

Monclova Township Board of Zoning Appeals

Summary for September 8, 2025

This meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Chair Michelle Ross.

Roll Call:

Present: Board Member Ross, Board Member Stewart, Board Member Ballmer, Board Member Stanton; Board Member Limes

Staff Members Present: Eric Wagner, Zoning Administrator

Record of Proceedings:

Ross moved, Ballmer seconded, to approve the July 22, 2025 minutes as submitted by the Recording Secretary.

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

Public Hearing:

Chair noted that the hearing is to consider a variance to Section 9.15.A. Applicant is requesting a variance to that section to allow a pool in the side yard due to topographic issues on the property.

Chairwoman Michelle Ross asked Zoning Administrator Eric Wagner to review the request.

Wagner gave a brief review of the case and noted photographs submitted.

Nick Martin, 5807 River Road, was sworn in and gave information on why he is requesting the variance, including topography issues and the difficulty of placing the pool in the back of the house.

Mark Pawlaczyk, consultant and pool designer, 876 Cherry Lane, Waterville, was sworn in. He gave brief remarks regarding the topography and soil of the property.

The Board followed up with several question and then Ballmer stated the following:

Section 9.15A – Swimming pools shall not be permitted in a side or front yard in an A/R or R district.

Facts: Property slopes significantly from the front to back and the property ends at the Maumee River.

Constructing a retaining wall behind the house for a pool might be cost prohibitive as well as difficult for construction.

Right-of-way trees along the right of way would provide adequate screening.

Variances are granted by the BZA through Section 16.2 C.

There are five criteria that the BZA looks at in Section 16.2 C.

- 1) This property has unique physical conditions that would prevent the pool from being constructed in accordance with the requirements of section 9.15 A (rear yard)
 - 2) There is no possibility that the property can be developed in strict conformity with section 9.15 A.
 - 3) The applicant did not create the unnecessary hardship.
 - 4) The variance, if authorized, will not alter the essential character of the neighborhood in which the property is located.
 - 5) The variance, if authorized, will represent the minimum variance that will afford relief.
- Ballmer moved to grant a variance to section 9.15 A of the Monclova Township Zoning Resolution to allow a swimming pool in the side yard of the property at 5807 River Road subject to all other requirements of section 9.15 A.
Seconded by Limes.

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

On another matter, Wagner gave an update on the Monclova Road home occupation case. Owner of property is now living there and changes the classification, which means the owner no longer has to submit to the Board of Zoning Appeals

Adjournment:

As there was no other business posted for this meeting, Ross moved, Ballmer seconded, to adjourn.

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

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

Michelle Hudson Ross

Doug Stanton

Keith Stewart

Jeff Ballmer

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.