

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 Chuck Hoecherl, present; Trustee Brian Craig, Trustee Barbara Lang, present; present; Fiscal Officer Gavin Pike, present

Address the Board: None

Moved by Trustee Lang, seconded by Trustee Hoecherl, to dispense with the reading of the April 17, 2017 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Moved by Trustee Hoecherl, seconded by Trustee Craig, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$137,010.03. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Correspondence:

Township response to inquiry about placing cameras in right-of-way of Crimson Hollow. Administrator Grim noted that this action is not allowed.

Fiscal Officer's Report:

Fiscal Officer Pike noted that record of a 2017 Historical Foundation contribution cannot be found, therefore the trustees will need to take action tonight in order for the Foundation's request to pay the utility bills can be addressed. Discussion amongst the trustees. Lang suggested paying the first quarter; supports investments to the site rather than future utilities. Hoecherl noted cash flow improvement for Historical Foundation. Lang moved, Hoecherl seconded, to authorize 80% payment of the first quarter's utility bill. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes. The Board directed the Administrator to communicate with the Historical Foundation Director.

Old Business:

Policy and Procedures Manual-Hoecherl noted Administrator's work on Policy and Procedures Manual. Trustees in agreement that the trustees will work on a review of the document for the next few meetings. Staff to follow up with appropriate postings.

Tax Increment Financing (TIF)-(5:38 pm) Craig noted conversation with Ed Ciecka, former administrator of Rossford, who gave insight on Rossford's TIF. Does not foresee wanting to get into a situation where too many acres are offered and bonds won't sell. With regard to law firm that trustees are considering contracting with, Craig suggested an "up to" amount versus an hourly rate. Hoecherl stated he will follow up with the law offices. When more information is received, Ed Martinko will be invited back.

Public Hearing Z17-C354:

Hoecherl moved, Lang seconded, to close the General Session and enter into a public hearing for Z17-C354. Roll: Hoecherl, yes; Craig, yes; Lang, yes. Fiscal Officer Gavin Pike excused himself from the remainder of the meeting due to the upcoming zoning hearing.

Chair Chuck Hoecherl noted the summary of Z17-C354 as follows-zoning change request from A/R Agriculture/Residential to R/A & R/C Residential for properties known as 5231 Waterville-Monclova & 4924 Black Roads; a.k.a. parcel numbers 38-09857, 38-09567, & 38-09781. The applicant: Gavin Pike, Charger Capital & Jerry Miller, Miller Diversified.

Chair called upon the Zoning Administrator to give a review of the case.

Chair issued the oath to Jerry Miller, Miller Diversified, 3410 Briarfield Boulevard, Maumee (Monclova Township). Mr. Miller gave the following details:
Subject parcel is approximately 31 acres and is immediately adjacent to Winterbourne Station, which is being developed by Miller Diversified. Subdivision's Plat 4 was approved in 2014-yet to be developed. Will most likely install engineering aspects in fall of this year. R-C, versus R-A, along Waterville-Monclova Road to an approximate depth of 200 feet. Proposed change in subject parcel would continue R-C zoning along Waterville-Monclova Road. Plat 4 will have a connector street that will serve this proposed development. Continuation of Winterbourne Station developments. Received unanimous approval of Lucas County Plan Commission.

Lang inquired about Miller's thoughts on Zoning Commission denial. Miller stated his belief in differing interpretation of the township's Land Use Plan. Commission took a more restrictive interpretation. Miller commented that green space is required in the county's subdivision regulations. Detention pond would be required. Rails to Trails adjacent to subject parcel and would be accessible through subject parcel, adding to green space accessibility. Miller further stated that Planned Unit Developments are designed for more unique developments with lots usually being smaller as a tradeoff for green space.

Craig inquired about Waterville-Monclova access. Miller affirmed; stubstreet will be utilized as well.

Craig wondered why R-C zoning was not applied to entire parcel. Miller commented on existing subdivision and zoning. Miller stated that it will be approximately 200 feet of R-C and will follow lot lines once platted to assure that there will be no split zoning in any lots. Upon feedback from Wagner, Hoecherl noted that there would be a loss of 7 or 8 lots with R-C zoning. Miler affirmed that mounding, landscaping and sidewalk would be installed.

Lang to Wagner-When do we see installation of mounding, pond, etc.. Wagner suggested that the trustees could make a timeframe a condition of approval. Miller-Mounding will generally occur when homes are built.

Hoecherl asked of landscaping requirement from earlier plats. Discussion regarding detention pond location. Miller affirmed there will be a path to the pond. Lang discussed green space percentage with PUD. Miller believes he will get very close to 4-1/2 acres of greenspace.

Hoecherl call for additional testimony for those in attendance. As no one indicted a desire to speak for or against the proposed change, Hoecherl moved to close that portion of the hearing that accepts public testimony; seconded by Craig. Roll Call: Hoecherl, yes; Craig, yes; Lang yes.

Lang takes recommendation of the Zoning Commission very seriously, but that does not mean she agrees with them. Recognized that it is associated with Winterbourne.

Hoecherl-This change is a way to tighten up area and to make it consistent with Winterbourne.

Lang inquired of Wagner regarding Planned Unit Development commencement. Wagner: PUD has to be started in three years. Miller noted that the subject parcel will not commence within that timeframe.

Craig spoke of Blystone and platting not occurring. Do we want to place a time restraint on Winterbourne? Wagner commented on greenspace issues; got resolved. Discussion on conditions.

Craig-Time limit on when he must submit plat. Discussion regarding maximum number of lots, walking trail, pond location, and walking trail around pond.

Lang commented on greenspace requirement with specific acreage. Wagner noted county regulations.

Miller was asked if he would agree to conditions in which the township would require him to match existing Winterbourne Station in terms of mounding and landscaping, some sort of greenspace with minimum of 4 acres, and connection to bike trail, if permitted (by county). Miller concurred with trustees thoughts on requirements. Discussion continued.

Hoecherl moved to approve Z17-C354 as presented with following conditions:

- 1) No less than 4 acres of greenspace
- 2) Walking trail with access to or adjacent to pond
- 3) Mounding and landscaping will be consistent with Winterbourne Station Plat 4
- 4) With approval of county and Metropark, connectivity to Wabash Cannonball Trail

Seconded by Lang. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Lang noted appreciation of Zoning Commission, commenting that their discussion helped the board do good work.

Hoecherl moved to close the public hearing and return to General Session. Seconded by Lang. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

Township Administrator’s Report:

Grim summarized meeting with Republic Services; commented on Noise Resolution and resident/deputy issue.

Chief inquired about possible solution to the township’s multi zip code issues (6:48 pm).

Citizen Comment:

None

Adjournment:

Moved by Lang, seconded by Craig, to adjourn. Roll Call: Hoecherl, yes; Craig, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 05/15/2017

Charles V. Hoecherl

Brian D. Craig

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.

Payment Listing

1/1/2017 to 12/31/2017

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
202-2017	04/26/2017	04/27/2017	CH	Payroll	\$41,314.94	O
203-2017	05/01/2017	04/27/2017	CH	FIRE-SAFETY SERVICES, INC.	\$1,560.00	O
204-2017	05/01/2017	04/27/2017	CH	UNITED FIRE APPARATUS CORPORATION	\$11,163.50	O
205-2017	05/01/2017	04/27/2017	CH	Mellocraft	\$110.46	O
206-2017	05/01/2017	04/27/2017	CH	STONECO, INC.	\$278.56	O
207-2017	05/01/2017	04/27/2017	CH	SOUTHEASTERN EQUIPMENT CO., INC.	\$306.35	O
208-2017	05/01/2017	04/27/2017	CH	LYDEN OIL CO.	\$1,081.30	O
209-2017	05/01/2017	04/27/2017	CH	THOMAS EQUIPMENT, INC.	\$65.00	O
210-2017	05/01/2017	04/27/2017	CH	Fisher Auto Parts, Inc.	\$30.79	O
211-2017	05/01/2017	04/27/2017	CH	AT & T	\$1,848.43	O
212-2017	05/01/2017	04/27/2017	CH	CENTURY LINK	\$245.23	O
213-2017	05/01/2017	04/27/2017	CH	OHIO GAS COMPANY	\$1,237.36	O
214-2017	05/01/2017	04/27/2017	CH	VISION SERVICES PLAN	\$343.83	O
215-2017	05/01/2017	04/27/2017	CH	Consumer Life Insurance company	\$318.93	O
216-2017	05/01/2017	04/27/2017	CH	DELTA DENTAL PLAN OF OHIO	\$947.55	O
217-2017	05/01/2017	04/27/2017	CH	Ohio Deferred Comp	\$860.00	O
218-2017	05/01/2017	04/27/2017	CH	TOLEDO EDISON COMPANY	\$26,530.62	O
219-2017	05/01/2017	04/27/2017	CH	TRIOTECH CORPORATION	\$2,071.50	O
220-2017	04/28/2017	04/27/2017	CH	GUARDIAN ALARM	\$257.10	O
221-2017	05/01/2017	04/27/2017	CH	TRI-COUNTY FUELS	\$2,305.34	O
222-2017	05/01/2017	04/27/2017	CH	Padgett Business Services	\$340.00	O
223-2017	05/01/2017	04/27/2017	CH	DARRELL BETTS	\$70.00	O
224-2017	05/01/2017	04/27/2017	CH	ACE SANITATION	\$125.00	O
225-2017	05/01/2017	04/27/2017	CH	RAM EXTERMINATORS, INC.	\$100.00	O
226-2017	04/28/2017	04/27/2017	CH	OHIO POLICE & FIRE PENSION FUND	\$5,302.65	O
227-2017	04/28/2017	04/27/2017	CH	OHIO PUBLIC EMPLOYEES RETIREMENT S	\$15,839.15	O
2376	05/01/2017	04/27/2017	AW	BOUND TREE MEDICAL, LLC	\$298.44	O
2377	05/01/2017	04/27/2017	AW	FOUR COUNTY CAREER CENTER	\$2,850.00	O
2378	05/01/2017	04/27/2017	AW	OCCUPATIONAL HEALTH SERVICES	\$87.00	O
2379	05/01/2017	04/27/2017	AW	LUCAS COUNTY TOWNSHIP ASSOC.	\$216.00	O
2380	05/01/2017	04/27/2017	AW	Selking International	\$1,365.77	O
2381	05/01/2017	04/27/2017	AW	PNC Bank Great-West Trust Co. LLC	\$275.00	O
2382	05/01/2017	04/27/2017	AW	National DRIVE	\$3.00	O
2383	05/01/2017	04/27/2017	AW	MONCLOVA TOWNSHIP FIREFIGHTERS AS	\$80.50	O
2384	05/01/2017	04/27/2017	AW	Calverly Heating & Cooling	\$17,141.06	O
2385	05/01/2017	04/27/2017	AW	FINLEY FIRE EQUIPMENT	\$39.67	O
Total Payments:					\$137,010.03	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$137,010.03	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

Payment Listing

1/1/2017 to 12/31/2017

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.