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Monclova Township Board of Zoning Appeals
Summary for March 9, 2026

Chair Doug Stanton 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

Staff Members Present: Recording Secretary/Support Staff Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Stanton moved to approve the January 12th, 2026 minutes as submitted by Recording Secretary.

SECOND: Stewart

Yes: Stanton, Limes, Ross, Stewart, Ballmer

Public Hearing:

Public hearing to consider a variance to Section 9.15 A of the Monclova Township Zoning Resolution to accommodate a swimming pool in the front and side yard due to topographic issues. Subject Location: 5409 Jerome Road; Applicant: Dan Grosschedl.

Stanton read Zoning Administrator’s summary of the case into the record.

Dan Grosschedl was sworn in. Gave summary of the situation pertaining to his case. Land survey was done. Pipeline with 30-foot easement is in play on site. Unique shaped lot. Detached single car garage present, as confirmed by Mr. Limes.

Stanton made inquiry on timeline for which Grosschedl stated groundbreaking would be in the middle of May.

There were no other questions from the Board. It was noted that a letter was received stating no objection for the proposed pool. Constad are abutting neighbors near garage location. Applicant noted that he had a conversation with another abutting neighbor and did not have any objections nor is that property owner in attendance. As a matter of record it was noted that all abutting property owners were given notice from the township and the case file was available online.

Stanton moved, Limes seconded, to close that portion of the hearing that accepts public testimony.

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

2 Stanton highlighted the fact that the township follows the Monclova Township Zoning Resolution code,
3 of which Mr. Ballmer will quote.

4 Ballmer stated Finding of Facts: Under Section 9.15 A: Swimming pools shall not be permitted in a side
5 or front yard in an A/R or R district.

6 Finding of Facts: The existing house is located closer to the rear of the parcel. There is an existing
7 detention pond for the subdivision behind the house that is partially on this parcel which allows no room
8 for a pool to be installed to the rear of the house. There are some trees along Fallen Timbers Lane which
9 will provide some screening.

10 Variances are granted by the Board of Zoning Appeals through Section 16.2 C and there are five criteria
11 that we look at:

12 1. This property has unique physical conditions that would prevent the pool from being installed in
13 accordance with the requirements of section 9.15 A (rear yard).

14 2. There is no possibility that the property can be developed in strict conformity with section 9.15 A.

15 3. The applicant did not create the unnecessary hardship.

16 4. The variance, if authorized, will not alter the essential character of the neighborhood in which the
17 property is located. Similar variance was granted for Buehrer residence in May of 2021.

18 5. The variance, if authorized, will represent the minimum variance that will afford relief.

19 Ballmer moved to grant a variance to Section 9.15 A of the Monclova Township Zoning Resolution to
20 allow a swimming pool and deck in the side and front yards of the property at 5409 Jerome Road, also
21 known as 5419 Jerome Road, subject to the other requirements of Section 9.15.

22 Seconded by Stanton.

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

24 **Adjournment:**

25 MOTION: Being no further business, Stanton moved to adjourn.

26 SECOND: Stewart

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

28 Motion unanimously passed.

29 Respectfully Submitted:

30 Kathleen Stewart Kuns, Recording Secretary

1 Accepted by:

2 _____

3 Doug Stanton

4

Darrel Limes

5 _____

6 Michelle Hudson Ross

Keith Stewart

7

8 _____

9 Jeff Ballmer

10 During the meeting roll call is taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio
11 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
12 Records Retention Schedule.

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