct	0.108	Only at the Intersections
	Hamptons Dr	0.238	
	Hydranga Ln	0.081	
	Watermill Ct	0.237	
Cross Roads at Fallen Timbers			
	Cross Road Ct	0.206	Only at the intersection
Slater Farms			
	Fallen Timbers Blvd	0.502	
	Iron Ct	0.083	
	Wood Dr	0.075	
	Double Eagle	0.61	
	Trestle Bend	0.218	
Villas of Deer Valley			
	Old Pine Ln	0.218	
	Deer Run Ct.	0.296	
	Doe Ct	0.296	
Olde Farm			
	East Pasture Ln	0.11	
	Butz	0.615	
Fox Hollow			
	Manley	0.373	
	Brickyard Ct	0.2	
	Echo Valley	0.113	
Strayer Farms			
	Hunters Crossing	0.137	
	Harwick Ct	0.79	
	West Meadows Ln	0.272	
The Quarry			Only to Deep Water
	Quarry Rd	0.749	
		6.527	

MONCLOVA TOWNSHIP BOARD OF TRUSTEES MEETING
ADMINISTRATOR UPDATES
November 2, 2026

ACTION ITEMS

- **Motion or need motion to approve Resolution 11022026-01 a Resolution Providing for Text Amendment to the Zoning Resolution.**
  This is a text amendment creating an Industrial Planned Unit Development (IPUD) See attached

- **Motion or need a motion to set a public hearing for Text Amendment Z17-C391 and Zoning Change Request Z17-C392 for November 16, 2026 at 5:30pm.**
  Text Amendment Z17-C391 is a text amendment regarding the processes to Section 15 of the Zoning Resolution, zoning changes and text amendments.

  Zoning Change Z17-C392 is a zoning change request from C-2 and A/R to M-1. The developer is interested in developing the property for a light industrial facility. It would be harmonious to the surrounding area.

- **Motion or need motion to approve Joint Cooperation Agreement (JCA) with City of Maumee and Lucas County.**
  This is for our 2028 OPWC Road Improvement project. A joint application for Black Rd., Ramm Rd., Timber Valley subdivision, and Monclova Rd between Wilkins and State Route 295. A portion of Black Road is shared with the City of Maumee. Monclova Rd. is the County's portion of the agreement. See attached

- **Motion or need a motion to approve up to $7500 for employee appreciation.**
  I understand this has been a consistent practice annually.

UPDATES

- Public Works interviews
- IAFF Negotiations
- Fire re-model mtgs.
- New housing development mtg.

MONCLOVA TOWNSHIP BOARD OF TRUSTEES MEETING
ADMINISTRATOR UPDATES
November 2, 2026

- LHR Public Information mtgs.
- TEA JEDD mtg.
- Lake Erie West webinar – Ohio Economic Development Association (OEDA) Data Center