

Monclova Township Board of Zoning Appeals

Summary for April 24, 2019

The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Chair Jeff Ballmer.

Roll Call:

Present: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Plocek, and Board Member Stanton

Absent: None

Staff Members Present: Zoning Administrator Eric Wagner, Fire Department Deputy Chief Michael George, and Recording Secretary/Support Staff Kathleen Stewart Kuns

Chair welcomed Doug Stanton as a new member.

Record of Proceedings:

MOTION: Ohns moved to approve the February 11, 2019 minutes as submitted by Recording Secretary.

SECOND: Downey

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Plocek, and Board Member Stanton

Public Hearing:

Public hearing to consider a 1) Variance to Section 6.2A.1 of the Zoning Resolution; to waive the requirement for a paved parking lot and paved drives; and
2) Variance to Section 12.4 of the Zoning Resolution to waive all requirements of Architectural Review.

Subject property: 3446 Eber Road

Applicant: Eric Carroll, Carroll Landscape & Nursery

Zoning Administrator Wagner reviewed the requests.

Ballmer confirmed that new building kicks in regulations regarding paved parking and architectural review items.

Eric Carroll, 3446 Eber Road, came before the Board and was sworn in. Mr. Carroll stated the following: Would like to match new building with what is currently in place; would rather not have to pave parking due to degrading of lot with truck traffic; not adding any additional parking, as confirmed by Ballmer; not adding employees; retail is not a large part of his business.

Downey asked about truck traffic. Carroll responded that there is some semis truck traffic that come into the facility for mulch delivery; some box trucks.

Carroll also stated his belief that his Bobcat would damage a hard surface like asphalt or concrete.

Chair called upon others to testify.

Chair noted ability to move into Executive Session to discuss the matter before the Board.

Plocek moved to adjourn to Executive Session; seconded by Downey.

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Plocek, and Board Member Stanton

Downey moved to return from Executive Session. Seconded by Ohns.

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Plocek, and Board Member Stanton

Ballmer recognized want for minimum code and believes they have compromise. Asked applicant to consider, for which the Board can approve tonight or if applicant would want time to think, the matter could be continued to the May 13th regular meeting.

Ballmer stated the following, regarding 6.2 A 1 Paving – Recommend Eber to east edge of first parking lot on the south side – approximately 200 feet – have asphalt, concrete or compacted asphalt grindings. The surface of the applicant's choice must be applied by October 31st. Ballmer stated a benefit to this would be dust control.

Ballmer further added, in regards to 12.4 – Architectural Review – There is a need to dress up buildings, both existing and new. The Board is proposing a 36-42 inch wainscot. North and east side of new building and also on east and south side of existing retail. This should be painted with color contrast and complimentary colors approved by the Zoning Administrator.

Carroll received clarification: Does not have to be brick, but painted.

Carroll stated that he can accept those terms. He will talk to the company that is erecting the new building; will have them install with color. Will have existing building match.

Zoning Administrator noted site plan review with him; then everything is approved. Wagner will check on paving, which must be done by October 31st.

Further discussion on the matter was not brought forth.

Ohns moved and Ballmer seconded the motion to approve the request with items discussed regarding pavement from Eber Road to first parking lot – applicant's choice of concrete, asphalt, or grindings. Must be paved by October 31st. Ohns further moved that, regarding architectural review items, wainscoting must be installed on the existing building on east and south side; new building having wainscoting installation on the north and east side. Wainscoting must be 36"-42" in a complimentary color, as approved by the Zoning Administrator.

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Plocek, and Board Member Stanton

Adjournment:

MOTION: Plocek moved to adjourn.

SECOND: Downey

Yes: Ballmer, Downey, Ohns, Plocek, and Stanton

Motion unanimously passed.

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

Jeffrey Ballmer

Dan Downey

Diane H. Ohns

Melva Plocek

Doug Stanton

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.