

Monclova Township Board of Zoning Appeals

Summary for January 9, 2022

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 Limes

Absent: Board Member Stanton and Board Member Ross

Staff Members Present: Zoning Administrator Eric Wagner, Support Staff Kathleen Stewart Kuns

**Record of Proceedings:**

**MOTION:** Ballmer moved to approve the December 12, 2022 minutes as submitted by Recording Secretary.

**SECOND:** Downey

**Yes:** Board Member Ballmer, Board Member Downey, Board Member Limes

**Public Hearing:**

Chairman Ballmer gave a brief description of the case that is before the Board; an exception to Section 6.2B4 of the Zoning Resolution. The request is for a gravel parking lot as a temporary use per Section 16.2.B7. Site Location: 8605 Salisbury Road; Applicant: Redemption City Church; Agent: Rob Wissolik.

Zoning Administrator Wagner gave a brief summary.

The applicant's agent, Rob Wissolik stated that the plan is currently being reviewed by the Plan Commission staff. He is anticipating that the project would be complete in the spring when the asphalt plants open again.

Steve Whitlow, Redemption City Church, was also present.

Chair noted that larger projects may come before the Church's project.

Whitlow stated that the actual contract states a completion date of mid-summer. One layer down, then finishing; weather dependent.

Ballmer asked about age of parking. It was noted that the asphalt was laid in 2002.

Ballmer stated that stormwater retention requirements have changed since that time.

Wissolik stated that grade lines have changed as well; this project will update to current standards.

There being no further testimony, Downey moved, Limes seconded, to close that portion of the hearing that accepts public testimony.

Yes: Board Member Ballmer, Board Member Downey, Board Member Limes

Conversation amongst the Board members.

Ballmer stated that 16.2.C of Zoning Resolution allows the Board to consider unique circumstances and conditions that were not created by applicant, Unique circumstances/conditions. Additionally, the winter weather conditions and cold have not been created by the applicant. The variance will not alter the essential character of the neighborhood. And finally, Ballmer commented that the minimum variance will only be for a four to six month period of time until the asphalt can be properly placed.

Ballmer asked for additional questions or comments from the Board. There were no additional comments.

Ballmer moved to approve an exception to Section 6.2B4 of the Monclova Township Zoning Resolution to allow for a gravel parking lot as a temporary use as per Section 16.2B7 for a four to six month period for Redemption Church at 8605 Salisbury Road.

Seconded by Limes.

Yes: Board Member Ballmer, Board Member Downey, Board Member Limes

Wissolik thanked the members of the Board for their service.

**Organizational Matters:**

Downey moved to establish the meeting date as the second Monday of the month at 5:30 PM, as needed. Seconded by Limes.

Yes: Board Member Ballmer, Board Member Downey, Board Member Limes

MOTION: Downey moved to name Doug Stanton as Chair and Darrel Limes as Vice Chair for 2023. Seconded by Ballmer

Yes: Board Member Ballmer, Board Member Downey, Board Member Limes

Not knowing if the BZA will hold a February meeting, at this time Jeff Ballmer thanked Dan Downey for his service on the Board of Zoning Appeals.

Limes moved to adjourned. All were in agreement.

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

---

Doug Stanton

---

Darrel Limes

---

Jeffrey Ballmer

---

Daniel Downey

---

Michelle Hudson Ross

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