

Monclova Township Board of Zoning Appeals

Summary for January 25, 2022

The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Chair Doug Stanton.

Roll Call:

Present: Board Member Stanton, Board Member Downey, Board Member Ballmer

Absent: Board Member Gilmore and Ross

Staff Members Present: Zoning Administrator Eric Wagner, Law Director Dawn Sanderson, Recording Secretary/Support Staff Kathleen Stewart Kuns; as well as Elaine Szuch from the Office of the Lucas County Prosecutor

Record of Proceedings:

MOTION: Stanton moved to approve the December 13, 2021 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Stanton, Ballmer, Downey

Public Hearing, continued:

Public hearing to consider a Conditional Use request to Section 8 of the Zoning Resolution. Applicant is seeking to operate a business on the property without residing on the Agricultural/Residential A/R zoning district property. Subject parcel is located at 6715 Monclova Road; applicant: Martin and Dawn Sniadecki/Agent: Zachary J. Murray, Esquire.

Zoning Administrator Eric Wagner gave a brief review stating that since the last meeting some progress has been made. Last inspection was this afternoon. Gave specifics at 5:31 PM.

Zachary Murray, attorney with Barkan and Robon, 1705 Woodlands Drive, gave testimony. Mr. Murray was previously sworn in. Murray stated that he is representing Martin and Dawn Sniadecki. Murray stated that Mr. Sniadecki acknowledges history with this property. Mr. Murray asked for consideration of an alternate request for an exception to existing zoning Working with Zoning Administrator. For Board's comfort level, asking for one more 45 day continuance, which will allow for the removal of fire truck and installation of the fence.

Chairman Stanton asked Wagner about a priority listing to establish progress.

Wagner responded, listing the following: Removal of fire truck; eliminate piles of wood; miscellaneous items need to be removed or placed in area behind barn; 'horse trailer' is to be placed behind barn. There will be room for said trailer after cleanup. The fence installation is a priority. The driveway is in disrepair and needs addressed by applicant.

Stanton asked Wagner if he saw progress. Eric answered in the affirmative (5:35 PM).

Discussion regarding continuance date. This meeting was 43 days after the December meeting – within the prescribed 45 days. Attorneys present were in agreement that March 14th is acceptable. [It is exactly 45 days after this meeting.] It was noted that this is the limit of 45 day extensions.

MOTION: Stanton moved to grant a continuance to March 14 at 5:30 PM.

SECOND: Downey

Yes: Stanton, Ballmer, Downey

MOTION: Ballmer moved to hold Board of Zoning Appeals meeting in 2022 on the second Monday of the month at 5:30 PM, as needed. Downey asked for continued motion for other items. Brief discussion regarding Chair. Ballmer further moved to name James Gilmore as Chair and Jeff Ballmer as Vice Chair.

SECOND: Downey
Yes: Stanton, Ballmer, Downey

Adjournment:

MOTION: Stanton moved to adjourn.

SECOND: Downey

Yes: Stanton, Ballmer, Downey

Motion unanimously passed.

Respectfully Submitted:
Kathleen Stewart Kuns, Recording Secretary

Accepted by:

James Gilmore

Jeffrey Ballmer

Doug Stanton

Daniel Downey

Michelle Hudson Ross

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.