

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 Barbara Lang, present; Fiscal Officer Gavin Pike, present.

Absent: Trustee Brian Craig

Address the Board: None

Moved by Trustee Hoecherl, seconded by Trustee Lang, to dispense with the reading of the August 21, 2017 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Hoecherl, yes; Lang, yes.

Moved by Trustee Hoecherl, seconded by Trustee Lang, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$148,115.17. Mr. Pike called roll: Hoecherl, yes; Lang, yes.

Correspondence:

None

Fiscal Officer’s Report:

Lang moved, Hoecherl seconded, to transfer funds as follows:

| FROM | | | TO | | |
|--------------|---------------------|----------|--------------|-----------|----------|
| Account # | A/C Name | Amount | Account # | A/C Name | Amount |
| 2191-220-360 | Contracted Services | 8,000.00 | 2191-220-341 | Telephone | 8,000.00 |

Mr. Pike called roll: Hoecherl, yes; Lang, yes.

Lang moved, Hoecherl seconded, to approve Special Assessments, Resolution 0905201-01 as presented September 5, 2017. Mr. Pike called roll: Hoecherl, yes; Lang, yes.

Pike reported that the State Auditor has begun the audit process for years 2015 and 2016.

Old Business:

Tax Increment Financing-Trustee Hoecherl reported that he had no additional information.

New Business:

None

Township Administrator’s Report:

Administrator Grim reported to the trustees on parking lot project progress. The township will keep the area closed for two weeks after completion to keep vehicles off, and in particular heavy vehicles, and give the new base and asphalt time to cure. This was recommended by the contractor.

Hoecherl commented on the degradation of the parking lot due to Lucas County's recycling station; suggested desirability of county keeping the station on their own property. Would benefit the traffic pattern of the park.

Administrator noted commencement of LaPlante Road project.

Citizen Comment:

None

Hoecherl asked Wagner about the progress of 20A LLC nuisance issue. Wagner stated that sufficient progress has been made; suggested that grading is the only issue to be finalized.

Amy Manley, The Mirror, asked about Drug Stopper signs. Administrator Grim indicated that the Lucas County Engineer has been contacted regarding the correct placement of these signs.

Public Hearing 5:45 PM Z17-C355, known as Williams Way:

Hoecherl moved to close General Session and enter into a Public Hearing for Z17-C355; seconded by Lang. Mr. Pike called roll: Hoecherl, yes; Lang, yes.
Fiscal Officer exited the meeting.

This case is regarding file Z17-C355, a zoning change request from A/R Agriculture/Residential to R-A Suburban Residential with a Planned Unit Development for property known as 7228 Monclova Rd.; parcel #38-03157. Applicant: Martha Strayer; Agents: Jim Moline, builder, and Don Feller, with Feller Finch and Associates.

Trustee Hoecherl called upon Zoning Administrator Wagner to review the case. Wagner reviewed the Lucas County Plan Commission recommendations. Noted that the Zoning Commission recommended approval. Wagner commented on receipt of landscaping plan.

Chair called upon the applicant or agent to come forward.

Don Feller, Feller Finch and Associates, 1683 Woodlands Drive, was sworn in and stated the following:

Feller commented on 39-lots for single family residences; commented that homes will be similar to Deer Valley.

Hoecherl asked about street layout; utility easement.

Feller stated uncertainty about lot #39 being developed due to gas line; will know after formal survey is performed.

Lang questioned open space issues. Hoecherl received additional information on the retention pond.

Lang asked about landscaping plan and timing of said plan. Feller stated that it would typically be sent during the platting process. Lang stated that the Zoning Commission desired the plan earlier and the Law Director has been asked to research the process and timing of this submittal.

Hoecherl noted three phases of development. Lang asked about anticipated traffic study. Feller did not think that the development would necessitate a turn lane. Feller believes that villas will have different peak hours of traffic and not need a turn lane.

Per Hoecherl inquiry, Feller stated that they will preserve the existing trees as much as possible.

As Feller had no additional information to offer, Hoecherl called upon those in favor, against, or simply desiring to comment or ask a question about the project to come forward. No person indicated a desire to do so, therefore Hoecherl moved to close the public hearing portion of Z17-C355 that accepts testimony; seconded by Lang. Roll Call: Hoecherl, yes; Lang, yes.

Discussion amongst the trustees:

Hoecherl (6:01 pm) commented on the appropriateness of the proposed development as it relates to the Land Use Plan.

Lang indicated her approval of the landscaping plan concept. Also commented that she is not sure if backyards are seen as open space but believes the proposed development is a good use of land. Lang noted 57 comments of Plan Commission. Lang stated that the Zoning Commission did not recommend any further conditions.

Wagner commented that with Planned Unit Development (PUD) no issue with decreasing lots should lot #39 not be developed. The applicant would not need to re-visit the change in a public hearing format.

Lang moved, seconded the motion, to approve Z17-C355, zoning change from A/R to R-A PUD Suburban Residential subject to the 58 (sic, actual 57) comments from the Toledo-Lucas County Plan Commission. Roll: Hoecherl, yes; Lang, yes.

Hoecherl moved, Lang seconded, to close the public hearing and enter back into General Session. Roll: Hoecherl, yes; Craig, yes; Lang, yes.

Adjournment:

Moved by Hoecherl, seconded by Lang, to adjourn at approximately 6:04 PM. Roll Call: Hoecherl, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 09/18/2017

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.