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Monclova Township Board of Zoning Appeals

Summary for June 11, 2018

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

**Roll Call:**

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

Absent: None

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

**Record of Proceedings:**

**MOTION:** Downey moved to suspend and approve the April 9, 2018 minutes as submitted by Recording Secretary.

**SECOND:** Ballmer

**Yes:** Board Member Ohns, Board Member Plocek, Board Member Brigham, Board Member Downey, and Board Member Ballmer

**Public Hearing:**

Public hearing to consider a variance to Section 9.15A of the Zoning Resolution to allow a proposed pool 2’10” in front of the back corner of the house at 8041 Quarry Road. Applicant: Dave Ball; Agent: HP Pools, Inc. Zoning Administrator summarized the request. Chair called upon the applicant or agent to come before the Board and give testimony.

David Ball, 8041 Quarry Road, was sworn in and offered the following information: House is not squared and juts out in the back; pool closer to the house to preserve the beach area; lot is irregular in shape; neighbors do not have objections.

Ballmer: Anything physically preventing you from moving the pool back 3 feet? Ball gave feedback on pond, grading, concrete pad, brick retaining wall in the back will be used as the barrier. Ballmer asked questions specifically about fence placement. Ball stated that brick retaining wall will be used on one side of the pool as the barrier. Board discussion regarding brick wall as “fence.”

Though not part of this evening’s consideration, Ohns gave mention to the applicant that the Zoning Resolution 9.15B refers to the term “fence.”

Downey moved and Plocek seconded the motion to approve the request as submitted.

Ohns called for discussion amongst the Board members. Ohns reiterated that we are not amending any other part of 9.15. Section B for the height remains, section D remains. The variance is strictly for the request regarding 2’10” closer to the home. Ohns also stated 16.2 C allows authorization of the variance. Not creating an unnecessary hardship; not altering the character of the neighborhood; least modification possible.

Plocek confirmed the only thing that is being addressed is the 2’10” movement closer to the house.

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

**Adjournment:**

46 MOTION: Plocek moved to adjourn.

47 SECOND: Ballmer

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

49 Motion unanimously passed.

50 Respectfully Submitted:

51 Kathleen Stewart Kuns, Recording Secretary

52 Accepted by:

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54 Diane H. Ohns

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Melva Plocek

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57 Lois A. Brigham

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Dan Downey

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59 Jeffrey Ballmer

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61 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at  
62 [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  
63 Retention Schedule.

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