MOTION NUMBER: **FILE NO: Z17-C392**

During the October 26, 2026 meeting of the Monclova Township Zoning Commission the following actions occurred:

Chandley moved to recommend approval of Zoning Change Request.

Seconded by Trettin.

Yes:

Zoning Commissioner Rasmusson
Zoning Commission Lindsay
Zoning Commissioner Chandley
Zoning Commission Trettin
Zoning Commissioner Mark Trimble

No:

Result: 5-0

10/26/26 Zoning Commission Meeting

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

Staff Present: Zoning Administrator Eric Wagner

A. Call to Order by Chair; states date for audio record

B. Pledge of Allegiance to the Flag

C. Roll Call of Members; All Members present

D. Minutes: Move to suspend reading of the May 26, 2026 meeting and approve as submitted. Moved Rasmusson Second Chandley All were in favor

Chair Lindsay commenced Public Hearing: Z17-C392, zoning change from A/R Agricultural Residential and C-2 General Commercial to M-1 Industrial/Office Research District for property identified as taxing district parcel number 38-46111, 10311 Airport Highway. Applicant/Agent: George Lathrup.

Zoning Administrator Wagner gave a review of the proposed zoning change. He noted that the request was reviewed by the Lucas County Planning Commission staff who recommended approval. He also noted that the Lucas County Planning Commission recommended approval at their 9-23-26 meeting.

The applicant George Lathrup was sworn in and gave a brief description of his plans for the property. He plans to develop the property for a light industrial use that will fit in with other commercial and industrial businesses in the area.

Trettin moved to close the public hearing and Rasmusson seconded it. All were in Favor

Chandley moved to recommend approval of the Zoning Change request

Trettin second All were in favor

Chair Lindsay commenced Public Hearing: Z17 C391 Text Amendment to section 15 of the Monclova Township Zoning Resolution Applicant Monclova Township

Zoning Administrator Wagner gave a review of the proposed text amendment. He noted that the request was reviewed by the Lucas County Planning Commission staff who recommended

approval. He also noted that the Lucas County Planning Commission recommended approval at their 9-23-26 meeting.

Rasmusson moved and Trettin seconded to approve the proposed text amendment. All were in favor

Chandley motioned to adjourn Trettin seconded All were in favor

Submitted:

Eric Wagner, Monclova Township Zoning Administrator

Accepted:

James Lindsay, 2026 Chair	Paul Rasmusson, Vice Chair
Keith W. Trettin	Brian Chandley
J. Mark Trimble	Cathy Shepherd, Alternate

Roll calls taken in random order.

Z17-C392

If you are viewing this document electronically via email or www.monclovatwp.org you may complete this fillable form using a current free downloadable version of Adobe Reader.
After completing this form you may "Save As" or "Print" and return to the Zoning Office upon signature.

REQUEST FOR ZONING CHANGE IN MONCLOVA TOWNSHIP

To: **Monclova Township Zoning Commission**
Lucas County Plan Commission
Monclova Township Trustees

Date: July 29, 2026

Sir or Madam:

I or we, the undersigned, owner(s) of the following described property do hereby request your Honorable Body to consider a change in the zoning classification of said property.

Legal Description: (Attach if lengthy) Lot number eleven (11) in ELLWOOD FARMS, a Subdivision situated partly in Monclova Township and partly in Spencer Township, Lucas County, Ohio. Said lot number eleven (11) situated in Monclova Township, Lucas County, Ohio. Subject to legal highways.

Parcel Number(s): 38 46111

Parcel Address(es): 10311 Airport Hwy, Swanton, Ohio 43558

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Change in Classification Requested

Zoning Classification From: C 2 and A/R To: M 1

Owner's Signature Russ Bucher **Printed Name** Russ Bucher

Address P.O. Box 646, Fremont, Ohio 43420

Phone Number / Fax [redacted]

Email Contact: russjb@yahoo.com

Agent's Signature George Lathrop **Printed Name** George Lathrop

Address 320 W. Dussel Drive

Phone Number / Fax 419 893 0334 (phone) and 419 893 7307 (fax)

Email Contact: george@tomahawkco.com

Direct all correspondence to Monclova Township Zoning Office, 4335 Albon Road, Monclova OH 43542,
Zoning Office at 419-865-7857or ewagner@monclovatwp org

July 29, 2026

Mr. Eric Wagner
Monclova Township Zoning Administrator
Monclova Township
4335 Albon Road
Monclova, OH 43542

RE: Zoning Change Request
10311 Airport Hwy, Swanton, OH 43558

Dear Mr. Wagner,

Please consider this my letter of intent to change the zoning on the above referenced property for which I am the owner. We are in the process of selling the property to an entity owned by George Lathrop and will be representing me on the zoning change. It is my understanding that his project for the property is a multi-tenant industrial project and he does not have an end user in mind that he is able to discuss at this time. I appreciate your cooperation with this zoning change request.

Thank you,

BMY, an Ohio Partnership

TOMAHAWK DEVELOPMENT

July 31, 2026

Mr. Eric Wagner
Monclova Township
4335 Albon Road
Monclova, Ohio 43542

RE: Zoning Change Request
10311 Airport Hwy, Swanton, Ohio

Dear Eric,

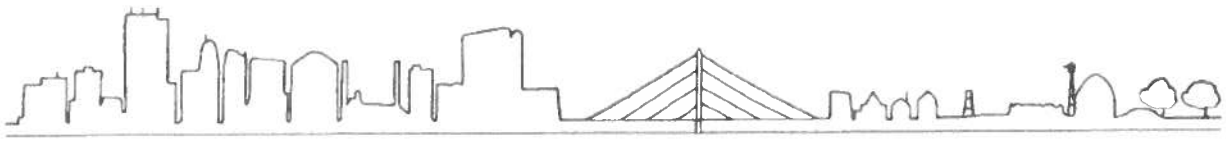
Pursuant to our email exchanges, attached is a signed request for zoning change form, letter of intent and our check #1368 for $800.00 for the zoning change request fee. Assuming everything is in order please begin the process of the zoning change.

As always, should you have any questions or comment please do not hesitate to ask.

Respectfully,

George W. Lathrop
President
Tomahawk Development Co.

DEVELOPERS/REALTORS
ARROWHEAD PARK • 320 WEST DUSSEL DRIVE • MAUMEE, OHIO 43537
PHONE (419) 893-0334 • FAX (419) 893-7307



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: September 24, 2026
REF: Z17-C392
PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees

FROM: Lucas County Planning Commission, Lisa A. Cottrell, Secretary

SUBJECT: Zone Change from C-2 General Commercial and A/R Agriculture/Residential to M-1 Light Industrial located at 10311 Airport Highway

Your referral for a Zone Change from C-2 General Commercial and A/R Agriculture/Residential to M-1 Light Industrial located at 10311 Airport Highway was considered by the Lucas County Planning Commission at its meeting on Wednesday, September 23, 2026.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,

Lisa Cottrell

Lisa A. Cottrell
Secretary

MLM/LC
cc: Applicant

Enc. Form 66
Form 66A
Staff Report

APPLICATION FOR A ZONE CHANGE FROM C-2 & A/R TO M-1

MONCLOVA TOWNSHIP

APPLICATION #: Z17 – C392
APPLICANT & OWNER: Russ Bucher, P.O. Box 646, Fremont, OH 43460
BUYER: George Lathrop, 320 W. Dussel Drive, Maumee, OH 43537
ADDRESS: 10311 Airport Highway
PARCEL(S): 38-46111
ZONING: C-2 General Commercial and A/R Agriculture/Residential
REPORT DATE: September 11, 2026
HEARING DATE: September 23, 2026
STAFF REVIEWER: Molly L. Maguire

Details of Zone Change Request

The applicant is requesting a Zone Change from C-2 General Commercial and A/R Agriculture/Residential to M-1 Light Industrial located at 10311 Airport Highway. The Zone Change will allow the property owner to develop the site for light industrial uses. A site plan will be required and reviewed in compliance with the requirements of the Monclova Township Zoning Resolution.

Parcel History

Nothing on file at the Plan Commissions office.

Existing Conditions

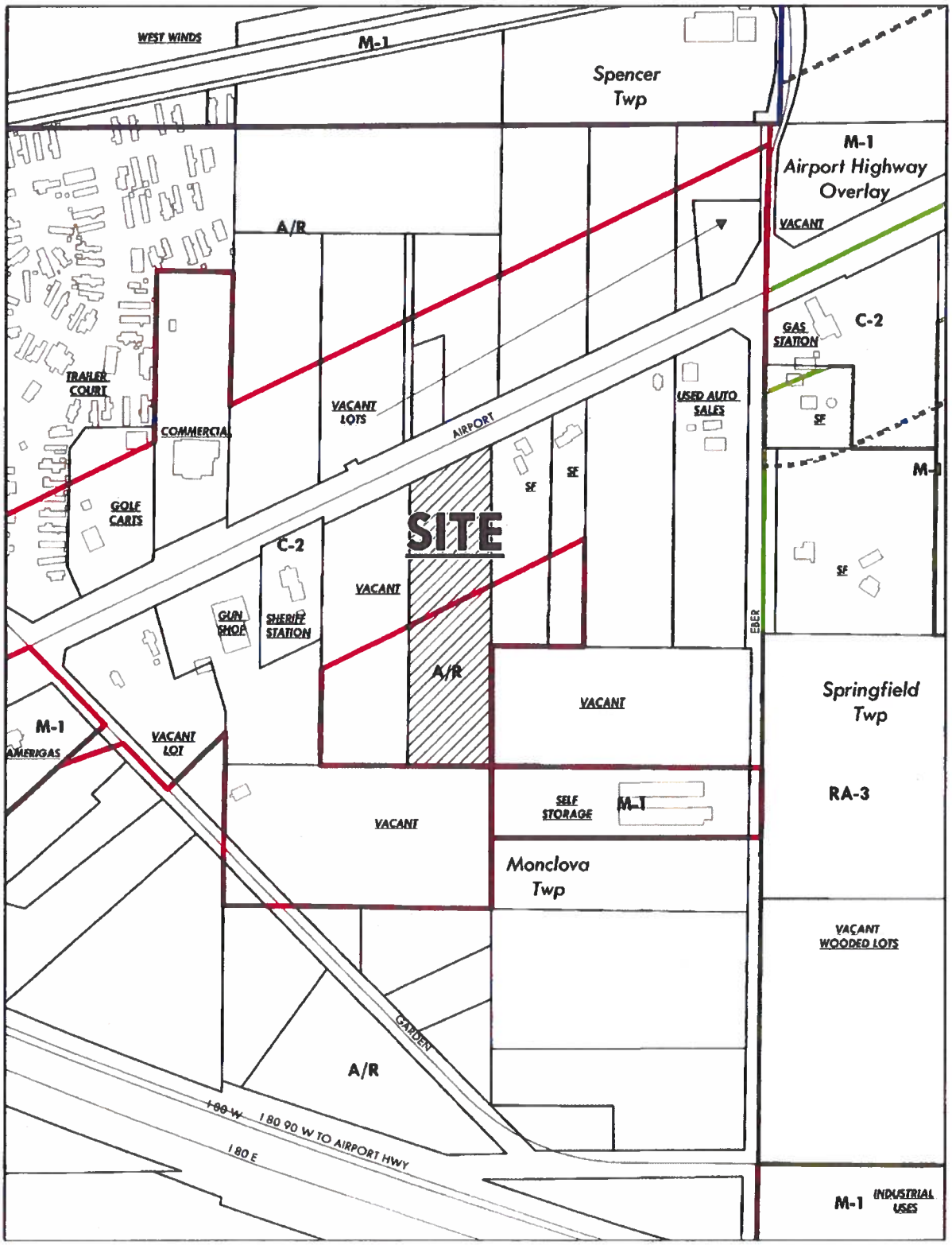
The subject site is a vacant lot that has two (2.0) acres and is located at 10311 Airport Highway. Abutting the site is a vacant lot on the west, and south side, and a single-family home to the east with a used car sales lot on the east side. Directly to the north of the site is a vacant commercial lot located across Airport Highway.

Proposed Project

The applicant is proposing the zone change in order to develop the property for a light industrial use that will match the other commercial and industrial businesses located in 10311 Airport Highway vicinity. Staff is recommending **approval** of the Zone Change.



Aerial image of the subject property from GIS.



Zoning and Land Use Map.



Google Map street view.

Analysis

Section 4.9 C-2 General Commercial District

The 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. Typically, these businesses will be high generators of traffic. Examples of these include, but not limited to, shopping centers, malls, drive-through businesses, hotels, restaurants, gas stations, etc. Largescale retail projects may be allowed subject to the review and approval of a Conditional Use Permit. All uses and activities shall be inside buildings unless related to the existing primary use of the property.

Section 4.11 M-1 Industrial/Office Research District

The Industrial/Office Research District is to provide for light industrial, research laboratories, warehousing types of businesses which may be conducted in areas proximate to residential and commercial areas with attempts to provide as much isolation as possible. These uses may include activities of manufacturing, processing, or assembly of products or the provision of services. No offensive or hazardous conditions shall be created by an industry and other disruptive activities shall be minimized to maintain tranquility if near commercial or residential areas. This would include such things as excessive traffic, dust, dirt, noxious gases, smoke, noise, fumes or vibrations. Since certain industrial uses as a part of their operation may have been for sales distribution and sales outlets, it may be permitted only as an accessory use providing that goods and services are produced at the site or are an integral part of a warehousing distribution system. Wherever possible work activities and material handling will be confined to buildings or enclosures. When possible, materials and products will be stored in enclosed structures or areas screened from view of adjoining property. External areas of structures will be landscaped and maintained. Undeveloped areas will be kept free of debris, weeds and routinely maintained by cutting grassed areas.

Analysis (cont'd)

Township Land Use Plan

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as general commercial in the Airport/Interchange Planning Area. The area includes the eastern portion of Toledo Express Airport; the Ohio Turnpike interchange that serves the airport; the Ohio Air National Guard 180th Fighter Wing Base; a hotel and other airport related uses along an airport service road; a mobile home park, restaurant, self-storage facility and other commercial uses along Airport Highway; two self-storage facilities, several small-scale commercial uses, and an auto storage/repair operation along Eber Road. The land use plan states the preferred land uses to industrial, manufacture and general commercial uses compatible and supportive of airport facilities.

The planning issues and concerns listed in the plan refer to the development of vacant parcels located on the north side of Airport Highway adjacent to the Ohio Turnpike interchange and ensuring land uses that are supportive of airport uses (passenger and general cargo), and associated light manufacturing/light assembly/distribution in close proximity to the facility. Township officials should discourage land uses that are generally considered to be incompatible with airports (such as residential, schools, and churches) to locate away from airports and to encourage land uses that are more compatible (such as industrial and commercial uses) to locate around airports.

Findings

1. The request is compatible with surrounding general commercial and light industrial 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.

Recommendation

Section 15.2, Letter F., Submission to County Plan Commission – APPROVE – The Zone Change from C-2 and A/R to M-1at 10311 Airport Highway.

Property Search

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 3846111
MARKET AREA: 2701R
10311 AIRPORT LLC
TAX YEAR: 2026

