

# **MONCLOVA TOWNSHIP**

INTER-OFFICE

MEMO

**To:** Zoning Commission

**Cc:** Kathleen Kuns

**From:** Eric Wagner

**Date:** 11/3/23

**Re:** Zoning Change request from M-1 Industrial/Office Research District to C-2 General Commercial District at 3739 Briarfield Blvd.

The applicant is requesting a zoning change from M-1 Industrial/Office Research to C-2 General Commercial at 3739 Briarfield Blvd. The property is approximately 2.24 acres in size. The applicant is proposing to construct a convenience store and gas station.

The property is subject to the US 20A Overlay District. The Lucas County Planning Commission staff recommended approval of the request. Additionally the Lucas County Planning Commissioners recommended approval of the request at their October 26th meeting.



# Monclova Township Zoning

4335 Albon Road

Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

[www.monclovatwp.org](http://www.monclovatwp.org)

November 3, 2023

Mr. Doug Holland  
Monclova Township Maintenance Supervisor  
4650 Keener Rd.  
Monclova, Ohio 43542

REF: Zoning Change request from M-1 Industrial/Office Research District to C-2 General Commercial District at 3739 Briarfield Blvd.

Dear Mr. Holland,

The applicant is requesting a zoning change from M-1 Industrial/Office Research to C-2 General Commercial at 3739 Briarfield Blvd. The property is approximately 2.24 acres in size. The applicant is proposing to construct a convenience store and gas station.

The property is subject to the US 20A Overlay District. The Lucas County Planning Commission staff recommended approval of the request. Additionally the Lucas County Planning Commissioners recommended approval of the request at their October 26th meeting.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

Eric Wagner  
Zoning Administrator  
Monclova Township



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November 3, 2023

Scott Bockelman  
Captain, Fire Prevention Bureau  
4395 Albon Rd.  
Monclova, Ohio 43542

REF: Zoning Change request from M-1 Industrial/Office Research District to C-2 General Commercial District at 3739 Briarfield Blvd.

Dear Captain Bockelman,

The applicant is requesting a zoning change from M-1 Industrial/Office Research to C-2 General Commercial at 3739 Briarfield Blvd. The property is approximately 2.24 acres in size. The applicant is proposing to construct a convenience store and gas station.

The property is subject to the US 20A Overlay District. The Lucas County Planning Commission staff recommended approval of the request. Additionally the Lucas County Planning Commissioners recommended approval of the request at their October 26th meeting.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

Eric Wagner  
Zoning Administrator  
Monclova Township



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[Address](#)   [Owner](#)   [Parcel Number](#)   [Assessor #](#)   [Advanced](#)   [County Map](#)   [Multi-Year Search](#)

Summary

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Permits

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)

BOR/Appeals

PARCEL ID: 3886071  
MARKET AREA: 3004C  
TOLSON INVESTMENTS LLC  
TAX YEAR: 2023





If you are viewing this document electronically via email or [www.monclovatwp.org](http://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: August 21, 2023

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) BRIARFIELD BUSINESS PARK LOT  
8 IRREG PCE MEAS N 270.43 FT S 315.49 FTE  
Parcel Number(s): 3886071 LINE BY 354.97 FT S LINE

Parcel Address(es): 3739 Briarfield Blvd. Maumee, OH 43537

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

### Change in Classification Requested

Zoning Classification From: M-1 To: C-2

Owner's Signature  Printed Name Dale A. Tolson, Authorized Representative  
Address 7150 W Central Ave. Suite 200 Toledo, OH 43617

Phone Number / Fax 419-843-6265

Email Contact: bschmidt@tolsonent.com

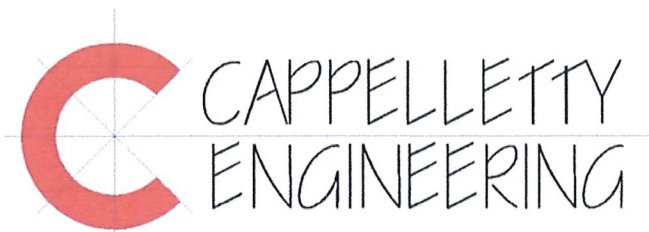
Agent's Signature  Printed Name MICHAEL CAPPELLETTY

Address 6145 DOUBLAS RD TOLEDO OH 43613

Phone Number / Fax (419) 475-8200

Email Contact: mike@cappellettyengineering.com

Direct all correspondence to Monclova Township Zoning Office, 4335 Albon Road, Monclova OH 43542;  
Zoning Office at 419-865-7857 or [ewagner@monclovatwp.org](mailto:ewagner@monclovatwp.org)



6145 DOUGLAS RD. TOLEDO, OH 43613  
PHONE / FAX 419.475.8200  
mike@cappellettyengineering.com

Monclova Zoning Department  
Mr. Eric Wagner  
Zoning Administrator

Date: 08/16/2023

Re: **3739 Briarfield Bvd.**  
**Rezoning**

Mr. Wagner :

Please find attached a " Request for Zoning Change in Monclova Township " application and \$800.00 application fee.

We are requesting a zone change from **M-1 to C-2**.

The intent is to develop this site into a convenience store with fuel sales facility. The construction of the new US 23 access to 20A, will only result in a need for a commercial presence at the access and ultimately along the 20A corridor.

Please contact me should you have any questions.

Michael R. Cappelletty P.E

Cc: File



## TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: October 26, 2023  
REF: Z17-C381  
PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees ✓

FROM: Lucas County Planning Commission, Thomas C. Gibbons, Secretary

SUBJECT: Zone Change from M-1 Industrial/Office Research District to C-2 General Commercial District for the site located at 3789 Briarfield Boulevard

Your referral for a Zone Change from M-1 Industrial/Office Research to District to C-2 General Commercial District located at 3789 Briarfield Boulevard was considered by the Lucas County Planning Commission at its meeting on Wednesday, October 25, 2023.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,

Thomas C. Gibbons  
Secretary

MLM/TG

cc: Applicant

Enc. Form 66  
Form 66A  
Staff Report

## GENERAL INFORMATION

### Subject

- |           |   |   |
|-----------|---|---|
| Request   | - | Zone Change from M-1 Industrial/Office Research District to C-2 General Commercial District |
| Location  | - | 3739 Briarfield Boulevard   |
| Applicant | - | Cappelletty Engineering<br>Michael R. Cappelletty<br>6145 Douglas Road<br>Toledo, OH 43613  |

### Site Description

- |              |   |   |
|--------------|---|---|
| Zoning       | - | M-1 Industrial/Office Research  |
| Area         | - | ± 2.23 Acres  |
| Frontage     | - | ± 318 Feet along Briarfield Blvd, and ± 300 Feet along US 20A (Maumee Western Road) |
| Existing Use | - | Vacant Land   |
| Overlay      | - | U.S. 20A (Maumee-Western Road) Overlay District                                     |

### Area Description

- |       |   |                                  |
|-------|---|----------------------------------|
| North | - | Industrial/Office Research / M-1 |
| South | - | Industrial/Office Research / M-1 |
| East  | - | Industrial/Office Research / M-1 |
| West  | - | General Commercial / C-2         |

### Parcel History

- |          |   |   |
|----------|---|---|
| Z17-C205 | - | Amendment to the Monclova Township Zoning Resolution regarding U.S. 20A (Maumee-Western Road) Zoning Overlay District (P.C. approved on 8/25/04, Trustees approved on 10/18/04) |
|----------|---|---|

### 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 M-1 Industrial/Office Research District to C-2 General Commercial District for the property located at 3739 Briarfield Boulevard. The undeveloped parcel is approximately 2 acres, and is located in the US 20 A (Maumee-Western Road) Overlay District. The applicant is proposing the Zone Change to construct a convenience store with fuel sales. The subject site is located at the north east corner of the intersection at Briarfield and US 20A (Maumee Western Road), and is surrounded by commercial office space and industrial warehouses to the north, west, south side, and the east side is US 23.

The Monclova Township Zoning Resolution states the C-2 General Commercial District provides for businesses which serve a regional market. Businesses may be grouped into small 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. The US 20A Overlay District allows for commercial uses as proposed by the applicant. The new development will have to comply with the overlay development standards when submitting for site plan for review.

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as business park and light industrial use for future land uses. The site is identified in the Briarfield and Triad Planning Area with preferred land uses as commercial, professional offices, industrial and high-density mixed uses properly buffered from residential uses. The proposal meets the criteria for the C-2 General Commercial District. Staff recommends approval of this Zone Change from M-1 Industrial/Office Research District to C-2 General Commercial District.

## STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C381, a Zone Change request from M-1 Industrial/Office Research District to C-2 General Commercial District for the property located at 3739 Briarfield Boulevard to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

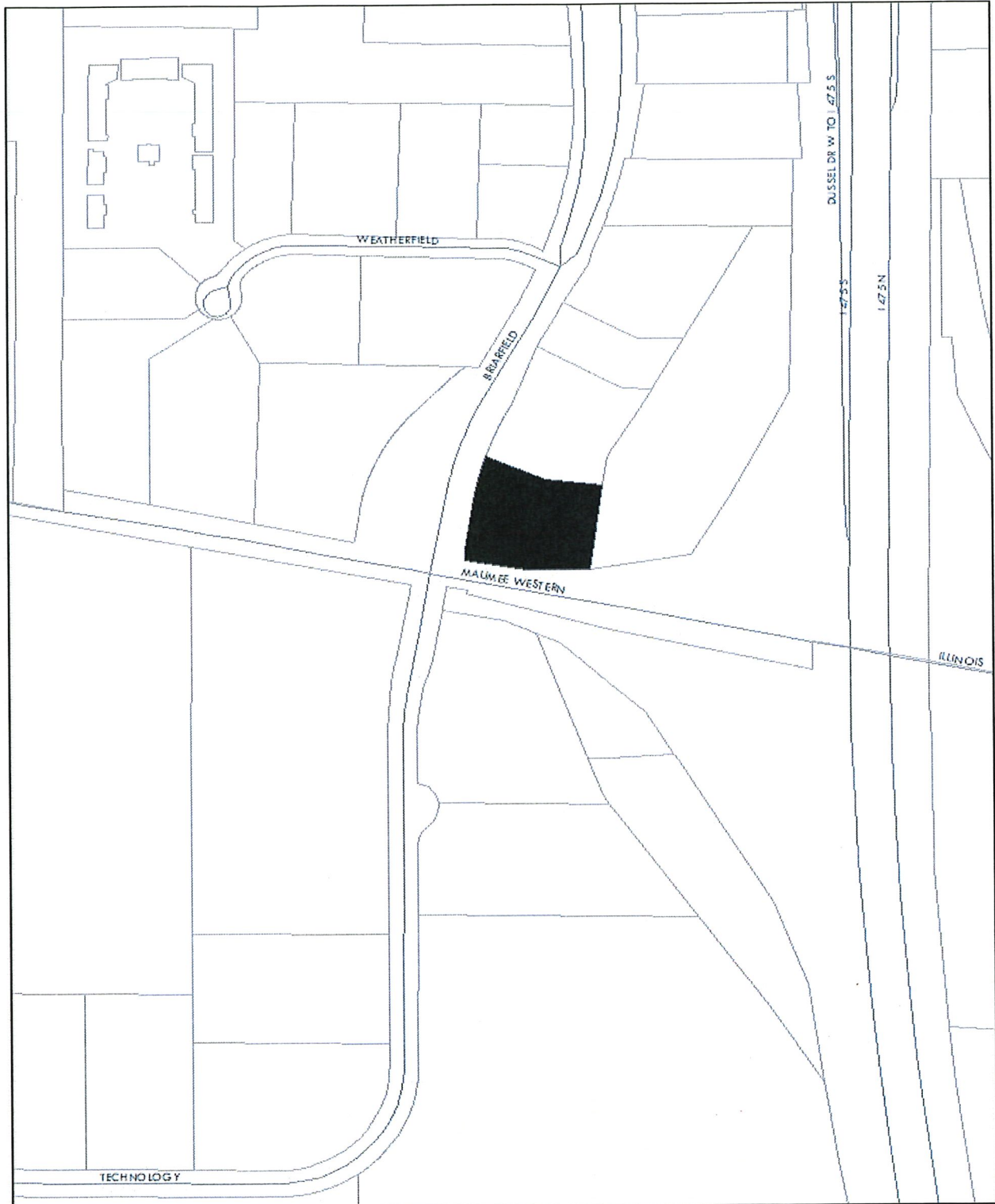
1. The request is compatible with surrounding commercial zoning and uses;
2. The request is compatible with 2022 Monclova Township Comprehensive Land Use Plan; and
3. The proposed Zone Change is anticipated to have minimal adverse impacts on surrounding properties.

MLM/KB  
Two (2) sketches follow

ZONE CHANGE  
MONCLOVA TOWNSHIP  
LUCAS COUNTY PLANNING COMMISSION  
REF: Z17-C381  
DATE: October 25, 2023  
TIME: 9:00 a.m.

# GENERAL LOCATION

Z17-C381



# ZONING & LAND USE

Z17-C381

