

AGENDA

Monclova Township Zoning Commission Regular Meeting
Monday, September 23, 2024 – 5:30 p.m.
Monclova Township Meeting Room, 4335 Albon Road, Monclova OH

***Please turn off cell phones or place on vibrate
during this public meeting.***
Township meetings are recorded.
Refrain from private conversations during the meeting.

Member	Position	End of Term (5-yr Member; 1-yr Alt.	2 consecutive full terms
Keith Trettin, Chair	Member	October 14, 2025	First term
Cathy Shepherd, Vice Chair	Member	October 14, 2026	First full term
Adam Hoff	Member	October 14, 2024	Second term
James Lindsay	Member	October 14, 2027	First Term
Paul Rasmusson	Member	October 14, 2028	First term
Brian Chandley	Alternate	October 14, 2024	Ongoing annual term

- A.** Call to Order by Chair; states date for audio record
- B.** Pledge of Allegiance to the Flag
- C.** Roll Call of Members; Alternate has voting rights with absence
- D.** Minutes: Move to suspend reading of the June 24, 2024 meeting and approve as submitted by Recording Secretary / or motion regarding changes; second.
Reminder: Need not be present at the meeting to participate in the vote
- E.** Public Hearing Z17-C383 and Z17-C384: R-B Suburban Residential and C-1 Neighborhood Commercial PUD to C-1 Neighborhood Commercial PUD with an amendment to the PUD at 8300 Maumee-Western Road
- F.** Other matters to come before the Board
- G.** Adjournment

Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion

Monday, June 24, 2024

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, Brian Chandley, Paul Rasmusson, and Adam Hoff
Jim Lindsay has an excused absence.

Staff Present: Zoning Administrator Eric Wagner, Kathleen Stewart Kuns

Record of Proceedings:

Trettin moved, Hoff seconded, to suspend the reading of the May 28, 2024 minutes and approve as submitted by the Recording Secretary. Roll Call: Trettin, yes; Shepherd, yes; Chandley, yes; Rasmusson, yes; Hoff, yes.

Z17-C382 Public Hearing, continued:

Chair Trettin moved, seconded by Hoff, to reconvene the public hearing for Z17-C382. Roll Call: Trettin, yes; Shepherd, yes; Chandley, yes; Rasmusson, yes; Hoff, yes.

No one from the public was in attendance.

Chair noted two previous meetings. ZA Wagner reviewed lingering issues from last meeting.

Wagner noted Ohio Power siting Board - Board that deals with facilities over a certain acreage.

Trettin suggested adding board name. Hoff noted that it is listed in another section. No changes needed.

Trettin confirmed that larger fields must be in manufacturing-zoned areas.

Solar fields and storage units in economic development zones – they take real estate but have little in the way of employees' tax benefits.

Wagner commented on conditional uses made sense for everything except the integrated solar panels. Was in agreement for conditional uses.

4-28 9.38 B4 – greater than one acre in size – Hoff question M-1. Wagner commented on efficiency in manufacturing zones, i.e. underground work for transmitters, etc. Discussion.

Wagner commented on productive acreage.

Hoff commented on tracking systems (angle with sun). C1A – from structure surface (as opposed to roof).

Chair called for comments on solar. None

Chair commenced discussion on self-storage (5:47 PM).

Short term rental conversation.

Rasmusson asked about the fee for short term. Same as conditional use fee.

Hoff asked about site plan review for short term rental. Wagner suggested a floor plan. Agreed.

Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion

Monday, June 24, 2024

Chair called for other items to be presented. No other discussion.

Hoff moved to accept changes to the Zoning Resolution as modified by the Zoning Commission.
Seconded by Shepherd.

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

Trettin noted conclusion of hearing.

Adjournment:

There being no further business, Trettin moved, Rasmusson seconded, to adjourn. Roll Call:
Trettin, yes; Shepherd, yes; Chandley, yes; Rasmusson, yes; Hoff, yes.

Submitted:

Kathleen Stewart Kuns
Support Staff/Recording Secretary

Accepted:

Keith W. Trettin, Chair

Cathy A. Shepherd, Vice Chair

Adam Hoff

James Lindsay

Paul Rasmusson

Brian Chandley, Alternate

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.

MONCLOVA TOWNSHIP ZONING COMMISSION

1. **Intro:** Convene meeting with the Pledge of Allegiance to the Flag (Chair)
{i.e. I now call the meeting of the Monclova Township Zoning Commission to order. Today is Monday, April 22, 2024. Please stand with me and state the Pledge of Allegiance.
2. **Roll call** of members (Support Staff)
3. Chair calls for a motion regarding past meeting **minutes**.
{Move to dispense with the reading of the **June 24, 2024** minutes and approve as submitted}
4. **Public Hearing:** Move to commence the Public Hearing for Z17-C383 and Z17-C384, (describe).
5. Call upon Zoning Administrator Wagner to give summary of request; history of property.
6. Recognize receipt of the Toledo-Lucas County Planning Commissions Staff Analysis and Recommendations; Wagner to read into record if requested by Chair. This report was posted on the website for interested parties to read in advance of the meeting.
7. Swearing in of Witnesses (Chair) [Individually as each comes up OR en masse; Chair may also comment to the public that Rules for Public Hearing are on the back side of tonight's agenda.

Chair: "Please come to the podium to be sworn in" or if a group swearing in, ask them to stand; Chair: "Raise your right hand." "**Do you swear or affirm that the testimony you are about to give before this Commission is the truth?**"

Chair: "State you name and address for the record and proceed to give your testimony."
8. Testimony from applicant or agent
9. Testimony from those in favor of the change. Testimony of those opposed
10. It is within the right of the Commission to stop duplicitous testimony. Ask resident to present new testimony and avoid repeated information.
11. Public does not ask questions directly of applicant. He or she may ask questions of the Commission.
12. Motion: "I move to close that portion of the Public Hearing that Accepts Public Testimony; Second (If the hearing appears to be headed for a continuation, you may not want to perform this motion.)
13. Discussion and Deliberation by Commission
14. Motion and Second; Chair calls for Discussion; Chair calls for Vote
For example - "I move to recommend approval of this request to the Monclova Township Board of Trustees and refer this matter to the Monclova Township Board of Trustees for their final determination.") **and ...**
15. Move to Close File # **Z17-C383 and Z17-C384** (This can be combined with above.)

MONCLOVA TOWNSHIP

INTER-OFFICE

MEMO

To: Zoning Commission

Cc: Kathleen Kuns

From: Eric Wagner

Date: 9/5/24

Re: Zoning Change request from R-B Suburban Residential and C-1 Neighborhood Commercial PUD to C-1 Neighborhood Commercial PUD and an amendment to the PUD at 8300 Maumee-Western Rd.

The applicant is requesting a zoning change from R-B Suburban Residential and C-1 Neighborhood Commercial PUD to C-1 Neighborhood Commercial PUD at 8300 Maumee-Western Rd. The applicant is requesting this zoning change to increase the acreage for the commercial property prior to development. The existing area of commercial zoning for the Stoney Creek PUD is 5.31 acres and the proposed zoning change request would add 1.69 acres to the commercially zoned area for a total of approximately 7 acres. The overall residential acreage of the PUD would decrease by 1.69 acres from 106.42 acres to approximately 104.73 acres. The Planning Commission staff recommended approval and the Planning Commissioners at their 8-28-24 meeting recommended approval of the request.

[Auditor](#) **[Property Search](#)** [County Website](#) [Contact Us](#)

Address	Owner	Parcel Number	Assessor #	Advanced	County Map	Multi-Year Search
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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: 3823633
MARKET AREA: 2708R
JAQUETTE FARMS LLC
TAX YEAR: 2024



FellerFinch

& ASSOCIATES, INC.
Engineers • Surveyors

1683 Woodlands Drive
Maumee, Ohio 43537
Phone: (419) 893-3680
www.fellerfinch.com

Donald L. Feller, P.E.
Gregory N. Feller, P.E.
Aaron M. Feller, P.E.

May 15, 2024

Monclova Township Zoning Commission
4335 Albon Road
Monclova, Ohio 435452
Attn: Eric Wagner

Stoney Creek

Dear Mr. Wagner,

We are requesting to amend the C-1 Commercial area of the Stoney Creek Planned Unit Development, parcel 3823633, from 5.334 Ac. To 7.044 Ac.

If you have any questions, please do not hesitate to contact us at your earliest convenience.

Thanking you, I am,



Donald L. Feller, P.E.

Feller, Finch & Associates, Inc.

CC: Molly Maguire

Additional office in Franklin, Tennessee

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: _____

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) Attached

Parcel Number(s): 3823633

Parcel Address(es): 8300 Maumee Western Road, Maumee, Ohio 435371683

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

Change in Classification Requested

Zoning Classification From: PUD

AMENDMENT TO PUD TO DEMONSTRATE THE CHANGE IN ACRES FROM RESIDENTIAL TO COMMERCIAL

Owner's Signature _____ Printed Name _____

Address _____

Phone Number / Fax _____

Email Contact: _____

Agent's Signature  Printed Name DONALD L. FELLER

Address 1683 Woodlands Drive, Maumee, Ohio 43537

Phone Number / Fax 419-893-3680

Email Contact: dfeller@fellerfinch.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

Received 5-31-24

Ein 

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: 5/1/24

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) See attached

Parcel Number(s): 3823633

Parcel Address(es): 8300 Maumee Western Road, Maumee, Ohio 43537

♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦ ♦

Change in Classification Requested

Zoning Classification From: PUD R-B & C-1 To: PUD amend/C-1

JAQUETTE FARMS LLC

Owner's Signature Richard Jaquette Printed Name RICHARD JAQUETTE

Address 5447 Bay Shore Road, Oregon, Ohio 43616

Phone Number / Fax 419-346-0394

Email Contact: rjaquette@sbc.golobal.net

Agent's Signature _____ Printed Name _____

Address _____

Phone Number / Fax _____

Email Contact: _____

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

April 5, 2021

**JAQUETTE FARMS, LLC
REMAINING PARCEL 1**

A parcel of land being part of the Northwest quarter (1/4), Section Thirty-Two (32), Town Two (2), United States Reserve of the Twelve Mile Square at the Foot of the Rapids of the Miami of Lake Erie, Monclova Township, Lucas County, Ohio, said parcel of land being bounded and described as follows:

Commencing at the intersection of the of the South line of the Northwest quarter (1/4) of Section Thirty-two (32) with the East line of West half (1/2) of the Northwest quarter (1/4) of Section Thirty-two (32), said South line of the Northwest quarter (1/4) of Section Thirty-two (32) also being the centerline of Maumee-Western Road, said East line of the said Northwest quarter (1/4) of the Northwest quarter (1/4) of Section Thirty-two (32) also being the centerline of Albon Road, point of intersection being marked with a found MAG nail;

thence in a northerly direction along the East line of West half (1/2) of the Northwest quarter (1/4) of Section Thirty-two (32), having a bearing of North one (01) degree, one (01) minute, fifty-eight (58) seconds East, a distance of forty and zero hundredths (40.00') feet to the intersection of the North Right-of-Way line of Maumee Western Road as described in Volume 781, Page 257, Lucas County Deed Records, said point of intersection also being the Point of Beginning;

thence North eighty-nine (89) degrees, twelve (12) minutes, fifty-two (52) seconds West along the North Right-of-Way line of Maumee Western Road as described in Volume 781, Page 257, Lucas County Deed Records, passing through a set capped iron rebar at a distance thirty and zero hundredths (30.00') feet, a total distance of eight hundred eighty-six and eighty-nine hundredths (886.89') feet to a point, said point being marked with a set capped iron rebar;

thence North zero (00) degrees, forty-seven (47) minutes, sixteen (16) seconds East along a line, a distance of ninety-four and forty-eight hundredths (94.48') feet to a point, said point being marked with a set capped iron rebar;

thence North forty-five (45) degrees, zero (00) minutes, thirty-four (34) seconds East along a line, a distance of one hundred twenty and four hundredths (120.04') feet to a point, said point being marked with a set capped iron rebar;

thence North twenty-four (24) degrees, thirty-three (33) minutes, fifteen (15) seconds East along a line, a distance of eighty-seven and fifty-three hundredths (87.53') feet to a point, said point being marked with a set capped iron rebar;

thence North one (01) degree, none (01) minute, fifty-eight (58) seconds East along a line, a distance of twenty-six and fifty-six hundredths (26.56') feet to the intersection of the South line of a parcel of land as described in Official Record 20180515-0020827, Lucas County Deed

Records, said point of intersection being marked with a set capped iron rebar;

thence South eighty-eight (88) degrees, fifty-eight (58) minutes, two (02) seconds East along the South line of a parcel of land as described in Official Record 20180515-0020827, Lucas County Deed Records, a distance of two hundred five and zero hundredths (205.00') feet to a point, said point being marked with a set capped iron rebar;

thence North one (01) degree, one (01) minute, fifty-eight (58) seconds East along the South line of a parcel of land as described in Official Record 20180515-0020827, Lucas County Deed Records, a distance of one hundred twenty and seventy-eight hundredths (120.78') feet to a point, said point being marked with a set capped iron rebar;

thence South eighty-eight (88) degrees, fifty-eight (58) minutes, two (02) seconds East along the South line of a parcel of land as described in Official Record 20180515-0020827, Lucas County Deed Records, passing through a set capped iron rebar a distance of five hundred thirty-four and zero hundredths (534.00') feet, a total distance of five hundred sixty-four and zero hundredths (564.00') feet to the East line of West half (1/2) of the Northwest quarter (1/4) of Section Thirty-two (32);

thence South one (01) degree, one (01) minute, fifty-eight (58) seconds West along the East line of West half (1/2) of the Northwest quarter (1/4) of Section Thirty-two (32), a distance of four hundred four and sixty-three hundredths (404.63') feet to the Point of Beginning.

Said parcel of land containing an area of 306,826 square feet or, 7.044 acres of land, more or less. All within Tax Parcel No. 38-23564.

Subject to legal highways.

Said parcel of land having a present right-of-way occupied area of 12,130 square feet or 0.278 acres of land, more or less.

The above described parcel of land is subject to any and all leases, easements and restrictions of record.

The bearings used hereon are based on an assumed meridian and are for the express purpose of calculating angular measurement.

Said set and said found capped iron rebar being a 5/8" diameter and 30" long iron rebar with plastic cap stamped "Feller Finch".

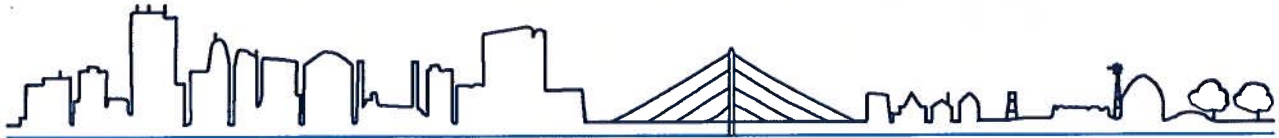
The above description is based on a survey performed under my supervision during January 2021.

Prior Deed Reference is Microfiche 01 0693A03, Microfiche 01 0693A05, Official Record 20180515-0020828, Official Record 20180515-0020827, Official Record 20171018-00454788, Lucas County Deed Records.

Prepared by:

FELLER, FINCH & ASSOCIATES, INC.

D. Edward Thornton, P. S.
Professional Surveyor No. 7827



TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 29, 2024
REF: Z17-C383
PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees

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

SUBJECT: Zone Change from R-B PUD and C-1 PUD to C-1 PUD

Your referral for a Zone Change from R-B PUD and C-1 PUD to C-1 PUD located at 8300 Maumee-Western Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, August 28, 2024.

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

FINAL ACTION TAKEN BY TOWNSHIP TRUSTEES

Date: August 29, 2024
Ref: Z17-C383
Planner: Molly L. Maguire

Township: Monclova Township

Applicant: Jaquette Farms LLC, Richard Jaquette, 5447 Bay Shore Road, Oregon, OH 43616

Request: Zone Change from R-B PUD and C-1 PUD to C-1 PUD for the site located at 8300
Maumee-Western Road

Lucas County Planning Commission Recommendation: Approval

Final action taken by the Township Board of Trustees:

Approved: _____ Disapproved: _____

Approved in Part (describe below)

Comments: _____

Date of Trustee Action _____

Date Returned to Plan Commission _____

Signed by: _____

Form 66 (white) retain for Township records
Form 66-A (yellow) return to Plan Commission

GENERAL INFORMATION

Subject

- | | | |
|-----------|---|---|
| Request | - | Zone Change from R-B PUD and C-1 PUD to C-1 PUD |
| Location | - | 8300 Maumee-Western Road |
| Applicant | - | Jaquette Farms LLC
Richard Jaquette
5447 Bay Shore Road
Oregon, OH 43616 |

Site Description

- | | | |
|--------------|---|---|
| Zoning | - | R-B Suburban Residential District and C-1 Neighborhood Commercial PUD |
| Area | - | ± 7.0 Acres |
| Frontage | - | ± 877 Feet along US 20A (Maumee Western Road) and ± 405 Feet along Albon Road |
| Existing Use | - | Vacant Land |
| Overlay | - | U.S. 20A (Maumee-Western Road) Overlay District |

Area Description

- | | | |
|-------|---|---|
| North | - | Vacant land and residential subdivisions / R-B PUD |
| South | - | Vacant land / C-1, C-2, and C-3 |
| East | - | Vacant land and residential subdivision / C-2 and R-3 |
| West | - | Vacant land / 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) |
| Z17-C352 | - | A/R and C-2 to R-B and C-1 PUD for 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee-Western Rd (P.C. approved with conditions on 7/27/24, Trustees approved with conditions 10/17/16) |

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|---|
| S-27-17 | - | South of Salisbury, west of Albon, Monclova Township for the Preliminary Drawing of Stoney Creek (P.C. approved with 66 conditions 1/24/18) |
| Z17-C384 | - | Amendment to Planned Unit Development for 8300 Maumee-Western and Albon Road (Pending Plan Commission review) |

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 R-B PUD and C-1 PUD to C-1 PUD for the property located at 8300 Maumee-Western Road. The undeveloped parcel is approximately seven (7) acres, split zoned, and is located in the US 20 A (Maumee-Western Road) Overlay District. The applicant is proposing the Zone Change to C-1 PUD for the remaining residential portion of the property. The subject site is located at the north west corner of the intersection at US 20A (Maumee-Western Road) and Albon Road, and is surrounded by vacant land with commercially zoned properties to the east and south.

The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property. The US 20A Overlay District allows for commercial uses, and the new development will have to comply with the overlay development standards when submitting for site plan for review. The commercial uses defined by Monclova Township for Neighborhood Commercial C-1, General Commercial C-2, and Office Commercial C-3 are provided in "Exhibit A."

STAFF ANALYSIS (cont'd)

The 2022 Monclova Township Comprehensive Land Use Plan identifies the subject site as neighborhood commercial for future land uses. The site is identified in the Albon and Weckerly Planning Area with preferred land uses as low and medium density single-family residential homes, rural residential, neighborhood commercial uses at the south-west corner of Maumee-Western Road and Albon Road, and agriculture. The proposal meets the criteria for the C-1 Neighborhood Commercial District. Staff recommends approval of this Zone Change from R-B PUD and C-1 PUD to C-1 PUD.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C383, a Zone Change request from R-B PUD and C-1 PUD to C-1 PUD for the property located at 8300 Maumee-Western Road 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.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C383
DATE: August 28, 2024
TIME: 9:00 a.m.

MLM/KB
Exhibit A
Four (4) sketches follow

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.8 C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

A. Purpose

The Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Business should be of the type, which are low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property.

B. Permitted Uses

The following uses and similar uses are permitted in the Neighborhood Commercial (C-1) District:

Accessory Uses	Personal Services
Agriculture (See Sec. 2.2)	Photo, Dance, Art, Music Studio
Caterer	Professional Services
Compressor and Pump Stations	Professional/Trade School
Day Care Facility	Public Service Facilities
Health Care Clinics	Public Uses
Financial/Insurance Services	Retail
Mortuary	Semi-Public Uses
Nursing Home	

C. Conditional Uses

The following uses may be approved pursuant to Section 8 - Conditional Uses:

Accessory Dwelling	School (K-12)
Any Use With Outdoor Seating	Self Service Storage Facility (with or without dwelling unit for an on-site manager)
Banquet Halls	Single, Two, Or Multiple-Family Floor Dwelling Units Above the Ground Level (See Sec. 9.26)
Bar/Lounge	
Church or Place of Worship	Small Wind Turbines and Other Wind Powered Generators (See Sec. 9.5)
Club	Sports Field, Indoor/Outdoor
Community/Public Swimming Pools	Telecommunication Tower (See Sec. 9.19)
Golf Courses	
Hospital	
Manufactured Home Park	
Motor Vehicle Service Station	
Restaurant	

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.8**C-1 NEIGHBORHOOD COMMERCIAL DISTRICT** (cont'd)**D. Development Standards**

All buildings, lots and land uses within the Neighborhood Commercial (C-1) District shall meet the following development standards:

	Other
Area:	25,000 sq. ft.
Width:	100'
Front Yard:¹	40'
Side Yard:²	N/A
Rear Yard:	10'
Max. Height:³	35'
Max. Stories:³	2
Max. Building Coverage:	60%

(Revised 5/15/95. Z17-C157; Revised 3/18/02. Z17-C246)

¹Larger front yards are required for certain streets as shown in Section 4.15.²The side yard setback must be applied to all side yards.³Buildings are subject to height limits in both feet and stories.**1. Maximum Floor Area Requirement**

All Neighborhood Commercial (C-1) District uses shall meet the following requirements: the gross floor area of any multi-tenant structure shall not exceed twenty-five thousand (25,000) square feet and a single permitted use shall not exceed (10,000) square feet.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.9 C-2 GENERAL COMMERCIAL DISTRICT

A. Purpose

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. Large-scale 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.

B. Permitted Uses

The following uses are permitted in the General Commercial (C-2) District:

Accessory Uses	Internet Gaming Establishments
Agriculture (See Sec. 2.2)	Marine Sales and Service
Agriculture Implement Sales & Service	Manufactured Home Sales
Agriculture Product Sales	Mortuary
Animal Care Facility	Motor Vehicle Body Shop
Banquet Halls	Motor Vehicle Sales and Rental
Bar/Lounge	Motor Vehicle Service Station
Business, Highway	Movie Theater
Business General	Personal Services
Business Neighborhood	Photo, Dance, Art, Music Studio
Building Material Supplies/Storage	Printing and Publishing
Car Wash	Professional Services
Caterer	Public Uses
Club	Public Service Facilities
Community/Public Swimming Pool	Recreation Vehicle Sales/Service
Compressor and Pump Stations	Restaurant (With or Without Drive-Thru or Outdoor Seating)
Day Care Facilities	Self-Services Storage Facility
Financial/Insurance Services	Semi Public Uses
General Business	Sports Field, Indoor/Outdoor
Golf Courses	Sexually Oriented Business (See Sec. 9.3)
Hospital	Telecommunication Tower (See Sec. 9.19)
Hotel/Motel	Veterinary Hospital
Institutional Health Care Facilities	

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.9 C-2 GENERAL COMMERCIAL DISTRICT (cont'd)**C. Conditional Uses**

The following uses may be approved pursuant to Section 8 - Conditional Uses:

Accessory Dwelling	Large Scale Retail Project
Adult Oriented Uses	School (K-12)
Amusement Centers	Small Wind Turbine and Other Wind
Arena/Convention Center	Powered Generators (See Sec. 9.5)
Boat Storage	Single, Two, or Multiple-Family Floor
Church or Place of Worship	Dwelling Units-Above the Ground
Club	Level (See Sec. 9.26)
Kennel	

D. Development Standards

All main buildings, lots and land uses within the General Commercial (C-2) District shall meet the following development standards:

Area:	25,000 sq. ft.
Width:	100'
Front Yard:¹	40'
Side Yard:²	N/A
Rear Yard:	10'
Max. Height:³	35'
Max. Stories:³	2
Max. Building Coverage:	60%

(Revised 5/15/95. Z17-C157; Revised 3/18/02. Z17-C246)

¹Larger front yards are required for certain streets as shown in Section 4.15.²The side yard setback must be applied to all side yards.³Buildings are subject to height limits in both feet and stories.

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.10 C-3 OFFICE COMMERCIAL DISTRICT

A. Purpose

The Office Commercial District is to provide for offices, service laboratories, and professional buildings which provide health, legal, finance, insurance or similar business services. Related businesses may be included, also, such as warehousing or restaurants, when serving primarily employees or firms on the site. No drive-through facilities shall be permitted unless completely contained within a building. All other uses and activities shall be inside buildings unless related to the existing primary use of the property.

B. Permitted Uses

The following uses are permitted in the Office Commercial (C-3) District:

Accessory Uses	Professional Services
Agriculture (See Sec. 2.2)	Public Service Facilities
Compressor and Pump Stations	Restaurant (When Accessory to an Office Building)
Day Care Facilities	
Financial/Insurance Services	Self-Service Storage Facilities
Hospital	Service Laboratories
Offices	Telecommunication Tower
Personal Services	Warehousing
Printing and Publishing	
(Revised 2/6/06- Z17-C292)	

C. Conditional Uses

The following uses may be approved pursuant to Section 8 - Conditional Uses:

Accessory Dwelling	Small Wind Turbines and Other Wind
Research Laboratories	Power Generators (See Sec. 9.5)
Restricted Manufacturing	

EXHIBIT "A"

(Deletions in strike out, additions in bold italics)

SECTION 4.10 C-3 OFFICE COMMERCIAL DISTRICT**D. Development Standards**

All main buildings, lots and land uses within the Office Commercial District shall meet the following development standards:

Area:	1 Acre
Width:	80'
Front Yard: ¹	60'
Side Yard: ²	30'
Rear Yard:	40'
Max. Height: ³	45'
Max. Stories: ³	3
Max. Building Coverage:	60%

(Revised 5/15/95. Z17-C157; Revised 3/18/02. Z17-C246)

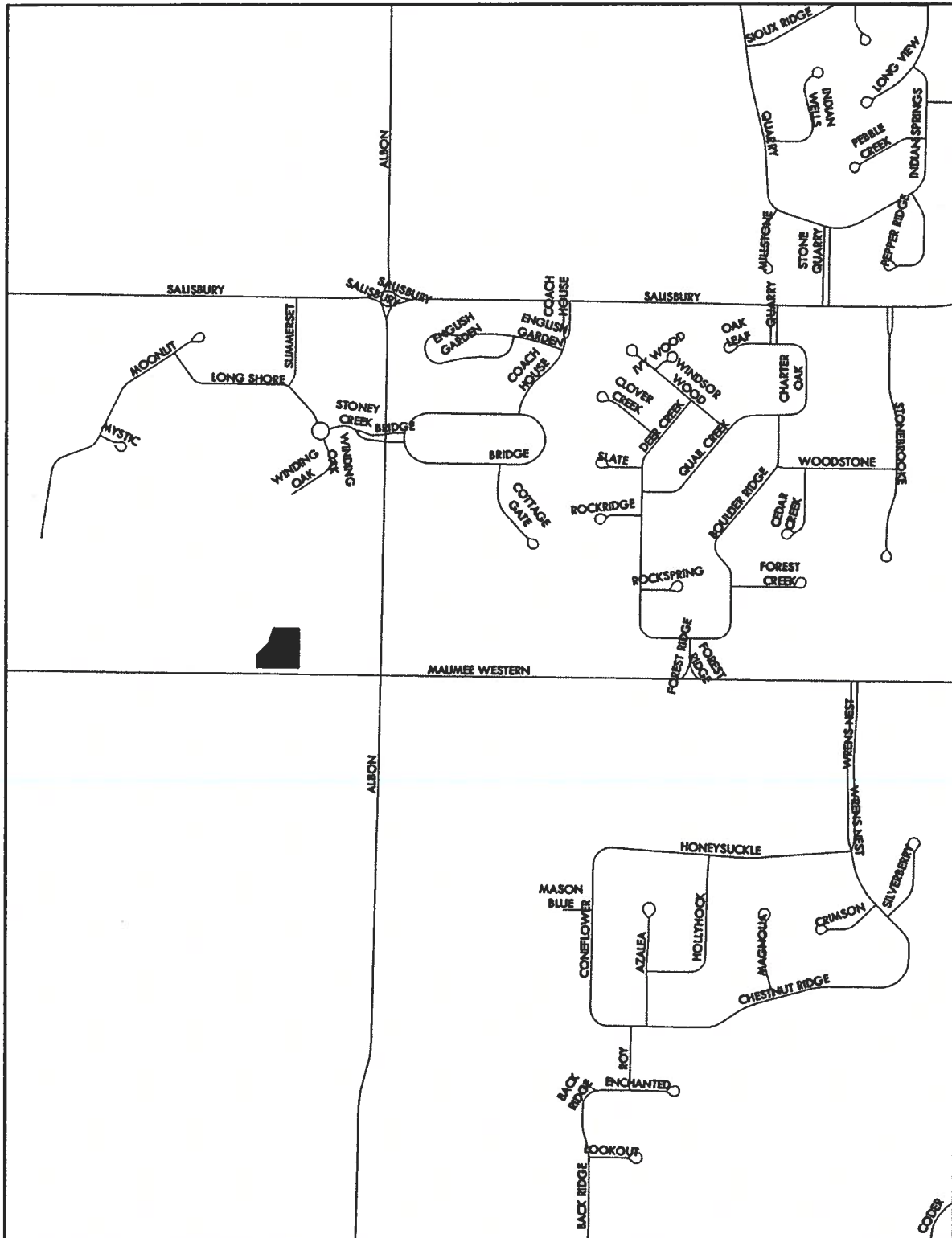
¹Larger front yards are required for certain streets as shown in Section 4.15.

²The side yard setback must be applied to all side yards.

³Buildings are subject to height limits in both feet and stories.

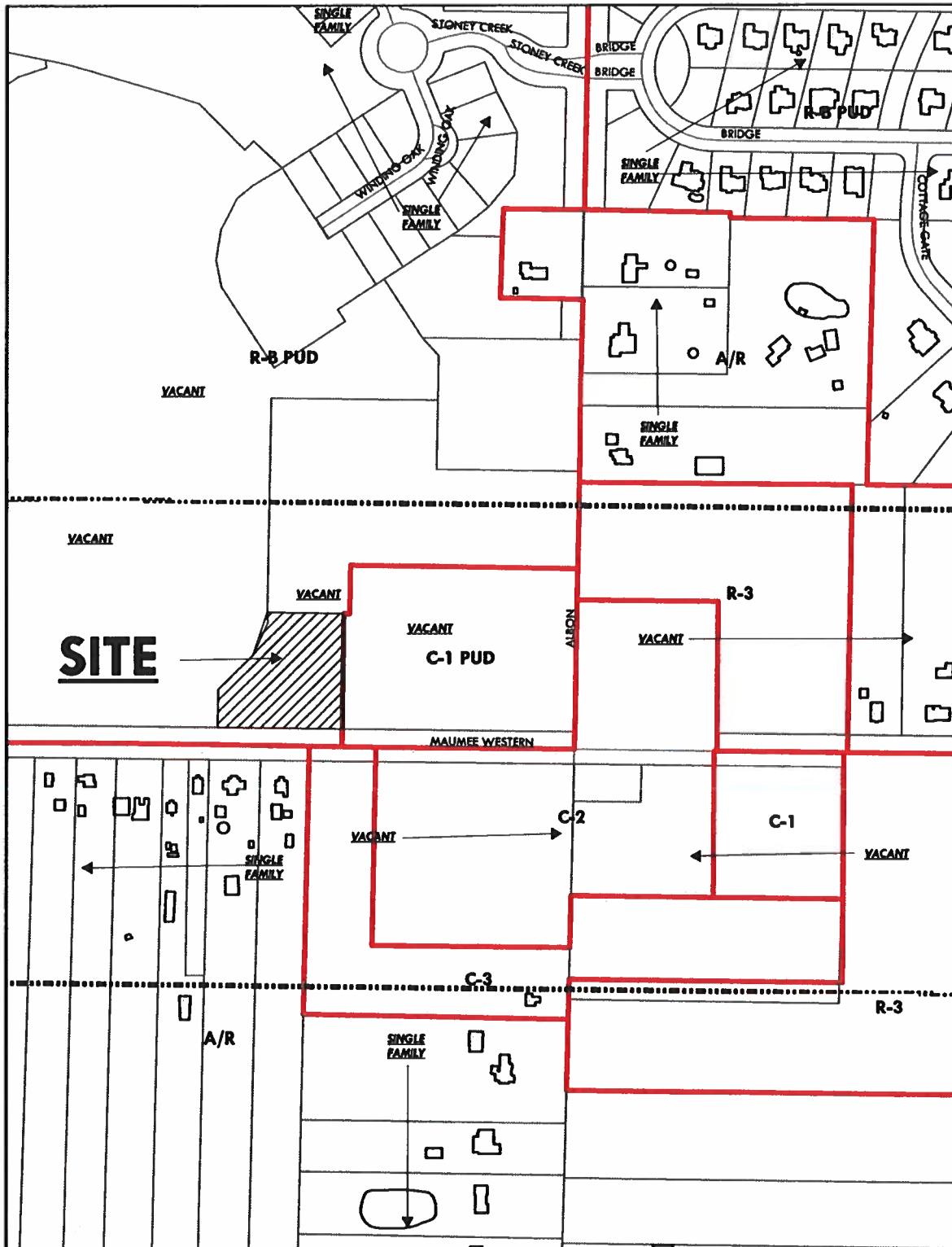
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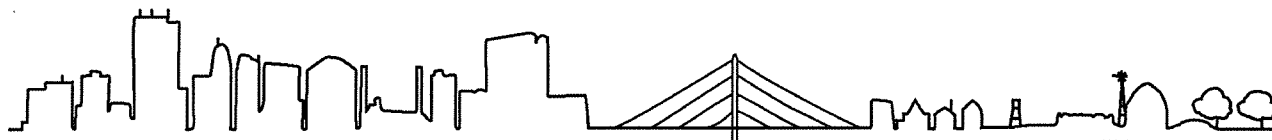
Z17-C383



ZONING & LAND USE

Z17-C383





TOLEDO - LUCAS COUNTY PLAN COMMISSIONS

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

DATE: August 29, 2024
REF: Z17-C384
PLANNER: Molly L. Maguire

TO: Monclova Township Board of Trustees

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

SUBJECT: Amendment to Planned Unit Development (PUD)

Your referral for amendment for Planned Unit Development (PUD) located at 8300 Maumee-Western Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, August 28, 2024.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Tom C. Gibbons'.

Thomas C. Gibbons
Secretary

MLM/TG

cc: Applicant

Enc. Form 66
Form 66A
Staff Report

FINAL ACTION TAKEN BY TOWNSHIP TRUSTEES

Date: August 29, 2024

Ref: Z17-C384

Planner: Molly L. Maguire

Township: Monclova Township

Applicant: Jaquette Farms LLC, Richard Jaquette, 5447 Bay Shore Road, Oregon, OH 43616

Request: Amendment to Planned Unit Development (PUD) site located at 8300 Maumee-Western Road

Lucas County Planning Commission Recommendation: Approval

Final action taken by the Township Board of Trustees:

Approved: _____ Disapproved: _____

Approved in Part (describe below)

Comments: _____

Date of Trustee Action _____

Date Returned to Plan Commission _____

Signed by: _____

Form 66 (white) retain for Township records

Form 66-A (yellow) return to Plan Commission

GENERAL INFORMATION

Subject

- Request - Amendment to the Planned Unit Development
- Location - 8300 Maumee-Western Road
- Applicant - Jaquette Farms LLC
Richard Jaquette
5447 Bay Shore Road
Oregon, OH 43616

Site Description

- Zoning - R-B Suburban Residential District PUD and C-1
Neighborhood Commercial PUD
- Area - ± 7.0 Acres
- Frontage - ± 877 Feet along US 20A (Maumee-Western Road)
and ± 405 Feet along Albon Road
- Existing Use - Vacant Land
- Overlay - U.S. 20A (Maumee-Western Road) Overlay District

Area Description

- North - Vacant land and residential subdivision / R-B PUD
- South - Vacant land / C-1, C-2, and C-3
- East - Vacant land and residential subdivision / C-2 and R-3
- West - Vacant land / 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)
- Z17-C352 - Zone change request to A/R and C-2 to R-B and C-1 PUD for 8251, 8339 and 8651 Salisbury Rd and 8300 Maumee-Western Rd (P.C. approved with 63 conditions on 7/27/24, Trustees approved with conditions 10/17/16)

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|---|
| S-27-17 | - | South of Salisbury, west of Albon, Monclova Township for the Preliminary Drawing of Stoney Creek (P.C. approved with 66 conditions 1/24/18) |
| Z17-C383 | - | Zone Change from R-B PUD and C-1 PUD to C-1 PUD, scheduled for P.C. 6/26/24) |

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 applicant is requesting approval of an amendment to the Planned Unit Development (PUD) that was granted via Trustee Action vote on October 17, 2016 for a commercial development located at 8300 Maumee-Western. This amendment will only affect the northwestern portion of the parcel that is zoned R-B Suburban Residential District PUD. The remaining portion of the parcel is C-1 Neighborhood Commercial PUD overlay to include the 20A Overlay. Surrounding land uses include vacant commercial land to the east and south side, and single-family housing developments to the north and west side.

The applicant is requesting the PUD amendment to increase the acreage for the commercial property prior to development. The overall residential Planned Unit Development is 106.42 acres and will be reduced by 1.69 acres if the companion case, Z17-C383, for the zone change is approved. The existing commercial portion of the PUD is 5.31 acres and this change will increase 7.0 acres.

The Monclova Township Zoning Resolution states that Planned Unit Development (PUD) is a voluntary procedure that provides an overlay zoning district that is intended to encourage innovative design, conservation of significant natural features and consolidation of open space and provide for a mixture of uses with an integrated design. The Planned Unit Development allows greater design flexibility so that natural features and open space may be preserved and enhanced through the siting of development in a coordinated and efficient manner.

STAFF ANALYSIS (cont'd)

The Monclova Township Trustees placed five conditions on the PUD, which are: the applicant shall submit a site plan for the commercial portion; restrict the height of any new building to a single-story; the applicant shall apply for and be granted access onto State Route 20A (Maumee-Western Road); the applicant shall join the current JEDD (Joint Economic Development District); and any widening of Albon Road will come from the west side, and the same for Salisbury Road that requires the applicant to lose land on the south side to the any road widening. Lastly, the applicant agreed to provide sewer lines to five (5) parcels on Albon Road. Monclova Township has not received a site plan for the subject site therefore no additional details can be provided.

The Monclova Township Zoning Resolution states the C-1 Neighborhood Commercial District provides for businesses which primarily serve nearby residential areas with convenience goods and services. Typical business should be low generators of traffic and compatible with surrounding residential areas. All uses and activities shall be inside buildings unless related to the existing primary use of the property. The US 20A Overlay District allows for commercial uses, and 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 neighborhood commercial for future land uses. The site is identified in the Albon and Weckerly Planning Area with preferred land uses as low and medium density single-family residential homes, rural residential, neighborhood commercial uses at the south-west corner of Maumee-Western Road and Albon Road, and agriculture. The proposal meets the criteria for the C-1 Neighborhood Commercial District. Staff recommends approval of the Amendment to the Planned Unit Development to remove the residential zoning buffer of the R-B PUD to the C-1 PUD and change it over to C-1 PUD.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z17-C384, an Amendment to the Planned Unit Development for the property located at 8300 Maumee-Western Road to the Monclova Township Zoning Commission and Trustees for the following two (2) reasons:

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

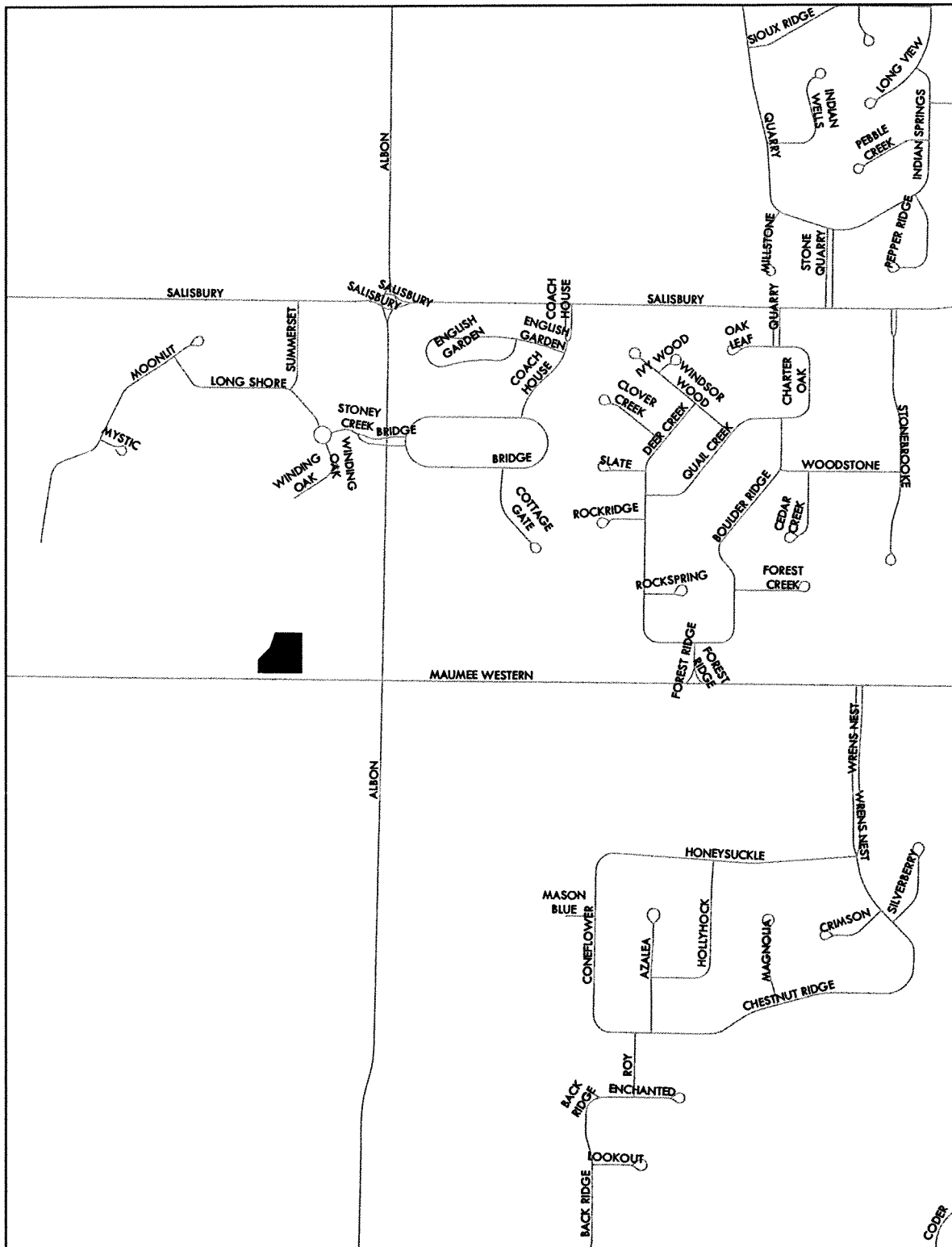
REF: Z17-C384... August 28, 2024

AMENDMENT TO PUD
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C384
DATE: August 28, 2024
TIME: 9:00 a.m.

MLM/KB
Two (2) sketches follow

GENERAL LOCATION

Z17-C384



ZONING & LAND USE

Z17-C384

