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Monclova Township Board of Zoning Appeals

Summary for January 12, 2026

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

**Roll Call:**

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

Absent: None

Staff Members Present: Zoning Administrator Eric Wagner and Recording Secretary/Support Staff Kathleen Stewart Kuns

**Record of Proceedings:**

MOTION: Ross moved to approve the October 14th, 2025 minutes as submitted by Recording Secretary.

SECOND: Stanton

Yes: Stanton, Limes, Ross, Stewart, Ballmer

**Public Hearing:**

Public hearing to consider adding area to existing Conditional Use (Section 4.2 of the Zoning Resolution) at 9880 Salisbury Road. Applicant: Redemption Church; J. Cook of Mannick & Smith, Agent.

Zoning Administrator Wagner gave a review of the case before the Board.

Jeremy Cook, Mannick & Smith, Civil Engineer, 1800 Indian Wood Circle. Redemption Church owns the property that used to have a house on it. They are wanting to add that parcel to existing Special Use Permit. New accessory building will be built on that new parcel, to be used for special functions for the church such as youth gatherings and showers.

Limes received confirmation that the parcel is .3 acres.

Ballmer received confirmation from Zoning Administrator Wagner that combining the parcels together doesn't automatically transfer the Conditional Use to the new parcel.

Ross asked about walking trail. Cook noted that the trail is existing due to work last year.

Ross asked about sidewalk. Cook commented that the county has not confirmed requirement for sidewalk. Sidewalk currently stops where current residential parcel starts.

Ross inquired if anyone else would like to speak in favor of the request.

Steven Whitlow, River Road, Perrysburg, Executive Pastor of Church, made himself available for questions.

Ross called for anyone else who desired to speak in favor to come forward. No one came forward.

Ross called for anyone wanting to speak in opposition to come forward.

David Weldy, 3255 Lexington Glen, came forward and stated affirmation. Weldy stated that he lives in the corner house closest to the church and commented on a previous experience with outdoor function, tent, and loud music. Concerned about use of that space. Noise could be mitigated by placing the building behind the church.

1 Ballmer noted that property behind the church is in a 100-year floodplain and cannot be built upon. Cook  
2 confirmed.

3 No one else come forward to speak.

4 Ross inquired about use directly to east for which Cook noted that a new home was built on that site.  
5 Whitlow added that they have communicated with the neighbor and they are simply asking for  
6 landscaping buffering by means of trees.

7 Whitlow commented on Weldy's concern stating that the tent party that was referenced was one of two  
8 from last year, so the activity is not common, but also noted that with the fellowship hall being brick and  
9 mortar, would provide insulation and lessen sound. He added that part of the goal of the building is to  
10 lessen the need for a tent.

11 Anne Weldy, 3255 Lexington Glen, gave testimony concerned that applicant hasn't thought of all the  
12 implications of free-standing building.

13 There being no one else in attendance desiring to speak, Ross moved to enter into private deliberations.  
14 Seconded by Limes.

15 Yes: Stanton, Limes, Ross, Stewart, Ballmer

16 Ross moved to return to General Session. Seconded by Stewart.

17 Yes: Stanton, Limes, Ross, Stewart, Ballmer

18 Ballmer stated Finding of Facts:

19 Under A/R Agricultural/Residential zoning in Section 4.2, churches are allowed as a Conditional Use and  
20 may be approved pursuant to Section 8-Conditional Uses.

21 Redemption Church is seeking approval to construct a standalone fellowship hall on their existing  
22 property and provide some additional parking and landscaping by adding area, recently purchased, to  
23 existing Conditional Use for the church.

24 The proposed building is located on their parcel so that it does not conflict or infringe on the 100-year  
25 floodplain of Stone Ditch and the proposed usable hours are not intended to conflict with normal church  
26 worship hours.

27 Detailed plans for site plan, grading, storm sewers, sidewalk, walkway, stormwater detention, and  
28 landscaping show adequate setbacks.

29 Section 9.14 and 17.1 address the principal building issue for church (more than one).

30 Under section 8.2 Conditional Uses, the following should be considered:

31 1) 8.2 A - The proposal will be in accordance with the general objective of the Monclova Township  
32 Contemporary Land Use Plan.

33 2) 8.2 B - The proposal is harmonious with the existing or intended character of the general vicinity of  
34 the parcel and will not change the essential character of the area.

35 3) 8.2 C - The proposal will not be hazardous or disturbing to existing or future neighbors.

36 4) 8.2 D - The proposal will be served adequately by essential public facilities and services.

37 5) 8.2 E - The proposal will not involve uses, activities, processes, materials, equipment, and conditions  
38 of operations that will be detrimental to any persons, property, or the general welfare by reason of  
39 excessive production of traffic, noise, smoke, fumes, glare, vibration, or odors.

40 Ballmer moved to grant approval to add additional area to an existing Conditional Use under Section 4.2  
41 of the Monclova Township Zoning Resolution for Redemption Church at 8605 Salisbury Road, subject to  
42 the approval by the required governmental agencies of the proposed plans including the extension of the  
43 sidewalk to the end of the property.

44 Seconded by Ross.

1 Yes: Stanton, Limes, Ross, Stewart, Ballmer

2 Ross moved to adjourn the public hearing. Seconded by Limes.

3 Yes: Stanton, Limes, Ross, Stewart, Ballmer

4 **2026 Organizational Matters:**

5 Meeting times: Ballmer moved, Stewart seconded, to hold Board of Zoning Appeals meetings on the  
6 second Monday of every month, as needed, at 5:30 PM.

7 Yes: Stanton, Limes, Ross, Stewart, Ballmer

8 Chair and Vice Chair: Ballmer thanked Ross for service during 2025 and moved to name Doug Stanton as  
9 Chair for 2026 and Darrel Limes as Vice Chair. Ross seconded the motion.

10 Yes: Stanton, Limes, Ross, Stewart, Ballmer

11 **Adjournment:**

12 MOTION: Being no further business, Ross moved to adjourn.

13 SECOND: Stanton

14 Yes: Stanton, Limes, Ross, Stewart, Ballmer

15 Motion unanimously passed.

16 Respectfully Submitted:

17 Kathleen Stewart Kuns, Recording Secretary

18 Accepted by:

19 \_\_\_\_\_

20 Doug Stanton

21

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Darrel Limes

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23 Michelle Hudson Ross

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Keith Stewart

25 \_\_\_\_\_

26 Jeff Ballmer

27 During the meeting roll call is taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio  
28 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  
29 Records Retention Schedule.

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