

**Monclova Township Zoning Commission
Regular Meeting
Summary of Discussion**

Monday, February 27, 2017

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2
3 The duly posted meeting of the Monclova Township Zoning Commission commenced as duly at
4 5:30 p.m. with the Pledge of Allegiance to the Flag.

5
6 **Roll Call of Zoning Commission Members:**

7 Present: Dan Grna, Keith Trettin, Adam Hoff, Tom Baker, Allen Underwood, and Cathy
8 Shepherd

9 As all regular members are in attendance, the Alternate will not have voting rights this evening.

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

12
13 Record of Proceedings:

14 Baker moved, Underwood second the motion, to approve the January 23, 2017 minutes as
15 submitted by the Recording Secretary. Roll Call: Grna, yes; Trettin, yes; Hoff, yes; Baker, yes;
16 Underwood, yes.

17
18 **Public Hearing:**

19 Z17-C351: Zoning Change Request from M-1 Industrial and C-3 Commercial with a Planned
20 Unit Development to R-3 Residential with a Planned Unit Development for properties known as
21 6735 Monclova Rd. & 4746 Jerome Rd.; parcel # 38-01744, 38-01614, 38-01615, 38-01617, &
22 38-01619 Applicant: Don Ulrich-LCH Holding Company

23
24 Chair Dan Grna called upon Zoning Administrator Wagner for a review of the case. Wagner
25 highlighted the properties, Plan Commission hearing, and noted 61 conditions of approval from
26 county.

27
28 Chair delivered swearing in en masse. Chair called upon the applicant or agent to come forward.
29 Don Ulrich, 8105 English Garden, Maumee (Monclova Township) displayed map. Calling 27
30 acre parcel phase two of current Lakeside – originally named “Lakeside” as a continuation of the
31 project, but was asked to come up with another name. Projects details: 113 multi-family units
32 that will be for rent; R-3 zoning allows for 123 units; every unit backs up to bike trail or mounds
33 and trees. Believes that the commercial industrial parcels will now be more marketable in
34 smaller lots.

35
36 Brian McCarthy, 3618 King Road, Toledo 43612, noted detention pond would service
37 commercial industrial lots; noted sanitary sewer issues.

38
39 Denny Noneman, 2687 Wimbleton Park, Toledo. Commented on demographic study that was
40 performed in summer of 2016 of Lakeside property’s villas (not apartments). In summary, seven
41 children in total– five school age. Rented villas look like condominiums. Current Lakeside
42 project has a mix of apartments and villas in their rental stock, but next phase will be entirely
43 villas. Stated his belief that Don Ulrich and Brian McCarthy (current owners) are good
44 landlords.

45 Baker asked about school children in apartments and villas? Response: Villas only.

46 Shepherd asked about short term leases.

47 Hoff received further detail concerning demographics in villas at Lakeside.

48 Wagner confirmed that the naming of the product as “villas” is more of a marketing term.

49 Square footage of each unit is approximately 1,100, without garage consideration.

50
51 Hoff asked Wagner about status of current PUD; concerned about lot coverage.

52 Wagner-when platting occurs, they will have to establish green space. Hoff questioned this.

53 Hoff referenced county comments (5:51 PM). Believes it is a reach using common retention
54 pond for both residential and commercial uses in terms of the open space. Sidewalks, etc.
55 contribute to lot coverage.

56
57 Hoff questioned 75 feet of green space – open area should be available and accessible to all.
58 Green space is in back of building. Reduces it to 62 feet – 13 feet difference. Wagner stated it is

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1 up to the ZC if you want a waiver of 13 feet. Further, Wagner stated that some open space will
2 be in right of way.
3 Ulrich stated that he did not ask for waiver from the county. If the township decides to go from
4 62 to 75 feet, they would be agreeable. Does not need a waiver.
5 Ulrich stated that ultimately the commercial-industrial portion of this project will need its own
6 open space – will go through platting and site plan for this in the future.
7
8 Underwood – Why a private road? Project does not require 60 feet of ROW. Saves the
9 developer from expense and the township from plowing and dealing with cars and mailboxes.
10 Ulrich stated that the biggest factor for this decision is space.
11 Shepherd questioned township road.
12 Baker asked about Fire Department comments.
13
14 Grna asked for Hoff to expound on his concerns regarding the detention pond.
15 Hoff-Each development should stand on its own merits. Pond for the benefit of 40% threshold
16 should not count for the other 3 or 4 lots.
17
18 Hoff stated that Maintenance Superintendent was concerned about where the road crews would
19 push the snow. Suggestion was to design a hammerhead style road at end.
20 Baker noted overflow parking that may be used by the public for trail purposes.
21
22 Trettin asked for outcome of JEDZ concern (6:03 pm).
23 Wagner confirmed that the property is in fact in the JEDD, a partnership with the Village of
24 Whitehouse. Per Law Director, you can build residential within district after the fact. Wagner
25 stated Trustees’ appreciation that the developers re-worked their original plan and left a portion
26 of the commercial.
27 Ulrich stated 27 acres needed to be split; too large otherwise. He felt multi-family will allow
28 ability to be speculative on the commercial and industrial areas.
29 Ulrich added that the area is not high visibility; not a lot of traffic.
30
31 Trettin wanted to make sure that they were not jeopardizing a relationship with a JEDD partner.
32 Hoff-does not believe it conforms to comprehensive land plan.
33 Ulrich-Not changing zoning of four parcels. Will come back to Zoning Commission during site
34 plan. Would be amenable to making that a condition.
35
36 McCarthy-We know what we want to build for villas. Commercial is still speculative.
37
38 Chair called upon additional testimony in favor of the request. No one came forward.
39
40 Chair called upon those desiring to speak in opposition to the request to come forward.
41 No one came forward.
42 Trettin moved and Underwood seconded the motion to close that portion of the hearing that
43 accepts public testimony. Roll Call: Grna, yes; Trettin, yes; Hoff, yes; Baker, yes; Underwood,
44 yes.
45
46 Underwood moved and Trettin seconded the motion to recommend approval.
47 Discussion
48
49 Underwood moved, Trettin seconded the motion, to recommend approval of the zoning change
50 request subject to the conditions of the Lucas County Plan Commission-withdrawing the waiver
51 that recommended 62 feet of open space versus 75 feet as well as the 40% maximum coverage
52 (6:14 pm).
53
54 Roll Call: Grna, yes; Trettin, yes; Hoff, yes; Baker, yes; Underwood, yes.
55 Baker moved to close the hearing; Underwood seconded. Roll Call: Grna, yes; Trettin, yes;
56 Hoff, yes; Baker, yes; Underwood, yes.
57
58 **Adjournment:**

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1 Trettin moved, Baker seconded, to adjourn at 6:16 PM. Roll Call: Grna, yes; Trettin, yes; Hoff,
2 yes; Baker, yes; Underwood, yes.
3

4 Submitted:

5 Kathleen Stewart Kuns
6 Support Staff/Recording Secretary
7

8 Accepted:
9

10 _____
11 Daniel Grna, Chair

Keith W. Trettin, Vice Chair

12 _____
13 _____
14 Adam Hoff

Thomas B. Baker

15 _____
16 _____
17 Allen Underwood

Cathy A. Shepherd, Alternate

18
19
20 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
21 monclovatwp.org during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records
22 Retention Schedule.
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