

Monclova Township Zoning Commission

Regular Meeting

June 14, 2010

Summary of Discussion

Audio Record Available

Chairman Jim Kennedy commenced the meeting of the Monclova Township Zoning Commission at 6:00 p.m. with the Pledge of Allegiance to the Flag.

Roll Call of Zoning Commission Members

Absent: none

Present: Gary Kuns, Jr., Bill Strayer, Diane Ohns, Jim Kennedy, Andy Howard and Tom Baker

Alternate member Tom Baker will not have voting rights during this Commission meeting due to full attendance.

Staff Present: Zoning Administrator Eric Wagner, Deputy Fire Chief Michael George, Molly Maguire, Staff Planner with the Lucas County Planning Commission and Recording Secretary/Support Staff Kathleen Stewart Kuns

Kennedy moved to dispense with the reading of the minutes for May 10, 2010 and moved to approve the minutes as submitted; seconded by Howard. On the motion: Strayer, yes; Howard, yes; Kuns, yes; Ohns, yes; Kennedy, yes.

Public Hearing Z17-C331 Open Space Preservation:

Comments from the Lucas County Plan Commission have not been received. The Zoning Commission had asked that the Plan Commission not vote on the matter so that the Zoning Commission could discuss this evening's meeting.

Kennedy: References to Open Space in Section 10 would need to be removed if the Open Space language does not proceed into the Resolution. (6:03 PM) Kuns specifically noted all sections where the Open Space Resolution passed by the Board of Trustees should be noted; discussion.

Kuns moved to rescind Z17-C331 and consider issue null and void. Seconded by Howard. On the motion: Howard, yes; Ohns, yes; Strayer, yes; Kuns, yes; Kennedy, yes.

Public Hearing Z17-C332 Wind Turbine:

Kennedy gave background details. Discussion with Maguire. (6:15 PM) Kuns and Kennedy compared county and Monclova Township document. Kennedy stated (6:17 PM) that the difference in definitions was arbitrary; county has diagram. Kuns: special use required by county for any unit on any size lot; general requirements-50 kw maximum for commercial with the township language; (6:21 PM) discussion continued and also included supports, lighting.

Discussion on merging the two documents.

Howard moved to continue the public hearing to give the commission an opportunity to blend the two documents until July 12 and take public input at that time. Motion was seconded by Strayer. On the motion: Howard, yes; Ohns, yes; Strayer, yes; Kuns, yes; Kennedy, yes.

Zoning Administrator:

Receipt of Zoning Administrator Wagner's cc'd report to the Board of Trustees was recognized.

New Business:

None.

Old Business:

Zoning Resolution update: Eric will address needed definitions update.

Kennedy commented that the PUD section (Section 10) needs the most work. Questioned if it should be on the agenda for the next meeting. If so, commissioners should be looking at suggested changes.

Kuns suggested Sections 4 and 5, as they are not written per Ohio Revised Code. Wouldn't be done in 30 days, but could start reviewing those sections now.

Old Business:

Rules for Public Hearing: Kennedy moved to accept the updated Ruled for Public Participation; seconded by Ohns. Kennedy, yes; Ohns, yes; Kuns, yes; Howard, yes; Strayer, yes.

Kennedy noted an item in the Zoning Bulletin regarding Sexually Oriented Business regulations. The availability of locations at the point of legal challenge, not when the resolution was originally passed.

Kennedy brought to the commission's attention various publications/articles that he's come across. Kuns requested a copy of the newly passed update of Adult Oriented Resolution be distributed to all members for inclusion in the Land Use Plan document.

Ohns confirmed commission to review Section 4 first for the next meeting.

Strayer to work on Open Space. Kennedy to work on wind turbine. Will email out prior to the next meeting.

Kuns commented on strained relationships between county, township & HBA, referencing comments previously made by Kurt Miller. Kuns stated that the HBA felt that were "shut out" for commentary regarding the Hancock Regional Planning Commission's Land Use Plan. Discussion on Kuns drafting a letter addressing county and HBA.

There being no additional items brought before the Commission, Kennedy moved to adjourn; Howard seconded. All those present voting yea.

Meeting adjourned at approximately 7:00 PM.

Submitted:

Kathleen Stewart Kuns
Support Staff/Recording Secretary

Accepted:

James L. Kennedy, Chair

William A. Strayer, Vice-Chair

Gary F. Kuns, Jr.

Andrew J. Howard

Diane H. Ohns

Thomas B. Baker, Alternate

Roll calls taken in random order; Official minutes will hold signatures on the above lines.