

Monclova Township Board of Zoning Appeals

Summary for April 11, 2022

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

Roll Call:

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

Absent: None

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

Record of Proceedings:

MOTION: Ballmer moved to approve the March 14, 2022 minutes as submitted by Recording Secretary.

SECOND: Downey

Yes: Ballmer, Stanton, Downey, Ross, Limes

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. Stone added to fill in pot holes, large trailer has been removed. Trailer was moved late this afternoon. Ballmer noted that additional stone is needed.

Zachary Murray, attorney with Barkan and Robon, 1705 Woodlands Drive, gave testimony. Making progress, slower that would have liked. He's continuing to make progress. Fence quote has been provided to Zoning Administrator Wagner. Client is working on scheduling. Happy to suggest to client additional stone laid on driveway. Did a site visit today. Client was unavailable, but client is committing to progress.

Murray further added that on behalf of his client, he is asking for conditional use or exemption for this property. Client has done enough to earn exemption; perhaps on a conditional basis. Exception with motion made that has condition to review in future, perhaps six months to one year.

Ballmer stated that in 2017 conditional approval had certain stipulations attached, one of those just happened today, 4-1/2 years later. Last month he moved the fire engine at the 11th hour.

Murray stated that in 2017 Sniadecki did not have representation. He has counsel now. Murray will stay involved and will help to navigate.

Ballmer asked about fence and stated concern with regard to Shorty's Fence quote from September 2021. Ballmer also noted concern about anticipated price increase affecting installation. Ballmer added that at the last meeting, attorney stated that the fence will be installed by Toledo Fence, but perhaps Shorty's gave him a better quote.

Murray stated that he is working with his client. There may be a change order from the fall quote.

Ballmer stated concern with longevity of fence. Did not see a gate proposed.

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Murray gave testimony for fence layout and installation, stating that the fence will have two sections of fence; proposed fence is slightly different from the layout presented.

MOTION: At 5:38 PM, Downey moved to enter into Executive Session to review the facts of the matter.

SECOND: Limes

Yes: Ballmer, Stanton, Downey, Ross, Limes

MOTION: Downey moved to return from Executive Session

SECOND: Ross

Yes: Ballmer, Stanton, Downey, Ross, Limes

Ballmer stated his desire to have the hearing on the matter continued until the next meeting, May 9 at 5:30 PM. Ballmer moved for this action and further moved to stipulate action expected from the applicant by that time:

1. Driveway repairs-Additional stone needs to be brought in and compacted
2. Fence is the priority need. Needs to be installed per terms agreed upon previously
3. Areas behind building needs to be cleaned up. Ballmer noted wood piles, metal, etc.
4. Thankful for what has been done, but needs more. Any unmarked vehicle that is not commercially plated and attributed to Martin Electric needs to be inside the building or behind the screening so as not be seen.
5. Zoning Administrator may make weekly inspections between now and the next meeting.

Downey seconded the motion.

Yes: Ballmer, Stanton, Downey, Ross, Limes

Downey clarified fencing issue, stating that items behind the fence cannot protrude higher than the six feet fence that is being installed.

Ballmer stated that Zoning Administrator Wagner will continue to be the point of contact for this matter.

Mr. Murray stated that he will continue to be the point of contact for Mr. Wagner.

Adjournment:

MOTION: Limes moved to adjourn.

SECOND: Ross

Yes: Ballmer, Stanton, Downey, Ross, Limes

Motion unanimously passed.

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

Jeff Ballmer

Doug Stanton

Dan Downey

Michelle Hudson Ross

Darrel Limes

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.