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Monclova Township Board of Zoning Appeals  
Summary for April 10, 2023

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

**Roll Call:**

Present: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member Ross, Board Member Stewart

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

**Record of Proceedings:**

**MOTION:** Stanton moved to approve the February 13, 2023 minutes as submitted by Recording Secretary.

**SECOND:** Ballmer

**Yes:** Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member, Board Member Ross, Board Member Stewart

**Public Hearing:**

Chairman Stanton noted that there are two variance requests before the Board; gave details.

Rick Kamenca, 4640 Waterville-Monclova Road, was sworn in and stated the following: family moved to the location in August; has ½ acre pond; pole barn behind house and pond; utilities feed from the side yard; existing fence. Kamenca noted that pond is close to house. He was advised that spacing between pond and pool should be twice the depth plus to maintain integrity of the pool. He is asking for a variance of eight feet. Fence would not have to be moved.

Stanton asked if there were question from the board. There were no questions. Stanton called for anyone in attendance that would like to speak for or against the request to come forward. No one came forward.

Ballmer moved to close that portion of the hearing that accepts testimony. Seconded by Limes.

**Yes:** Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member Ross, Board Member Stewart

Ballmer commented on the possible variance by stating the following Finding of Facts:

- 1 1) Unique physical circumstance. Existing pond behind house; accessory building on site; tree  
2 line; and utilities' location present unique challenges.
- 3 2) No possibility that proposed pool can be placed where zoning code specifies.
- 4 3) Just having moved in last fall, the hardship was not caused by applicant.
- 5 4) Placement of pool in side yard will not alter the essential character of the neighborhood as the  
6 proposed location has existing fence surrounding the location and mature coniferous trees  
7 adequately screening the east (street) side; the south side all the way to the westerly property line  
8 and the house screens from the north side.
- 9 5) Variance will represent the minimum variance that will afford relief.

10 Ballmer moved to approve a variance to Section 9.15A of the Monclova Township Zoning  
11 Resolution to allow for a swimming pool in the side yard at 4640 Waterville-Monclova Road.  
12 Seconded by Ross.

13 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member  
14 Ross, Board Member Stewart

15 Zoning Administrator Wagner gave a brief summary of the second case. This is a Conditional  
16 Use to Section of 4.2C; site location: 4860 Waterville-Monclova Road. The request is regarding  
17 improvements to current facility which will be scheduled to be constructed in two phases. The  
18 first phase is broken down into two parts. Part A. includes a detention pond, a new office and  
19 classroom addition and an expansion of the existing side parking lot. Part B. includes a banquet  
20 room/multi-purpose area which has an attached garage. Also a portion of the rear parking lot will  
21 be constructed during this period. Phase Two will feature construction of the new sanctuary,  
22 driveway and remainder of the back parking area.

23 Chair called for the applicant or agent to come forward.

24 Dr. Jacob of the Coptic Church at 4860 Waterville-Monclova Road, was sworn in. Dr. Jacob  
25 stated that the church built in 2002. Started with 12 families, now has 50. Growth has been slow  
26 over 20 years. Multi-purpose or celebration hall will be done in a few years, perhaps 10 years  
27 from now. Need room on Sundays. Congregation is committed to community.

28 Ross: Other than phase 1, any other activities or means you'll be using the facility that you are  
29 not currently undertaking. Dr. Jacobs responded in the negative.

30 Harold Remlinger project designer from Birmingham, Michigan, was sworn in. Remlinger stated  
31 the following: two-phase project; 17,130 feet; series of small buildings with connection hall;  
32 banquet hall and classrooms will be angled to pull away from the property line; phase one is  
33 connected to existing sanctuary; office and social gathering hall; during service hours social  
34 gathering hall will not be used by anyone else; classrooms will be used for Sunday school during  
35 service; not a lot of traffic added other than the congregation's service; they would like to be  
36 open to boy scouts and community groups to use space; gathering space will be main entry to  
37 banquet room; outdoor terrace facing to the west; church sits on 40 acres of property; site plan  
38 shows 142 people – required to have 29 parking spaces, but will have 34; future phase 2-total

1 parking space combined will be 160 per code but proposing 170. Exceeding parking spaces in  
2 all phases.

3 Remlinger remarked on community comments: Following Township and county drainage  
4 requirements; mitigating any water runoff for adjacent properties; landscaping along property  
5 line; provide privacy; light mitigation in plans-parking lot will have lights; photometric provided  
6 by professionals has 0% light bleed. Runiger stated that the duration of the project build-out will  
7 depend on funding from parishioners; estimating 5-10 year. He noted that construction will  
8 commence mid-summer.

9 Alyssa Taylor of Miller Diversified was sworn in. Taylor noted formal site plan will come later,  
10 but will comply. Made herself available for questions.

11 As there were no other individuals giving testimony in favor of the request or on behalf of the  
12 applicant, Stanton called for those opposed to the request to come forward.

13 Ellen and Alan Ver Straete, 4926 Waterville-Monclova Road, were sworn in. These property  
14 owners noted that they are direct neighbors of the subject parcel. Several queries were made  
15 about the project including buffer, landscaping, building height/stories, outside activities and  
16 noise. It was also asked to verify that the use of Sulphur well water for irrigating the green space  
17 has been stopped.

18 Remlinger offered the following information to the Ver Straetes: 60 ft. right-of-way-26' curb-to-  
19 curb; will be landscaped. Recognized dereliction of landscaping from previous site plan. This  
20 will be corrected with this project; Maximum height 18-19 feet to ridge; purposely kept low. 28  
21 ft. above grade at sanctuary.

22 Dr. Jacobs stated that there won't be much outside activity. Easter egg hunt and the like.  
23 Currently outside more than usual due to capacity issues and use of tent. Orthodox Easter brings  
24 more individuals and therefore attendance is more at this time. Dr. Jacobs verified that they  
25 stopped the use of the well water some time ago.

26 Remlinger again noted that there will be a tree line of evergreen screening.

27 Richard Tack, 4840 Waterville-Monclova Road was sworn in and questioned hall capacity;  
28 drainage; promised previous landscaping that did not come to fruition.

29 Remlinger commented on his awareness of drainage issue. Spoke of catch basin slope. Hall will  
30 hold up to 300 people.

31 Dr. Jacobs stated that they are not expecting large group events as the church does not allow for  
32 alcohol consumption. Typically the hall would not be used for parties or weddings because of  
33 this factor.

34 Stanton asked for more comments or quest

35 Michelle Tack, 4840 Waterville-Monclova Road, was sworn in and commented on her pool.  
36 Concerned about children from the church entering her property as they have done previously to  
37 her property and to her neighbor, who also has a pool.

1 Terry Windom, 4725 Waterville-Monclova Road, was sworn in and commented about the ornate  
2 building; doesn't fit the neighborhood. When originally build the neighborhood was surprised  
3 by the dome. Concerned about lights, headlights, parking, and traffic; questioned if public  
4 comment really makes any difference.

5 Ballmer stated that churches are permitted to in this zoning as are other uses like schools. These  
6 types of neighborhoods are where churches are generally built. Ballmer encouraged public  
7 comment as restrictions to address valid concerns can be placed on the approval.

8 Ross also encouraged public comment, stating that the Board is listening to the neighbor  
9 concerns and can address some issue with conditions of approval. This is the main objective of  
10 the meeting.

11 Ballmer added, in addressing the comment regarding drainage, that the county will address  
12 drainage concerns; Ballmer further added that the county may require a traffic study.

13 As there was no one else desiring to speak about the variance, Stanton moved to close that  
14 portion of the hearing that accepts public testimony; seconded by Ross

15 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member  
16 Ross, Board Member Stewart

17 Ballmer asked the applicant or agent to address the question of lighting.

18 Rudiger stated that the parking lot lights will be on a seasonal timer. Currently manually  
19 switched on when church is in session. Outdoor activity will probably be 2-3 times annually;  
20 maximum duration would be two hours per incident. Dr. Jacobs doesn't see that changing much  
21 in the evening. VerStraete stated that they do have outdoor activity. Jacobs commented that  
22 Holy Week, which is occurring now, is generally the time for such activity.

23 Stanton received confirmation that 200 people would be approximately 50 families, which the  
24 church feels is their reasonable projections, per Rudiger.

25 Stanton stated that the Board will move into enter into Executive Session for deliberation. The  
26 process was explained to the attendees.

27 The Board returned from Executive Session with Stanton moving to enter into General Session at  
28 6:47 PM. Seconded by Limes.

29 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member  
30 Ross, Board Member Stewart

31 Ballmer stated the following Finding of Facts:

32 Conditional Use in A/R zoning is allowed for a church or place of worship, daycare, banquet  
33 hall, school K-12, etc., if approved pursuant to Section 8-Conditional Uses. There are five  
34 criteria for such approval. The first being A) The proposal will be in accordance with the general  
35 objective of the Land Use Plan.

1 B) The proposal is harmonious with the existing or intended character of the general vicinity and  
2 will not change the essential character of the area. The church has owned the existing building  
3 property since 2000 and property between Lose and properties and Waterville-Monclova Road  
4 properties since 2011 and 2013 and has been in operation since about 2002.

5 C) The proposal will not be hazardous or disturbing to existing or future uses. Same church  
6 services and fellowship opportunities are being offered to a growing congregation.

7 D) The parcel is served by public water. Sanitary sewer is proposed. It is served by the  
8 Monclova Township Fire Department and Lucas County Sheriff Department, Waterville Gas,  
9 and Toledo Edison.

10 E) The proposal will not involve uses, activities, processes, materials, equipment, and conditions  
11 of operations that will be detrimental to persons, property by reason of excessive traffic, noise,  
12 smoke, fumes, glare, vibration, or odors. Therefore;

13 Ballmer moved to approve Conditional Use for St. George Coptic Orthodox Church located at  
14 4860 Waterville-Monclova Road, subject to:

- 15 1. Extend landscape screening along easterly and northerly property lines adjacent to Tack  
16 and Keyser property and approximately 20' north of Keyser southwest corner.
- 17 2. Provide landscape screening in Phase 1B along the proposed Phase 2 parking expansion  
18 from due west of proposed dumpster location southerly to a point due west of the radius  
19 return of proposed drive shown in the proposed future right-of-way. The landscape  
20 screening may be placed adjacent to the westerly property line or far enough away from  
21 the proposed Phase 2 parking expansion to allow for construction. Placement of  
22 landscape screening in Phase 1B will allow for mature growth for Phase 2.
- 23 3. Proposed exterior lighting should be shielded so that light does not shine on adjacent  
24 properties.
- 25 4. Proposed exterior lights shall be on a timer so that they go off at 11 PM.

26 Seconded by. Stanton.

27 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member  
28 Ross, Board Member Stewart

29 At 6:52 PM, Stanton moved to adjourned. Ross seconded.

30 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member  
31 Ross, Board Member Stewart

32 Respectfully Submitted:

33 Kathleen Stewart Kuns, Recording Secretary

34 Accepted by:

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36 Doug Stanton

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Darrel Limes

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Jeffrey Ballmer

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Michelle Hudson Ross

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Keith Stewart

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.