

Working Session 4:45 PM:

For the purposes of obtaining signatures from the Board of Trustees for payment of the bills. Agenda items were reviewed. Department head meeting with Township Administrator.

General Session:

The regular meeting of the Monclova Township Board of Trustees commenced with the Pledge of Allegiance at 5:30 PM.

Roll call of members: Trustee Brian Craig, present; Trustee Barbara Lang, present; Trustee Chuck Hoecherl, present; Fiscal Officer Gavin Pike, present.

Address the Board: None

Public Hearing scheduled for tonight at 5:45 PM:

Z17-C358, a zoning change request from R-A Residential and R-C Residential to R-A and R-C with a Planned Unit Development (PUD) for property known as 5231 Waterville-Monclova Road. Applicant: Jerry Miller, Miller Diversified; Agent: Don Feller, Feller-Finch and Associates and Brian McCarthy, McCarthy Builders.

2019 ORGANIZATIONAL MEETING ITEMS

EXECUTIVE ITEMS:

Hoecherl moved to establish the meeting times for the Board of Trustees 2019 meetings as 4:45 PM for Working Sessions and 5:30 PM for General Sessions in concert with the meeting dates previously established by this Board on November 5, 2018; exceptions and special meetings will be duly posted in accordance with Ohio Revised Code; seconded by Craig.

Hoecherl moved to authorize the Township Administrator to act on contracts as the signatory for said documents that are approved by the Monclova Township Board of Trustees; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to adopt Resolution No. 01072019-01 to Appoint Township Law Director and Approve Contract of Employment; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to adopt Resolution No. 01072019-02 Declaring the Intent to Sell Property by Internet Auction; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to approve the township inventory list as submitted by the Fiscal Officer; seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved, Craig seconded, to name Craig as Chair for 2019 and Hoecherl as Vice-Chair. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

FINANCIAL:

Lang moved that the mileage reimbursements be established in accordance with IRS publications and be adjusted as those publications are made available; and that the mileage reimbursement includes compensation for township officials while on township business per Ohio Revised Code. Effective January 1st. (Currently \$0.58) Seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to allow for all necessary and reasonable expenses for the Trustees and Fiscal Officer to attend all Conferences and Township Association meetings, state and local government conferences and activities, Lucas County Township Association activities, and to allow for all necessary and reasonable expenses for the Administrator, Maintenance Supervisor, Zoning Administrator, Fire Chief, Assistant Chief, and Deputy Chief to attend conferences. This includes meals for Elected Officials and employees upon submission of an **itemized** receipt which will include a tip up to 15%, however alcohol is not reimbursable. Seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to approve membership in Toledo Metropolitan Area Council of Governments at the 2019 rate of \$6,006; seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to authorize payment from the township treasury the dues of the Lucas County Township Association and Ohio Township Association for 2019 including subscription to Ohio Township News for the Trustees and Fiscal Officer and also pay the 2019 Associate Membership fee for the Township Administrator, Maintenance Superintendent as well as interested individuals on the Board of Zoning Appeals and Zoning Commission as approved by the Township Administrator; seconded by Hoecherl. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to authorize the Fiscal Officer to place temporary appropriations in funds as needed in various accounts retroactive to January 1st of this year; seconded Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to approve electronic funds for payroll and other reoccurring bills that come due between trustees' meetings; all such payments will be formally included at the next trustees' meeting after payment; seconded by Hoecherl. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to approve \$1,250 to Lucas Soil and Water Conservation for the 2019 contribution. This money will be used to accomplish matching state funds; seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to approve up to \$2,500 for this year's Monclova Township Firefighters annual recognition dinner to cover the cost of food and expenses, excluding alcohol and gifts to non-employees of the township. This will be provided as a reimbursement upon submittal of detailed vendor bills; seconded by Hoecherl. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

COMPENSATION/FRINGE BENEFITS:

Hoecherl moved to adopt the Board of Trustees' compensation as salary as provided by the Ohio Revised Code; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to authorize the purchase of medical, dental, vision and life insurance for all full-time employees and elected officials and that the premiums are to be made from the township treasury for coverage in 2019; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to authorize payment for the Monclova Township Zoning Commissioners at a rate of \$75 per meeting to be paid as contractors and not as Monclova Township Employees; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to authorize reimbursement to members of the Board of Zoning Appeals at a rate of \$75 per meeting to be paid as contractors and not as Monclova Township Employees; seconded by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to establish the vehicle allowance for Deputy Fire Chief at the rate of \$850 per month; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang stated that if need be, Fire Chief and Assistant Chief vehicle issue can be addressed February 4th.

APPOINTMENTS:

Hoecherl moved to name Fiscal Officer and Township Administrator to represent township interests at the Tax Incentive Review Counsel for 2019; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Lang moved to nominate Trustees Lang, Craig, and Hoecherl to serve as the township representative on the Monclova Historical Foundation for the year 2019 in service increments of four months respectively; seconded by Hoecherl. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Hoecherl moved to nominate Brian Craig as representative to the Lucas County Health Department District Advisory Board for 2019; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Moved by Trustee Craig, seconded by Trustee Hoecherl, to dispense with the reading of the December 17, 2018 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Correspondence:

Of significance, EPA meeting notices. First Energy representative retiring. Trash disposal concerns.

As it is 5:49 PM and a public hearing was established for 5:45 PM, Chair Brian Craig explained the hearing process to those in attendance and called for the hearing to commence.

Trustee Hoecherl moved to recess the General Session and move into a public hearing; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes. Fiscal Officer Pike excused himself from the Board's table and sat in the public seating.

Public Hearing:

Z17-C358, a zoning change request from R-A Residential and R-C Residential to R-A and R-C with a Planned Unit Development (PUD) for property known as 5231 Waterville-Monclova Road. Applicant: Jerry Miller, Miller Diversified; Agent: Don Feller, Feller-Finch and Associates and Brian McCarthy, McCarthy Builders.

Chair called for Zoning Administrator Wagner to review the file. Wagner proceeded with history of the parcel; conditions from previous trustees' hearing in 2018; and Zoning Commission hearings.

Lang asked about open space acreage. Wagner confirmed that the total is 6.34 or 20%, which includes cemetery and pond.

Craig confirmed that walking path is around the back pond known as Lot C, but not the one near the home sites.

Zoning Administrator explained for those in attendance what the difference is between straight zoning and Planned Unit Developments (PUD). Spoke of major and minor changes that would require a hearing if changes were made.

Wagner emphasized that the zoning classification is staying in place; the hearing is for the PUD and its plan.

Chair called for those intending to speak to be sworn in.

The developer or his agent was called upon to give a presentation. Don Feller came forward.

Feller stated the proposed PUD is for a single family, 75 lot subdivision. Required to provide 15% open space. Minimum lot width of 70 feet. Under current zoning 75 ft. Providing 20% open space. Without Cemetery and one pond, 15%. Common lot B is private cemetery. Craig inquired about setback from cemetery plots to adjacent lots. Feller stated that the Lucas County Planning Commission approved the plan as well as the Zoning Commission.

Lang inquired as to the advantage to developer for PUD. Don Feller stated that it allows narrower lots.

In response to an inquiry, Feller stated that walking around Common Lot A will not be encouraged. The walking path will be around Lot C at the southern end of the plan.

Responding to an inquiry, Feller stated that the rear yard setback is 45 feet for those lots abutting Winterbourne Station.

Craig inquired if applicant had a meeting with neighbors.

McCarthy: No, except for adjacent property owner Gavin Pike.

Lang questioned Zoning Administrator Wagner regarding pond. Our code allows for pond Common Lot A as open space.

McCarthy stated that Winterbourne lots do not exist currently. It is planned but does not exist. Has not been platted.

Craig asked about perimeter trees. Feller stated that it is one per lot and more around the excepted lot to screen landowner; trees and bushes around cemetery.

Hoecherl asked about McCarthy being exclusive builder. McCarthy affirmed; approximate minimum of 2,200 square feet.

Lang received confirmation that square footage is acceptable in this zoning classification.

Others in favor. None.

Chair called for those opposed or would like to comment:

Gavin Pike, 4950 Black Road, stated that he is not opposed to the change, but has comments. Pike stated that green space is over by trail; regular family style homes to homes marketed towards 55+ retirement market. Pike stated that Blackstone to Blystone subdivisions have extensive landscaping, not just one single tree. Looking to create a buffer. Pike suggested that a township-wide plan on the housing direction of the township might be appropriate.

It was noted by Trustee Lang that Olde Farm and Crystal Ridge have mounding. Pike commented on notification of property owners and wanting a larger site sign.

Shane Harrison, 7883 North Woodbridge, Winterbourne Station Home Owners Association president, commented on desire to see landscaping; commented on kids in neighborhood; received confirmation that the two neighborhoods will have a connector road.

Steve Swiergosz, 7856 Winterbourne Station, expected a distinction between the subdivisions.

Gene Carter, 7929 Iron Horse, will be able to see this from his back yard. Commented on connectivity and traffic and families.

Jerry Hooks, 7923 Winterbourne Station, commented on accessibility of Winterbourne. Don Feller commented that they (McCarthy Builders) need Winterbourne Plat 4 to proceed in order to utilize the sanitary sewers that Plat 4 will have in place. The proposed development will have its own entrance, as well as the connectivity to Winterbourne.

Trustee Lang asked about construction entrance, which McCarthy confirmed will be the Waterville-Monclova Road entrance of the proposed subdivision.

Lang received confirmation that nine houses from Winterbourne Station will butt up against the 10 lots of proposed subdivision.

Chair Craig asked about Fire Chief's comments. Chief noted that subdivision name, street name have been addressed or are being worked on.

Craig commented on 12/6/2018 landscaping plan that adds 12 or 13 trees around cemetery. Questioned path around Common Lot C – what is it made of? Feller: Crushed stone.
Trustee discussion: Mounding on Waterville-Monclova Road.

Ryan Lynch, 7868 Iron Horse, concerned about notification. Concurred with Mr. Pike regarding a meeting with the county on the development of the township.

Steve Swiergosz asked about frontage and green space.

Dan Gerkin, 4815 Roundhouse Circle, inquired about information on development plan and how a resident would get informed. Hoecherl noted Monclova Township Land Use Plan and Monclova Township Zoning Resolution.

Rob Clark, 4764 Roundhouse Circle, commented on changing where green space should be.

Jackie Haines, 4932 Black Road, stated that she echoed previous comments. Would like aesthetic separation from the different subdivisions.

As no other speakers desired to come forward, Craig moved to close that portion of the public hearing that accepts testimony; seconded by Lang. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Discussion amongst the Board (7:05 PM). The trustees spoke of future sign notification change; what the trustees can consider for zoning; lot depth; pond is not a water detention pond. Hoecherl asked about mounding against Winterbourne Station. McCarthy talked about gas line easement. Hoecherl stated that his was new information to the trustees.

McCarthy commented on 75 ft lots, varied fronts, staggered front setback.

Craig asked about the December 6th landscaping plan. Trees will be planted outside the gas easement area.

Craig asked about increase trees for lots 4-17. Lang and Craig suggested doubling the trees and possibly adding bushes.

Craig stated that deed restriction would have to specify maintenance of trees. McCarthy stated that they could install trees after home is built and irrigation is in.

Hoecherl asked about minimum square footage; can it be required (7:23 PM).

Wagner responded that the trustees would be within their right to add additional requirements, like minimum square footage.

Discussion regarding minimum square footage.

McCarthy stated that he might go with straight zoning (7:25 PM).

Craig commented on (7:29 PM) northern portion of plan and doubling up on trees.

Discussion amongst trustees. Discussion if postponement was needed.

McCarthy stated that he would be amenable to meeting with neighbors.

HOA President was generally satisfied with the addition of the landscaping trees. Stated disappointment. Did not see the purpose of meeting with the developer at this point.

Trustees discussed possible conditions.

Craig moved to approve the application for Z17-C358 with the following conditions: (7:44 PM)

- 1) Landscaping plan modifications presented to the Board on December 6th, 2018 as shown on the plan will be incorporated into PUD utilizing all evergreen trees with a minimum of 6 feet in height. The landscaping plan will include trees at the edge of lot 41. On lots 4-18 the evergreen trees from the plan shall be increased from 15 to 30 trees, essentially having two trees per lot. That would be on the north side of the applications PUD.
- 2) There will be a gravel walking path which will be added around the storm water detention area as shown on the landscape plan.

- 3) All Lucas County Planning Commission recommendations, as documented in their letter of October 1, 2018 and as amended shall be implemented.
- 4) A traffic study shall be completed per the requirements of the Lucas County Engineer.
- 5) Common Lot B as shown on the drawing contains a pre-existing cemetery and that cemetery is approved as non-conforming pre-existing use. The upkeep of this cemetery, which is Common Lot B, shall be the responsibility of the Home Owners Association. The township shall have no responsibility for its maintenance.
- 6) The subdivision name and street names shall be determined by the Lucas County Addressing Advisory Group consistent with their name and guidelines and the Monclova Township Fire Prevention Bureau comments as documented in the letter to the Lucas County Planning Commission on August 27, 2018.
- 7) The applicant's construction entrance shall be designated with appropriate signage. Construction entrance will only be allowed off of Waterville-Monclova Road in to the development.
- 8) Minimum square footage of 1,600 home per lot as described by the developer at this hearing.

The motion was seconded Lang. Roll Call: Craig, yes; Lang, yes; Hoecherl, yes.

Discussion regarding minimum square footage with the developer.

Craig motioned to amend the previous motion and amend the provision from 1,600 square foot to 1,500 minimum square foot. Seconded by Lang. Roll Call: Craig, yes; Lang, yes; Hoecherl, no.

Lang commented to developer that Winterbourne residents will utilize the access to the trail. McCarthy and Feller concurred.

Craig moved to close the hearing and move back to General Session; seconded by Hoecherl. Roll Call: Craig, yes; Lang, yes; Hoecherl, yes.

Township Administrator's Report:

Lang moved to approve Resolution 01072019-03, Approve plans and permission to advertise the Coder Road Drainage Improvement Project; second by Craig. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

Trash collection: Grim expressed disappointment; commented on new routes, some drivers started too early, new drivers missed streets. Once things are running smoothly, this will be a great program. Lang commented on how pleased she was with recycling participation.

Citizen Comment:

Tom Schuster questioned Republic's services in missing roads last week.

Jackie Haines

Dan Gerkin

Gavin Pike

Adjournment:

Moved by Lang, seconded by Hoecherl, to adjourn at approximately 8:16 PM. Mr. Pike called roll: Craig, yes; Lang, yes; Hoecherl, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 01/22/2019

Brian D. Craig

Charles V. Hoecherl

Barbara S. Lang

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.