

Monclova Township Board of Zoning Appeals

Summary for March 14, 2022

The meeting commenced with a moment of silence for former member of the BZA Jim Gilmore. The Pledge of Allegiance to the Flag was said 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; as well as Elaine Szuch from the Office of the Lucas County Prosecutor

Due to the resignation of Jim Gilmore, Jeff Ballmer moved to Chairmanship and that now leaves a vacancy for Vice Chair.

Welcome to Darrel Limes.

**MOTION:** Downey moved to name Doug Stanton as Vice Chair for the remainder of 2022.

**SECOND:** Ballmer

**Yes:** Ballmer, Stanton, Downey, Ross, Limes

**Record of Proceedings:**

**MOTION:** Ballmer moved to approve the January 25, 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. Last inspection was 3 PM this afternoon, but also inspected on Thursday. Thursday, not much progress. Today, the fire truck is not visible.

Zachary Murray, attorney with Barkan and Robon, 1705 Woodlands Drive, gave testimony. The fire truck has been removed from the property. Will not be returning to the property. Client has Toledo Fence installing, will be forthcoming. Recognized that stone driveway still needs

work. Murray believes that Sniadecki is making progress. Cannot say all done, but asking that the exemption be granted in light of some of the progress.

Ballmer asked for confirmation that the house is going to be used as a dispatch center, as was previously told to the Board.

Murray-House is currently rented. Dispatching will be occurring from the barn. Applicant wants to store electrical equipment. In future retirement, a place for him to tootle around in.

Ballmer confirmed with Wagner and Murray that the status of the property would be returning to 2017 status as exception to home occupation.

Murray concurred.

MOTION: At 5:42 PM, Ballmer moved to enter into Executive Session, given the fact that there is a new Board member and a member that was not present at the last meeting.

SECOND: Downey

Yes: Ballmer, Stanton, Downey, Ross, Limes

MOTION: Downey moved to return from Executive Session

SECOND: Ross

Yes: Ballmer, Stanton, Downey, Ross, Limes

Discussed litigation and items that have yet to be completed. Stanton noted that there are pressing items that need to be taken care of with a timeline.

Stanton stated that by the next meeting, April 11<sup>th</sup> at 5:30 (6:20 PM) the following items should be addressed, in this priority order:

Fence – Submit copy of contract Zoning Administrator in the next couple of days

Driveway repair

Wood pile-Significant progress must be made towards clean up

Horse trailer and golf cart – Must be behind barn (per Zoning Administrator items including golf cart may need to be removed from behind barn to fit horse trailer)

Miscellaneous metal cleanup and any vehicles on site that can go behind barn must be placed there and stored there.

Tree trimming and general cleanup

Wagner will be giving weekly progress reports. Ballmer suggested that, incrementally, the applicant take these actions so that at next month's meeting we can see progress.

Ballmer moved to continue the public hearing until April 11, 2022 5:30 PM, which is the next regularly scheduled meeting.

Second-Stanton

Yes: Ballmer, Stanton, Downey, Ross, Limes

**Adjournment:**

MOTION: Downey moved to adjourn.

SECOND: Ross

Yes: Ballmer, Stanton, Downey, Ross, Limes

Motion unanimously passed.

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

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Jeff Ballmer

\_\_\_\_\_  
Doug Stanton

\_\_\_\_\_  
Dan Downey

\_\_\_\_\_  
Michelle Hudson Ross

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Darrel Limes

Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at [monclovatwp.org](http://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.