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Monclova Township Board of Zoning Appeals
Summary for September 12, 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 Ballmer, Board Member Stanton, Board Member Downey, Board Member Limes, Board Member Ross

Staff Members Present: Zoning Administrator Eric Wagner

Also Present: Monclova Township Law Director Dawn Sanderson and Elaine Szuch with the Office of the Lucas County Prosecutor

Record of Proceedings:

MOTION: Ballmer moved to approve the June 13, 2022 minutes as submitted by Recording Secretary.

SECOND: Downey

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

Public Hearing:

Public hearing to consider an exception to Section 16.2.B.7 of the Zoning Resolution.

Required review of compliance for conditions of approval for a temporary exception, which was granted on May 9, 2022, for 6715 Monclova Road - Operating a business without residing on the property. Applicant is Monclova Township.

Chair asked for Zoning Administrator to give a summary. Wagner noted wood pile has been reduced, grass and brush cutting has occurred. Half of fence has been installed. North-south portion still needs to occur.

Mr. Murry, attorney for property owner, concurred with progress. Driveway still needs to be stoned and north-south fence. He has had conversations with client, Martin Sniadecki. Client is committed to getting this done. Appreciates time that has already been granted. Given progress, asking for one month extension. Fire truck has been removed. Has removed items that has been deemed offensive by township. Property owner is making progress, per Murry.

1 Sanderson stated that settlement agreement was reached some time ago. With that in mind
2 Sanderson reminded the Board that he is no longer using the property as dirt bike track; no
3 longer operating a shooting range; and the property owner has eliminated service vehicle from
4 view. Sanderson added that the fire truck, which has been a customary zoning issue, has been
5 removed. Major steps towards accomplishments. What remains is an application annually for a
6 home occupation exemption as well as continuing to abide by other zoning codes.

7 Ballmer made inquiry from his fellow Board members if there was a desire to have a discussion
8 in Executive Session. Downey moved to enter into Executive Session. Seconded by Ross.

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

10 Ballmer moved to return to General Session from Executive Session. Limes seconded.

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

12

13 Chairman Jeff Ballmer noted that, relying on Mr. Murry's testimony that Mr. Sniadecki will be
14 installing the remainder of the required fence and addressing the driveway along with other items
15 on the list, Ballmer is recommending continuing the hearing for 30 days – Tuesday October 11th
16 (regularly scheduled BZA meeting). With the request that Mr. Murray encourage his client
17 towards progress.

18 Continuance motion was seconded by Stanton.

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

20 Ballmer queried the board members if there were any additional comments. There being none,
21 Chair called for adjournment. Downey concurred and meeting was adjourned.

22 Respectfully Submitted:

23 Kathleen Stewart Kuns, Recording Secretary

24 Accepted by:

25 _____

26 Jeff Ballmer

Darrel Limes

27

28 _____

29 Doug Stanton

Daniel Downey

30

31 _____

32 Michelle Hudson Ross

33

- 1 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
- 2 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
- 3 Retention Schedule.
- 4