



September 27, 2024

Monclova Township Board of Trustees
4335 Albon Road
Monclova, Ohio 43542

RE: Z17-C383 and Z17-C384

Dear Trustees:

At the September 23, 2024 meeting of the Monclova Township Zoning Commission a public hearing on the above referenced files was heard. This hearing was to consider a change from 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.

The Zoning Commission recommended disapproval of the changes.

The file is provided to you for your review, including draft minutes where this matter was discussed.

Sincerely,

Kathleen Stewart Kuns
Administrative Assistant

/ksk

Move to establish a public hearing on Files C17-C383 and Z17-C384 for Monday, November 4, 2024 at 5:30 PM.

MOTION NUMBER:

FILE NO: Z17-C383 & Z17-C384

During the September 23, 2024 meeting of the Monclova Township Zoning Commission the following actions occurred:

Trettin moved to recommend disapproval to the Board of Trustees Z17-C383 and Z17-C384, a request to change from 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.

Seconded by Shepherd

Yes: Zoning Commissioner Trettin
 Zoning Commissioner Hoff
 Zoning Commissioner Shepherd
 Zoning Commission Lindsay

No: Zoning Commissioner Rasmusson

Result: 4-1

Trettin moved to close the hearing.
Seconded by Rasmusson.

Yes: Zoning Commissioner Trettin
 Zoning Commissioner Hoff
 Zoning Commissioner Shepherd
 Zoning Commission Lindsay
 Zoning Commissioner Rasmusson

**Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion**

Monday, September 23, 2024

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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, Adam Hoff, Jim Lindsay, and Paul Rasmusson

Staff Present: Zoning Administrator Eric Wagner, Kathleen Stewart Kuns

Record of Proceedings:

Trettin moved, Rasmusson seconded, to suspend the reading of the June 24, 2024 minutes and approve as submitted by the Recording Secretary.

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

Trettin reviewed the process for tonight’s public hearing. Noted Molly Maguire from LCPC was in attendance. One is for zoning change, the other file reflects change in acreage.

Z17-C383 & Z17-C384 Public Hearing:

Trettin moved, seconded by Lindsay, to convene the public hearings for a zone change from R-B PUD and C-1 PUD to C-1 PUD located at 8300 Maumee-Western Road.

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

Plan Commission recommended approval of the changes. Zoning Administrator Wagner received correspondence from Jerome Parker noting his opposition to the changes.

Molly Maguire, Senior Planner for Toledo-Lucas County Plan Commissions was in attendance. Maguire spoke of ‘cleaning up’ four corners of commercial. Noted 2017 litigation (*Consent decree process was 2006-2007). Undevelopable site due to lack of access on Maumee-Western Road/20A.

Hoff asked about Land Use Plan map, which is designated for low to medium residential.

Maguire commented on requirement from trustees years ago that made the commercial practically unusable due to setbacks and right-of-way takes. Complying with C-1 requirements would be difficult.

Maguire noted change of ownership and there is no plan in place for parcel. Plans expired in 2018. Hoff questioned why change in ownership makes a difference. Abutting parcel owner does not have ownership of this parcel. It is owned by Jaquette. Referenced 3-11 map.

Hoff asked if Zoning Administrator agreed.

Zoning Administrator Wagner stated that the PUD has not expired; continuously being worked on. There are no current approved plats (adjoining subject parcel). The overall concept for Stoney Creek outlying is still relevant.

Hoff noted that the proposed change would alter the density calculation, though marginally.

Maguire commented on restrictiveness-could probably do three offices, low signage, small parking lot. Rasmusson-if granted, could it be developed?

Maguire-C-1 would permit daycare center, healthcare clinic, financial services, personal services, small retail-all single story. Maguire added that access point cannot be guaranteed as State of Ohio has authority.

Trettin spoke of change to something that is non-existent.

**Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion**

Monday, September 23, 2024

1 No other questions for Maguire.
2
3 Trettin called for the landowner to give testimony, if he desired to do so.
4
5 Richard Jacquette, 5447 Bay Shore Road, Oregon, was sworn in. 75-foot buffer around entire property.
6 Does not leave much to do anything with.
7
8 Trettin spoke of a referendum on this parcel when he was a trustee.
9
10 Trettin spoke of the future roundabout at Albon and Maumee-Western Road.
11 Hoff asked about ODOT approaching Jacquette for right of way. Jacquette stated that they have
12 approached him and are in the process of surveying.
13 Rasmusson asked if it was reasonable that there will be access for this property. Maguire does not believe
14 so.
15
16 Chair Trettin called for those who oppose the change to come forward.
17 Craig Harris, 5135 Main Street, Sylvania., was sworn in and stated that he is the designer and developer
18 of Stoney Creek. Years ago, he had a discussion with Jacquette and became co-applicant of PUD (*Harris
19 is agent, not co-applicant). Once you start the PUD, it's effective. He believes the lot needs to stay as a
20 buffer. Lot will have a drive to future Grace Ellen Lane. Other areas have transitional areas. Very much
21 against it. Has agreement in place.
22
23 David Schmidt was sworn in and stated that he is the other developer with Stoney Creek, believe it is
24 important to see development that was approved. 5-6 lots will be backing up to this subject parcel.
25 Intended to be a buffer. Jacquette wanted it to be residential at that time. Schmidt spoke of master plan.
26 Does not believe the zoning change complies with the master plan. He stated that the commercial
27 properties on all three other corners have buffering. If approved, this would put commercial right up
28 against residential. Those 5-6 lots would have to be sold at a reduced rate. Would affect him financially as
29 it presents potential purchasers with uncertainty-parking lot lights, dumpster. Does not see need-there is
30 5-1/2 acres of commercial. Does not need 7 acres.
31
32 Jacquette noted that the lot as residential does not benefit. Next to commercial. No curb cut.
33
34 Dan Schmidt, 5129 Main Street, Sylvania, was sworn in. Schmidt stated that he is a builder for the
35 development. He believes the lots would be difficult to market if they were backed up to commercial.
36
37 Duane Ankney, 5580 Monroe Street, was sworn in. He stated that the township approved this plan 6-7
38 years ago. Tribute to the township to have this type of community. Taking commercial further than the
39 other three corners.
40
41 Harris, added that design of commercial was designed to be as big as reasonable. Commenting on
42 restrictive lot, the overlay is 75' for building-can put parking, buffering, etc. he believes it is a very usable
43 C-1.
44 Hoff commented on Lucas County AREIS, this site is owned by Jacquette, not Stoney Creek partners.
45 Wagner commented on how Jacquette would sell off pieces of land to the developer. No longer controlled
46 by Stoney Creek. Was part of PUD calculation. Hoff questioned how to approach this with one owner
47 outside of the PUD plan.
48

**Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion**

Monday, September 23, 2024

1 Harris commented that large acreage lots being owned by Jacquette, but he cooperated with him and
2 planned drainage, sanitary, water. Commercial will go into lake that they are digging. It is a shared
3 project.
4
5 Hoff asked about right-in, right-out. Harris stated that there was a verbal agreement with ODOT. Does not
6 have a written agreement. Believe that with the future build of a roundabout, might change and ODOT
7 may allow access.
8
9 As there was no one in attendance desiring to speak either for or against the project, Trettin closed that
10 portion of the hearing that accepts public testimony.
11
12 Rasmusson-amenities are interesting. Limited commercial space. Cooperation between parties would be
13 beneficial. There is a need for further commercial amenities in the township.
14
15 Lindsay-approved PUD. The development is going forward. Changing when already approved and
16 moving forward is concerning.
17
18 Trettin-We presented this PUD concept to the public years ago. There is an opportunity to change during
19 that time of approval-referendum. Trustees came up with a workable plan. Came up with multiple
20 stipulations. Sensitive to change PUD after time and effort, calculation, landscaping. Should be a
21 compelling reason to change.
22
23 Hoff stated that he requested Maguire's presence because he listened to the Plan Commission's audio.
24 Zoning as per ORC has to be based on Comprehensive Land Use Plan. Hoff quoted page 54 of the
25 township's Comprehensive Land Use Plan. There are challenges with the footprint, but a drive could be
26 put in there. Plans for interchange were known when this plan was presented years ago.
27
28 Trettin moved to recommend disapproval to the Board of Trustees Z17-C383 and Z17-C384, a request to
29 change from R-B Suburban Residential and C-1 Neighborhood Commercial PUD to C-1 Neighborhood
30 Commercial PUD with an amendment to the PUD at 8300 Maumee-Western Road. Seconded by
31 Shepherd
32 Roll Call: Trettin, yes; Shepherd, yes; Hoff, yes; Lindsay, yes; Rasmusson, no.
33
34 Trettin moved to close the hearing. Seconded by Rasmusson.
35 Roll Call: Trettin, yes; Shepherd, yes; Hoff, yes; Lindsay, yes; Rasmusson, yes.
36
37 **Adjournment:**
38 There being no further business, Trettin moved, Lindsay seconded, to adjourn.
39 Roll Call: Trettin, yes; Shepherd, yes; Hoff, yes; Lindsay, yes; Rasmusson, yes.
40
41 Submitted:
42 Kathleen Stewart Kuns
43 Support Staff/Recording Secretary
44
45 Accepted:
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**Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion**

Monday, September 23, 2024

1 Keith W. Trettin, Chair Cathy A. Shepherd, Vice Chair

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5 Adam Hoff James Lindsay

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9 Paul Rasmusson Brian Chandley, Alternate

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12 **Asterisk within text of minutes indicates Zoning Administrator providing additional detail.*

13
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15 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
16 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
17 Retention Schedule.

18

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.



Property Search
Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

PARCEL ID: 3823633
MARKET AREA: 2708R
JAQUETTE FARMS LLC
TAX YEAR: 2024

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



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

Eric

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

Jacquette Farms LLC

Owner's Signature *Richard Jacquette* Printed Name RICHARD JACQUETTE

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

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)

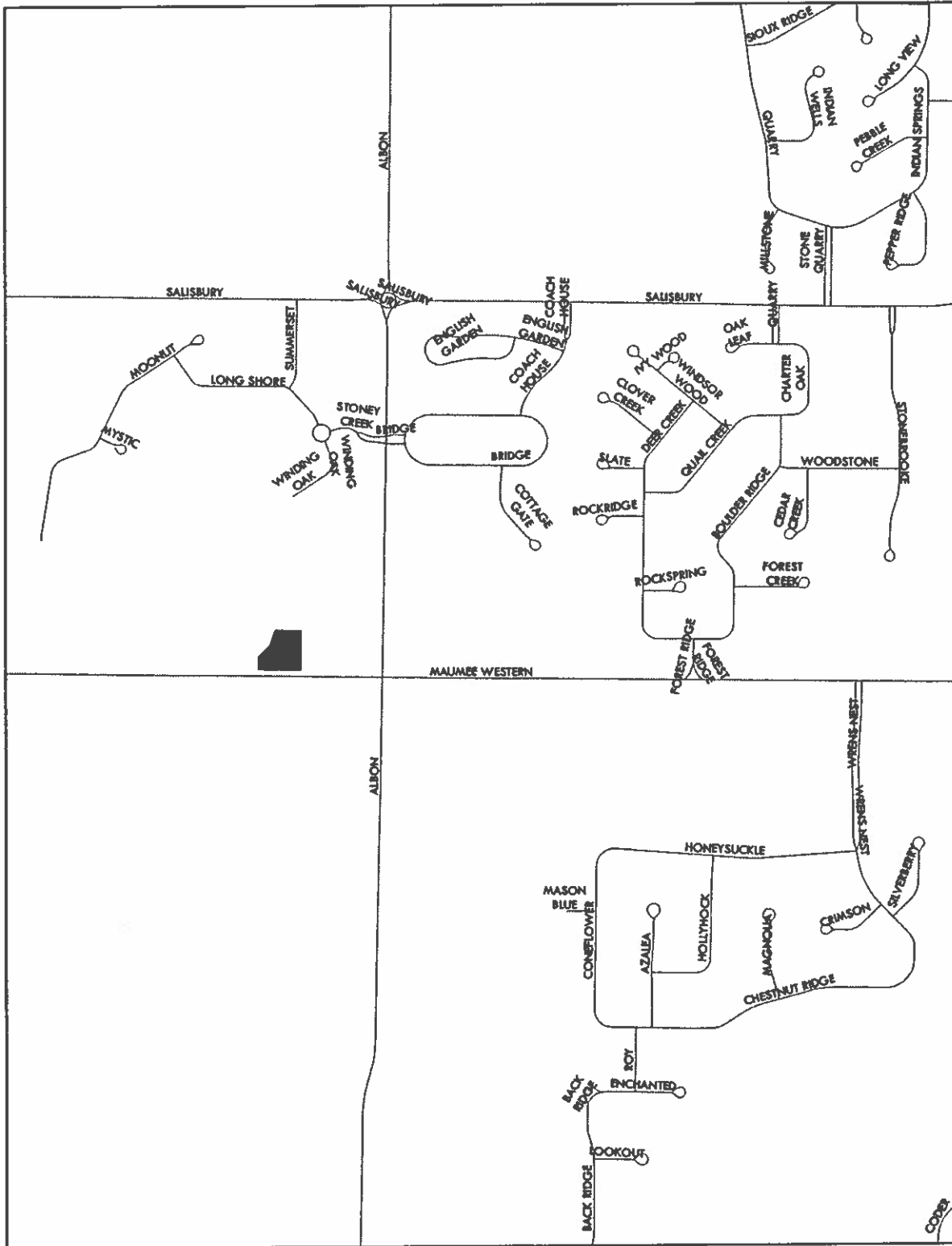
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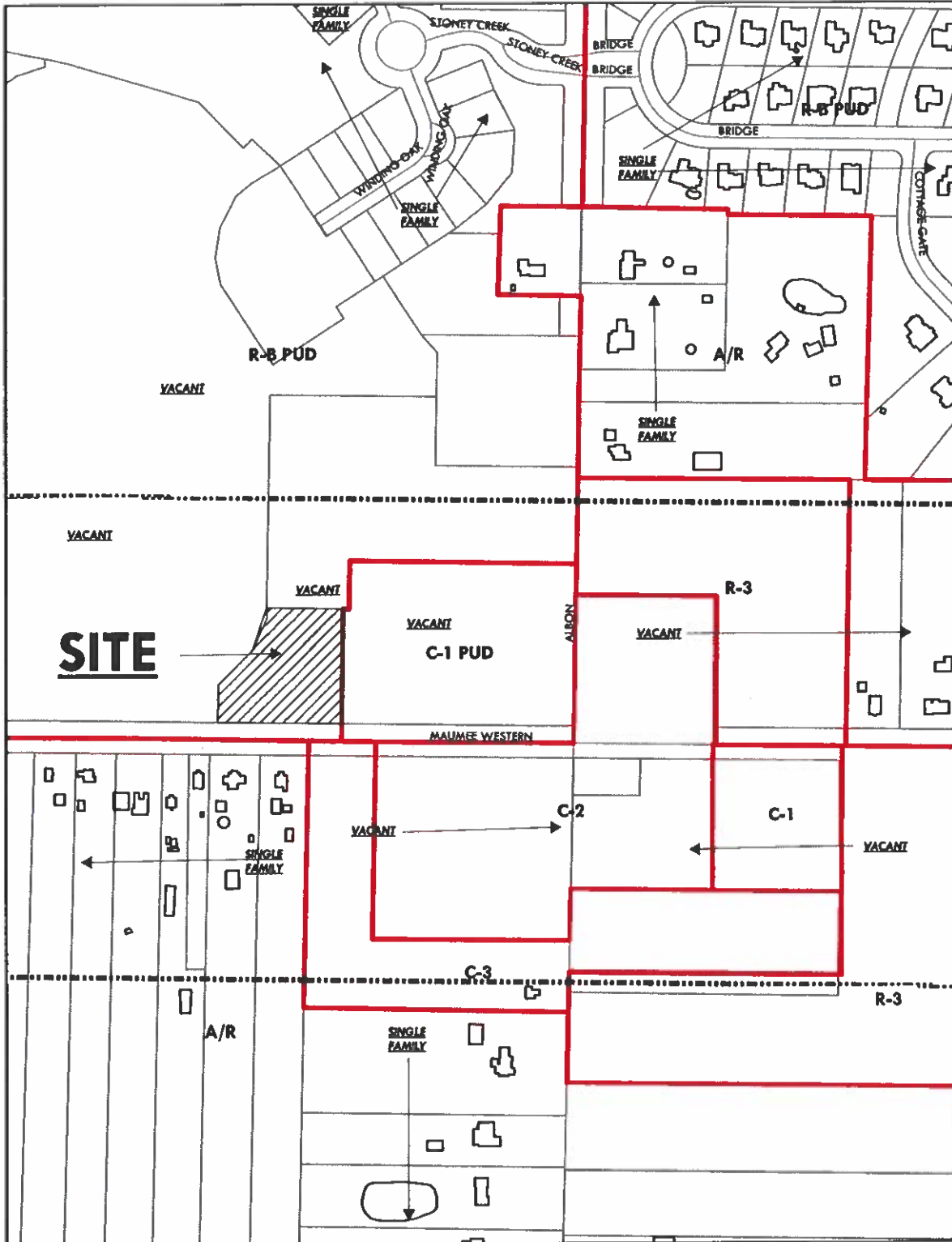
GENERAL LOCATION

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,

Thomas C. Gibbons
Secretary

MLM/TG

cc: Applicant

Enc. Form 66
Form 66A
Staff Report

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.

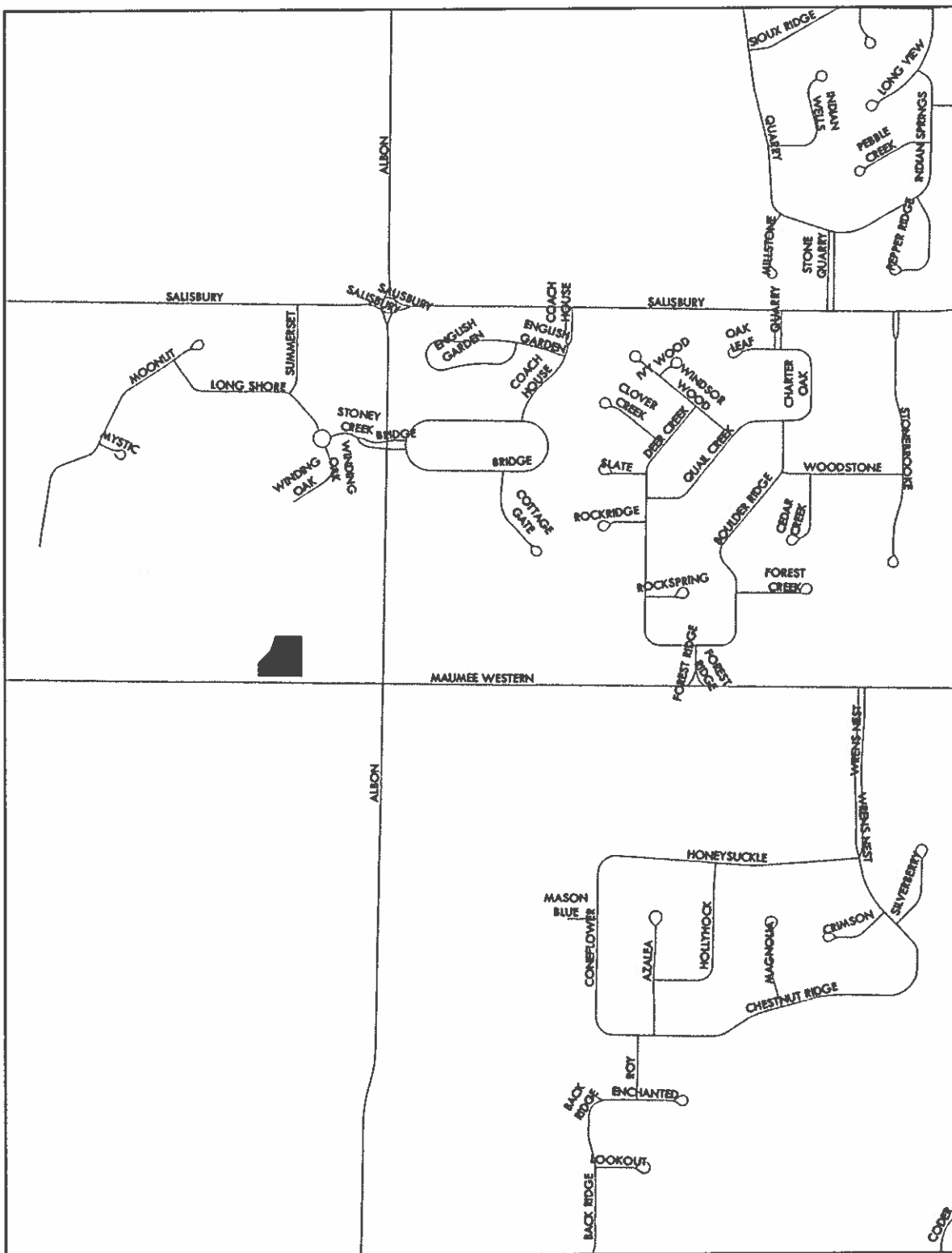
REF: Z17-C384... August 28, 2024

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

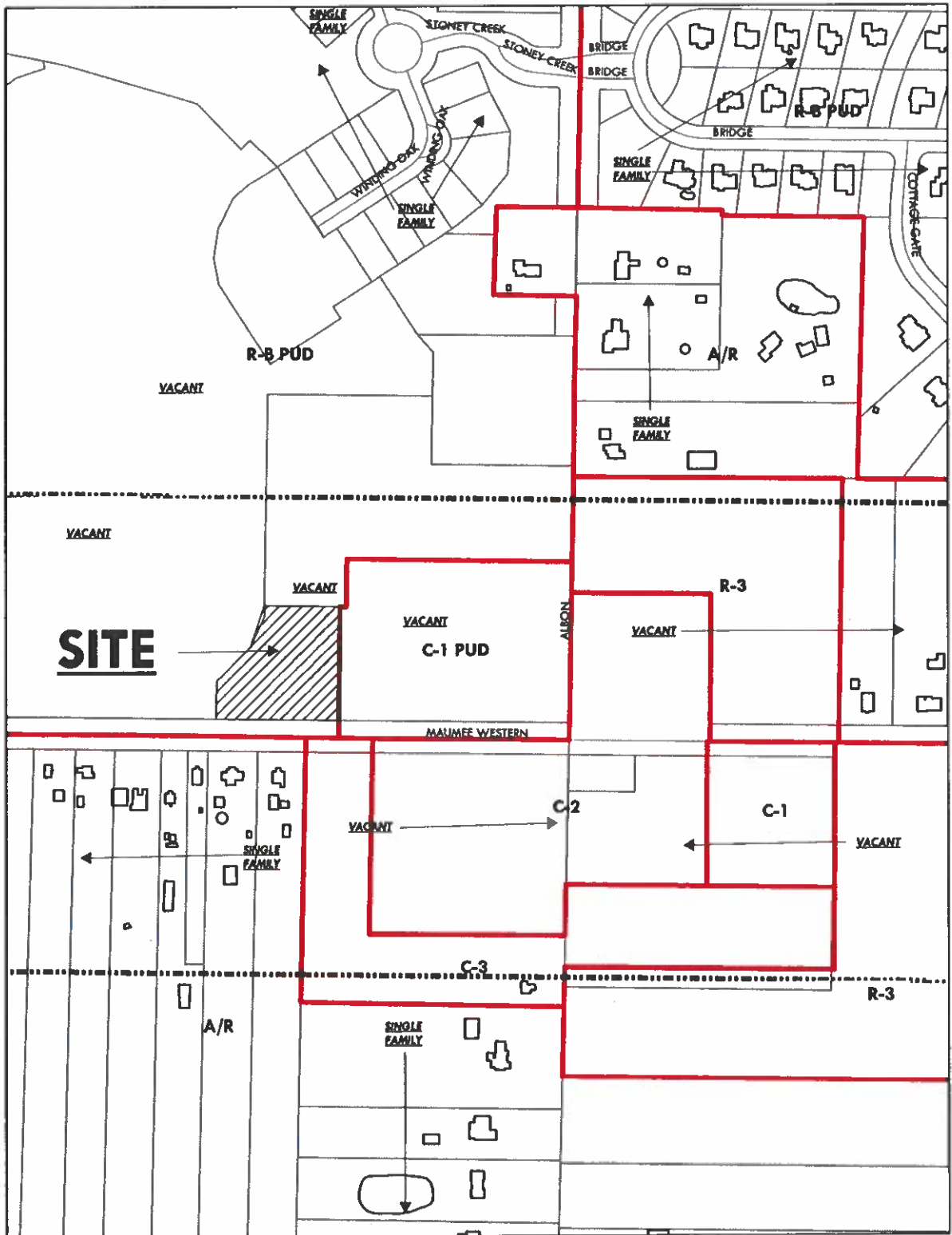
GENERAL LOCATION

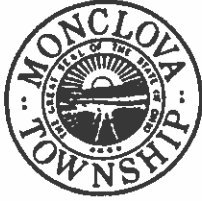
Z17-C384



ZONING & LAND USE

Z17-C384





Monclova Township

4335 Albon Road, Monclova, Ohio 43542
TEL 419-865-7862 FAX 419-865-8481 www.monclovatwp.org

Notice of Public Meeting-Monclova Twp
Monday, September 23, 2024

5:30 PM

Meeting Room, 4335 Albon Rd.

The Monclova Township Zoning Commission has scheduled a public hearing to consider a request for Zoning Change from

Zoning change from R-B PUD and C-1 PUD to C-1 PUD to
and an amendment to Planned Unit Development (PUD)

for property identified as taxing district parcel numbers 38- 23 633

8300 Maumee Western Rd.

Applicant/Agent: Jaquette Farms, LLC

Text & maps of the request and proposed changes are on file in the Zoning Office and may be examined Mon 12-4, Tues-Fri, 8-4 or call 419-865-7857.

At the conclusion of the hearing the matter will be referred to the Monclova Township Board of Trustees to establish a hearing date for their final determination.

By order of the Monclova Twp Zoning Commission