

Monclova Township

4335 Albon Road, Monclova, Ohio 43542

TEL 419-865-7862 FAX 419-865-8481 www.monclovatwp.org

NOTICE:

**Notice of Public Meeting-Monclova Twp
Meeting Room, 4335 Albon Road, Monclova OH 43542
Monday, September 27, 2021 at 5:30 PM**

The Monclova Township Zoning Commission will hold a public hearing to consider a zoning change request from A/R Agricultural/Residential and(C-1 Neighborhood Commercial, Subject to Plat) to A/R Agricultural Residential for property known as 6755 Monclova Road; applicant: Mollenkopf

Text and maps of the proposed change are on file in the Zoning Office and may be examined Mon 12-4, Tues-Fri, 8-4; at monclovatwp.org under legal notices; or call 419-865-7857.

At the conclusion of the hearing the matter will be referred for final determination to the Board of Trustees.

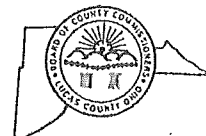
By Order of the Monclova Township Zoning Commission



TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

ONE GOVERNMENT CENTER, SUITE 1620, TOLEDO, OHIO 43604 PHONE 419-245-1200 FAX 419-936-3730

THOMAS C. GIBBONS, DIRECTOR



DATE: August 26, 2021
REF: Z17-C371
PLANNER: Bill Harbert

TO: Monclova Township Zoning Commission and Township Trustees


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

SUBJECT: **Zone Change from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to plat) to A/R Agricultural/Residential**

Your referral of a petition for a Zone Change from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to plat) to A/R Agricultural/Residential at 6755 Monclova Road was considered by the Lucas County Planning Commission at its meeting on Wednesday, August 25, 2021.

The Planning Commission recommends that the request be approved.

Respectfully Submitted,


Thomas C. Gibbons
Secretary

BH/TG

cc: Applicant

Enc. Form 66
Form 66A
Staff Report

GENERAL INFORMATION

Subject

- Request - Zone Change from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to plat) to A/R Agricultural/Residential
- Location - 6755 Monclova Road
- Applicant - Tom Mollenkopf
6755 Monclova Road
Maumee, OH 43537

Site Description

- Zoning - A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to Plat)
- Area - ± 1.18 Acres
- Frontage - ± 155 Feet along Monclova Road
- Existing Use - Single Family Residential

Area Description

- North - Triad Business Park / M-1 Light Industrial
- South - Agriculture / A/R Agricultural/Residential
- East - Single Family / A/R Agricultural/Residential
- West - Senior Living Facility & Single Family Dwelling / R-1 and R-1 PUD

Parcel History

- Z17-C306 - Zone change request from A/R to C-2 (Withdrawn by Applicant)
- Z17-C323 - Zone change request from A/R to C-1 (PC Recommended Approval 7/23/08, Township Trustees Approved Subject to Commercial Plat 1/27/09)

GENERAL INFORMATION (cont'd)

Applicable Plans and Regulations

Monclova Township Zoning Resolution
Monclova Township Contemporary Land Use Plan 2009
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “expansion zone”)

STAFF ANALYSIS

The request is a Zone Change from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to Plat) to A/R Agricultural/Residential for property located at 6755 Monclova Road. Surrounding land uses include Triad Business Park to the north, agriculture farm field to the south, single-family residences to the east and a single-family residence and a senior living facility to the west.

The applicant currently resides on the property and intends on using the property as a single-family use in the future. Although the current zoning is A/R, which can be modified to C-1 with the execution of a final plat, some financial institutions have concerns with the “subject to” stipulation. As a result, the applicant has requested to remove the stipulation. The C-1 Neighborhood Commercial, subject to platting was approved in 2009 with the anticipation of constructing an office and neighborhood commercial space on the property. At that time, agricultural uses were predominate in the immediate area. This area became primarily residential with the exception of Triad Business Park located on the North side of Monclova Road.

The 2009 Monclova Township Contemporary Land Use Plan identifies this area as a transition area. Transition areas are intended for single-family and multi-family residences, neighborhood businesses and professional offices, with buffer areas provided where necessary. The subject property is currently located between residential developments to the west and industrial uses to the north. The residential uses in the immediate area included single-family, attached single-family, multi-family and senior based living. Although in 2009, C-1 Zoning was found to be consistent with the Land Use Plan, A/R Zoning is also consistent with the Plan and more compatible with the residential uses in the area.

Based on the property’s location in conjunction to other contiguous A/R Agricultural/Residential Zoned properties in the immediate area, staff recommends approval of this Zone Change from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to Plat) to A/R Agricultural/Residential. Additionally, Staff recommends approval due to the proposed consistency with other residential development in the immediate area and its consistency with the 2009 Monclova Township Contemporary Land Use Plan.

PLAN COMMISSION RECOMMENDATION

The Lucas County Planning Commission recommended approval of Z17-C371, a Zone Change request from A/R Agricultural/Residential (C-1 Neighborhood Commercial, subject to Plat) to A/R Agricultural/Residential for property located at 6755 Monclova Road, to the Monclova Township Zoning Commission and Trustees for the following three (3) reasons:

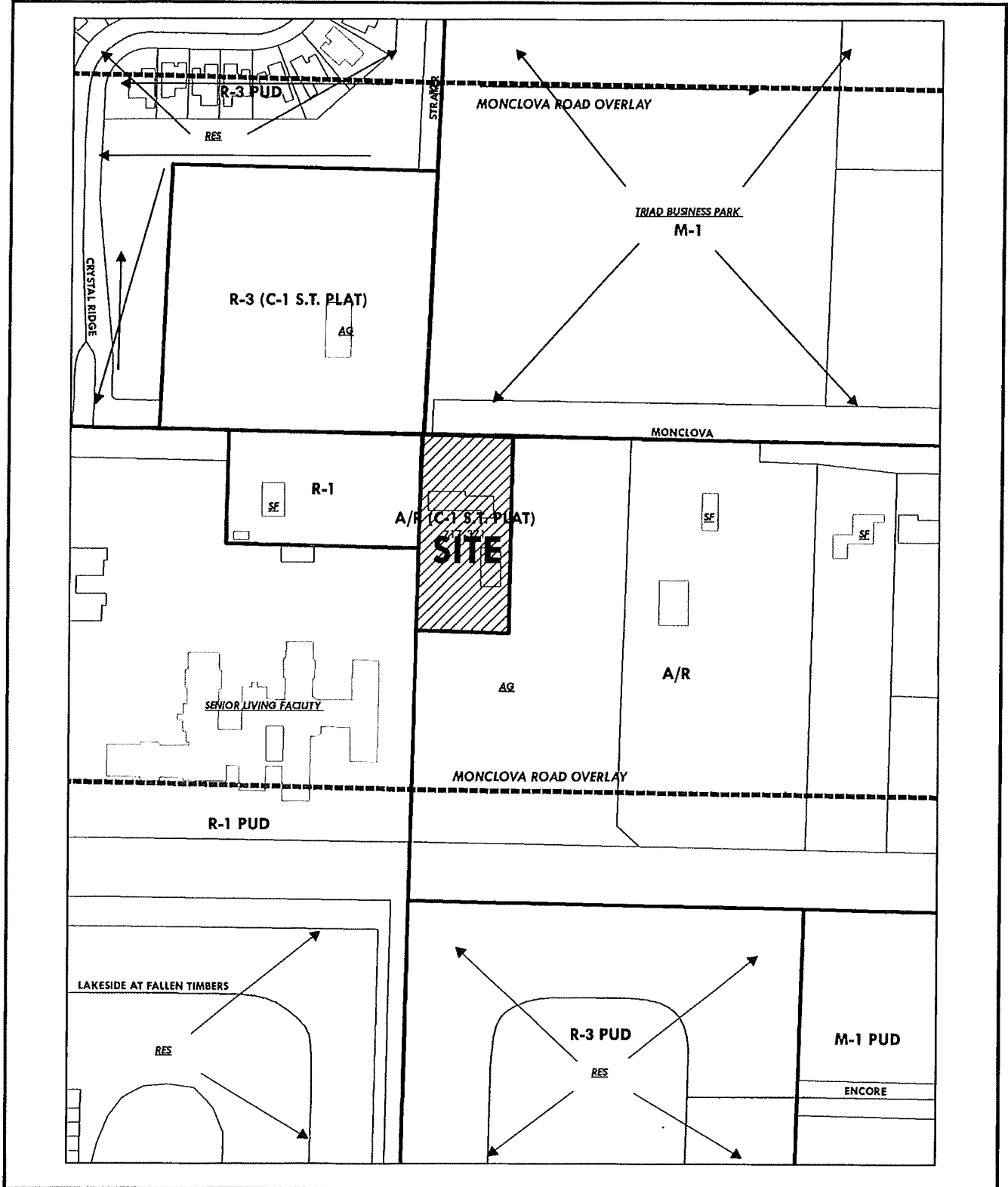
1. The request is compatible with surrounding zoning and uses.
2. The request will not detrimentally affect nearby properties in the area.
3. The request is consistent with the 2009 Monclova Township Contemporary Land Use Plan & Zoning Resolution.

ZONE CHANGE
MONCLOVA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z17-C371
DATE: August 25, 2021
TIME: 9:00 a.m.

BH
Two (2) sketches follow

ZONING & LAND USE

Z17-C371
ID 139



GENERAL LOCATION

Z17-C371
ID 139

