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Monclova Township Board of Zoning Appeals

Summary for January 8, 2018

The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by 2017 Chair Dan Downey.

**Roll Call:**

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

Absent: None

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

**Organizational Items:**

Ohns moved to name Lois Brigham as 2018 Chair; seconded by Ballmer

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

Ohns moved to name Melva Plocek as Vice Chair; seconded by Brigham.

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

**Public Hearing:**

Downey continued chairing the meeting by stating that this hearing is to consider a Conditional Use to Section 4.2(c) of the Zoning Resolution. Applicant is requesting a Conditional Use for a recreational facility, indoor/outdoor at 9725 and 9880 Monclova Road. Applicant: The Metropolitan Park District of the Toledo Area (Metropark).

Zoning Administrator gave a review of the parcel and the proposed use; parking will be paved in 2020 per MetroPark plan.

Downey called for those desiring to speak on behalf of the applicant to come forward and be sworn in.

John Zvanovec, 5100 West Central Avenue, Toledo, was sworn in and stated that Zoning Administrator Wagner gave an excellent review. Displayed conceptual plan. Regional park will be next to trail. Goal is it to connect park lands along trail. The subject parcel is less than 90 acres, which they consider a small park.

Ohns questioned pond depth.

Ballmer asked about stocking pond; ice skating, boating, aggregate trail, Van Fleet ditch, existing culvert, and fire access.

Ohns asked about vehicle count. Joe Fausnaugh expected similar visitation as with Wiregrass. 20,000-30,000 visitors per year.

Ohns-Safety features. Zvanovec stated that there will be a safety ring for pond; presence of ranger though not a staffed park.

39 Ohns asked about overflow parking. Zvanovec – somewhere near barn or near existing lot. To  
40 be determined.

41 Brigham confirmed that park will be under the same management as all the other Metroparks.

42 Ballmer noted, in response to Ohns' inquiry, that concept plan shows overflow parking to the left  
43 of parking lot.

44 John Zvanovec stated that he hoped the township was as excited as they are; a Metropark in a  
45 growing township. Goal is connectivity and making the areas 'bikeable.'

46 Downey called for additional testimony in support; no one indicating a desire to speak, Downey  
47 called upon those in opposition:

48 Luke Ryan, 3320 Crissey Road, was sworn in and stated that he is opposed for the following  
49 reasons (5:51 pm): Farmland lost, loss of income for schools, prairie grass not being maintained  
50 at Wiregrass, Akron area went to a farmland preservation park – suggested this. Already have  
51 camping areas, pond is shallow. Ryan stated his belief that when a pond is dug, there is overflow  
52 on other individuals' land. Ryan suggested that accidents will increase as the park will be  
53 attracting more people.

54 Teresa Musser, 9600 Monclova Road, was sworn in and stated that she is across the street from  
55 subject parcel. Musser is concerned with pond and pond maintenance, would like more  
56 information.

57 Downey asked that those present refrain from duplicate testimonials and come forward with new  
58 commentary. Dave Newmeyer, 9749 Monclova Road, was sworn in and stated that he is next to  
59 subject parcel. Newmeyer questioned need for this park; questioned parking. Will overflow  
60 vehicles park in front of his house. Concerned about noise. What is the benefit to Monclova  
61 Township?

62 William K. Ryan, 3996 Weckerly Road, was sworn in and stated that he farmed the land for 35  
63 years. Where they are planning to dig the pond, it's sand. Questioned if park will be lining the  
64 pond with clay. Commented on acreage that park has already and loss of tax revenue. He stated  
65 that open land would be \$90/acre. Commented that he himself had sold land to the Metropark.  
66 Commented on existing tiling that will be disrupted by proposed project. Will affect housing

67 Tim Barney, 9960 Monclova Road, was sworn in and stated concern about his well water.  
68 Concerned about drainage in area; commented on sand base and algae. If his well is affected,  
69 who will pay for tapping into city water?

70 Max Valentine, 9850 Ramm Road, was sworn in and asked about the history of issues with the  
71 Wiregrass. Questioned need. Concerned about safety of campers, users, etc. with limited  
72 supervision.

73 Amir Elaskary, 9880 Monclova Road, was sworn in and stated that he lives next to subject  
74 parcel. Stated his belief that water is held on property currently; questioned controls for insects.

75 As there was not further testimony, Downey stated that the Board will enter into Executive  
76 Session (at 6:05 PM) and return shortly. Metropark's representative asked if they could address  
77 concerns. Downey stated that they could after Executive Session.

78 The Board reconvened in the Meeting Room at 7:00 PM.

79 Downey called for testimonial that was requested prior to Executive Session.

80 Matt Cleland, 10555 Ramm Road, was sworn in and stated that he is in favor. Cleland stated  
81 that he is a resident and also works for the Metropark. Cleland stated that he has spent his whole  
82 life in Monclova. Community is changing. Spoke about reinvestment in community.  
83 Commented on that the subject parcel is not on tax duplicate currently. Commented on park

84 being for local residents. Cleland stated that the Metropark has performed a hydrology survey  
85 and other tests as well so that unintended consequences will not happen. Spoke of Metropark's  
86 good reputation. Campsite is three-tent capable.

87 Downey asked about campsites. Cleland responded that there will be overnight camping, same  
88 as Wiregrass. They are anticipating bicycle touring enthusiasts will stay at site to stay close to  
89 the trail.

90 Ohns asked when Metropark purchased the subject parcel and it was reported back that it was  
91 February of 2013.

92 Ballmer confirmed that campgrounds are not used every single night.

93 Ohns asked about hours of operation. Cleland responded-7 AM to dark.

94 Ohns asked about gating. Cleland stated that it would be the same as Wiregrass.

95 Ballmer received confirmation from Zvanovec that the Metropark is in agreement with adhering  
96 to all comments from various jurisdictions like the Engineer, Plan Commission and Fire  
97 Department.

98 Downey asked for confirmation about tax compensation. Fire Chief stated that the township is  
99 made whole for police levy and fire levy through township billing.

100 Ohns asked about pond depth – need sufficient depth to control issues. Cleland stated that the  
101 hydrologic survey stated 12 foot depth. Pearson pond at the deepest point is 15 feet. The paddle  
102 boat side is 5 feet. Cleland stated that they are not anticipating any issues as they have previous  
103 success.

104 Downey stated his desire to establish a deadline for parking surface completion.

105 Plocek received information that only the 20 spaces for parking will be paved; not overflow.  
106 Ohns stated that Plan Commission addressed parking.

107 Unidentified persons in the audience wished to state additional comments. Downey declined  
108 request, stating that testimony has been concluded and this portion of the hearing was for the  
109 Board's questions and discussion.

110 Ohns moved to approve the request for a Conditional Use to Section 4.2(c) of the Zoning  
111 Resolution for a recreational facility, indoor/outdoor at 9725 and 9880 Monclova Road with the  
112 addition of the comments from the Monclova Township Fire Department, Plan Commission,  
113 Lucas County Engineer, and the County Sanitary Engineer as conditions of approval, as well as  
114 the asphaltting for parking lot to be completed by August 1, 2020.

115 Downey seconded.

116 Yes: Downey, Brigham, Ohns, and Ballmer

117 No: Plocek

118 The public hearing was concluded.

119 **Organizational Items, continued:**

120 Ohns moved to hold BZA meetings on the second Monday of each month at 5:30 PM.

121 Motion was seconded by Ballmer.

122 Yes: Downey, Plocek, Brigham, Ohns, and Ballmer

123 **Record of Proceedings:**

124 MOTION: Ohns moved to approve the November 13, 2017 minutes as submitted by Recording  
125 Secretary.

126 SECOND: Ballmer

127 Yes: Board Member Downey, Board Member Plocek, Board Member Brigham, Board Member  
128 Ohns, and Board Member Ballmer

129 **Adjournment:**

130 MOTION: Ohns moved to adjourn at approximately 7:20 PM.

131 SECOND: Downey

132 Yes: Downey, Plocek, Brigham, Ohns, and Ballmer

133 Motion unanimously passed.

134 Respectfully Submitted:

135 Kathleen Stewart Kuns, Recording Secretary

136 Accepted by:

137 \_\_\_\_\_  
138 Lois A. Brigham, Chair

\_\_\_\_\_  
Melva Plocek

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140 \_\_\_\_\_  
141 Dan Downey

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Diane H. Ohns

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143 \_\_\_\_\_  
144 Jeffrey Ballmer

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146 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at  
147 [monclovatwp.org](http://monclovatwp.org) during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records  
148 Retention Schedule.

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