

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

Monday, February 25, 2019

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

Roll Call of Zoning Commission Members:

Present: Keith Trettin, Allen Underwood, Adam Hoff, Tom Baker, and Cathy Shepherd
Alternate had voting rights at this meeting until such time as Mr. Grna was in attendance.
Dan Grna joined the group at 5:35 PM.

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

Record of Proceedings:

Trettin moved and Underwood seconded the motion to suspend the reading of the December 6, 2018 minutes and approve as submitted by the Recording Secretary. Roll Call: Trettin, yes; Underwood, yes; Hoff, yes; Baker, yes; Shepherd, yes.

Trettin noted the hearing scheduled for tonight and asked if Commissioners had any other item to add to the agenda. As no one so indicated, Trettin noted that as the Recording Secretary for the Commission, Kathleen Kuns, who is also an abutting property owner to the following request, has excused herself from note-taking.

Public Hearing:

Trettin moved, Shepherd seconded, to commence the public hearing noting the item before the Commission is for file Z17-C359, a zoning change request from A/R Agricultural Residential to R-A Suburban Residential with Planned Unit Development for property known as 5501 Waterville-Monclova Road, parcel # 38-10361. Applicant: Mahmoud Hariri; Agent: Chris Schissler, Premier Builders. Roll Call: Trettin, yes; Underwood, yes; Hoff, yes; Baker, yes; Shepherd, yes.

Zoning Administrator reviewed the case. Noted 20 lot proposal; includes private drive off of Waterville-Monclova Road. Spoke of floodway issue with open space. Planning Commission recommended approval.

Chair called upon the applicant's agents to present their case. Greg Boudelris of AOS Engineering and Chris Schissler with Premier Builders presented. Commented on a piece of land owned by county that the developer will purchase. Once the public bidding process takes place, it will be included as part of open space. Confirmed that the process for auction has not started yet.

Trettin commented on role of Zoning Commission and request for PUD with open space when not in compliance. Asked if Commissioners had questions.

Hoff asked about floodplain being used as open space; quoted 11.5.8.1 for purposes of calculations, gross parcel acreage. Hoff maintained that the floodway outside of the dedicated open space lots should not be counted towards gross acreage calculations. Disagreed with the way they are approaching calculations. Hoff stated that due to the issues raised, the open space calculation needs to be re-addressed as it would change their coverage calculations. Hoff asked about useable consolidated open space. Questioned north and south landscape buffers as useable open space. Northerly area is gas easement. Questions whether gas easement should be used as part of open space useable calculations.

Commissioner Grna is present at 5:35 PM. Alternate Shepherd no longer has voting rights.

Baker and Shepherd asked about separation between lots and landscaping. Shepherd stated that the northerly lots are going to consider the open space part of their yard. Green space in their backyard is not useable for the entire neighborhood.

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1 Baker stated that lot 14 owner will not be happy when/if people are in the open space. Shepherd
2 asked about any landscaping with the lots that are back-to-back. Schissler stated that it would be
3 up to the individual lot owners.
4 Baker asked when Home Owners Association will take over. Schissler could not give an exact
5 timetable at this time.
6
7 Hoff asked about landscaping plan in the gas easement per the plan submission. Hoff asked if
8 permission from the gas company had been obtained. Schissler stated 'no;' that the gas company
9 has not been approached yet.
10
11 Boudelris stated that in other subdivision he's worked on, he's placed fencing, etc. on the
12 easement and there were not issues. Trettin stated disagreement with gas company allowing that.
13
14 Hoff emphasized his interpretation of useable open space. Discussion on useable open space.
15 Hoff concurred with Shepherd's concern that abutting lot owners would assume it's their
16 backyard.
17
18 Baker asked developer if they met with abutting property owners. Schissler stated that they have
19 not met with adjoining property owners. He stated that the only property affected is Monclova
20 Properties. No one else is affected. Schissler stated that there are only four or five lots adding
21 up to about 25 acres owned by Monclova Properties. Assuming being held for later development.
22 Baker stated that there are other owners.
23
24 Boudelris spoke of pump station.
25
26 Trettin asked about the sanitary sewer pump station. Discussion with both agents in terms of the
27 private line that they will install; spoke of future discussion with Village of Whitehouse for
28 tapping in to their line. Agents confirmed that the sanitary sewer will be privately owned.
29
30 Trettin called upon those desiring to speak in favor or opposition to come forward and be sworn
31 in.
32 Kathleen Stewart Kuns, 7937 Stitt Road, was sworn in and stated that she is neither in favor nor
33 against the project. Stated her appreciation for landscaping along Stitt Road and layout of plan
34 where she is not looking at the backyards.
35
36 Shepherd asked about public versus private street. Agents did not have definitive answer but
37 stated that they believed the County would prefer a public street.
38 Shepherd asked about private drive on Waterville-Monclova Road. Why not public?
39
40 Schissler commented on restriction with proximity to roundabout.
41
42 Shepherd asked about street name.
43
44 Baker talked about open space to be purchased from the county through a bid process. The
45 agents for this request noted that the county has not initiated the auction at this time.
46 Baker received confirmation from applicants that they are certain the county will proceed with
47 placing the piece of land up for bid; agents feel comfortable that they will secure the property.
48
49 Trettin asked about sidewalks.
50
51 Hoff stated his belief that a dry detention area is not usable open space. Underwood commented
52 on his previous address for which open space was provided to the community and the HOA had
53 events there such as picnics, game day gatherings. Questioned the application of the open space
54 requirement.
55
56 Hoff asked about Olive Tree Lane possibly being a private road.
57

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1 Trettin stated that, as it stands now, the Planned Unit development requirements are lacking in
2 completeness. Trettin suggested to the agents that they could vote tonight or that the applicants
3 could request a continuance until such time as the PUD requirements are complete.

4
5 Schlisser stated that they would ask for a continuance.

6 Trettin moved, Baker seconded, to continue the hearing until March 25th at 5:30 PM. Roll Call:
7 Trettin, yes; Underwood, yes; Grna, yes; Hoff, yes; Baker, yes.

8
9 Submitted:

10 Eric Wagner
11 Zoning Administrator

12
13 **Adjournment:**

14 Trettin moved, Underwood seconded, to adjourn. Roll Call: Trettin, yes; Underwood, yes;
15 Grna, yes; Hoff, yes; Baker, yes.

16
17 Submitted:

18 Kathleen Stewart Kuns
19 Support Staff/Recording Secretary

20
21 Accepted:

22
23 _____
24 Keith W. Trettin, Chair

Allen Underwood, Vice Chair

25
26
27 _____
28 Daniel Grna

Thomas B. Baker

29
30
31 _____
32 Adam Hoff

Cathy A. Shepherd, Alternate

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