

GENERAL INFORMATION

Subject

Request - Zone Change from C-2 General Commercial District to M-1 Limited Industrial District

Location - 9450 Airport Highway

Applicant / Owner - Chicago Pike Holdings
Bob Klumm
9241 W Bancroft Street
Holland, OH 43528

Site Description

Zoning - C-2 Commercial District

Area - ± 2.0 Acres

Frontage - ± 300 feet on Airport Highway

Existing Use - Existing commercial business

Overlay - Airport Highway Overlay

Area Description

North - Commercial businesses / C-2 General Commercial and M-1 Limited Industrial

South - Metroparks land / C-2 General Commercial

East - Commercial businesses / C-2 General Commercial

West - Industrial businesses / M-1 Limited Industrial

Parcel History

SPR19-15-95 - Site Plan Review for model home sales and display.
Approval letter sent back to township on 10/5/1995.

Applicable Plans and Regulations

Springfield Township Zoning Resolution
Springfield Township Land Use Plan 2020
Lucas County Subdivision Rules and Regulations
Lucas County Land Use Policy Plan (within the “limited development zone”)

STAFF ANALYSIS

The applicant is requesting a Zone Change from C-2 General Commercial District to M-1 Limited Industrial District for the property located at 9450 Airport Highway. The parcel acreage is approximately two (2) acres, and has an existing commercial building. Adjacent land uses include commercial and industrial businesses to the north, west, and the land to the south has been placed in a conservation easement.

The applicant is requesting the zone change in order to operate a light industrial business at the site. Once the zone change request has been granted, and if the applicant decides to redevelop the property or add parking, the property owner will be required to submit a site plan for review by the township prior to applying for building permits.

The 2020 Springfield Township Land Use Plan identifies this parcel as industrial with industrial. The Land Use Plan identifies the north side of Airport Highway for general commercial and industrial uses starting at Albon Road and headed west just past Mescher Drive. The land use and zoning recommendation for this area states the need for a business park north of Airport Highway and west of Crissey Road, however, the land west of Crissey has been purchased for parkland or placed in a land conservation easement. In addition, the Land Use Plan recommends enhanced building design and landscape standards for industrial and extraction uses, and enhanced buffer and screening requirements for industrial uses near residential uses.

The proposed zone change complies with the future land use map in the Land Use Plan, and would not have adverse effects on the surrounding industrial properties. In addition, there are no residential properties abutting the subject site.

STAFF RECOMMENDATION

The staff recommends the Lucas County Planning Commission recommend approval of Z19-C700, a Zone Change request from C-2 General Commercial District to M-1 Limited Industrial District for the properties located at 9450 Airport Highway, to the Springfield Township Zoning Commission and Trustees for the following three (3) reasons:

1. The Zone Change to M-1 Limited Industrial would introduce land uses that are compatible with existing uses in the vicinity;
2. The Zone Change to M-1 Limited Industrial should not have adverse impacts on the surrounding properties; and
3. The Zone Change to M-1 Limited Industrial is consistent with the 2020 Springfield Township Land Use Plan which recommends this parcel for industrial uses.

REF: Z19-C700... January 28, 2026

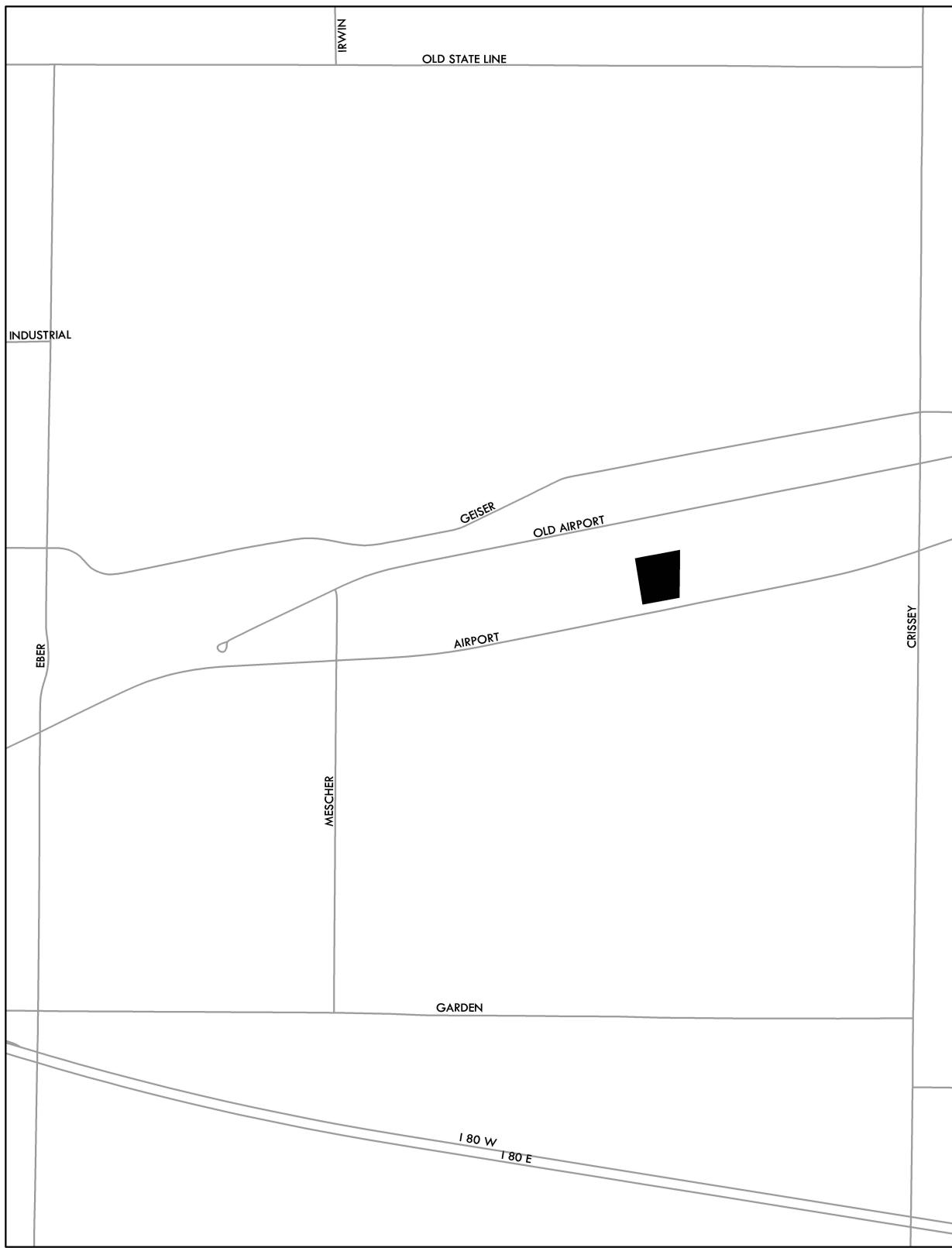
ZONE CHANGE
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: Z19-C700
DATE: January 28, 2026
TIME: 9:00 a.m.

MLM
Two (2) sketches follow

GENERAL LOCATION

Z19-C700

N
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ZONING & LAND USE

Z19-C700

N
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