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Monclova Township Board of Zoning Appeals
Summary for August 14, 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 Ballmer, Board Member Darrel Limes, Board Member Stewart

Excused Absence: Board Member Michelle Ross

Staff Members Present: Zoning Administrator Eric Wagner, Law Director Dawn Sanderson, Support Staff Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Stanton moved to approve the July 25, 2023 minutes as submitted by Recording Secretary.

SECOND: Limes

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

Public Hearing:

Chairman Stanton noted 9.13, item 12 of Zoning Resolution. Chair called for comments from Zoning Administrator Wagner. Parking spaces and gravel as opposed to hard surface.

Chair called for anyone in attendance in favor of the request to come forward.

Katie Varga, co-owner of the 4351 North Jerome Road self-storage facility came forward and was sworn in. Varga noted that representative from Feller Finch was also present to answer questions.

Varga reiterated that the request is for an increase in parking spaces from 12 to 51 parking spaces. Recognized that landscaping will be reviewed by Wagner. Noted that gravel is already compacted therefore the area is ready for the asphalt. Current approval allows for 12 spaces. Varga displayed original plan. Received approval for 10 buildings but was not able to build the last five buildings. Will fence and screen. Back portion is where outdoor parking will be. Have wait list for outdoor parking. HOAs do not allow for boats and campers. No residential houses will see the outdoor storage. Rolled Alloys and potential for other behind property. Varga displayed aerial map of vicinity of industrial park. Varga reiterated request for increase parking and allowing stone for parking.

Limes inquired about the lighting plan. Varga stated that post lighting is directed downwards. Cameras also will be installed.

Stanton received confirmation that 51 parking spaces is what the request is for. Varga confirmed, stated that they are allowed 12 right now. Varga stated that Crown has reached out to them and asked if they could park work vehicles there. That would be 5 spaces occupied. Landscaping businesses want to park their work trailers and equipment at the site.

1 Wagner informed the applicant that cars, boats on trailer, recreational vehicles would be allowed, but the
2 commercial applications that Varga referred to are not allowed.

3 Stanton asked if there is any outside storage right now. Varga noted a landscape company is using onsite
4 storage right now.

5 Wagner stated to applicant, parking is not allowed until after screening is approved.

6 Limes-Screening will only be in the open area? Varga confirmed, stated landscaping in plan shows back
7 perimeter; additional trees will go in between the currently installed black maples. Ballmer confirmed
8 location of landscaping, as shown on the submitted plan.

9 Varga affirmed that the area is currently stoned.

10 Limes received confirmation that there is a front area that is paved.

11 Ballmer requested recess for private deliberation.

12 The Board returned from private deliberations at 6:06 PM.

13 Chair Stanton stated that public testimony is complete for that portion of the public hearing.

14 Ballmer noted the following points: Monclova Township Zoning Resolution's 16.2C lists five criteria that
15 must be considered:

16 Self-storage facilities are permitted in M-1 and governed by Section 9.13 of code. Several things we look
17 at:

18 A1-Rental of storage units and external storage spaces

19 B.1-Refers to minimum lot area of 2 acres. This site is above the minimum at 3.86 acre.

20 B.2-Maximum lot coverage of units and storage areas equals 50% of gross area. Ballmer noted that that's
21 where they did some calculation

22 B.12-External storage limited to cars, boat, and recreational vehicles. Should also say trailers for those
23 boats. Ratio is one space per 2,000 square feet of enclosed storage space. Suitably screened and fenced;
24 cannot be within any required yard.

25 B.8-All roadways and parking areas shall be paved with concrete, asphalt, or bituminous pavement.

26 Stewart motioned for the approval of a variance of Section 9.13 B.12 for 4351 North Jerome Road to
27 allow for 26 spaces of external storage of cars, boats with trailers, and recreational vehicles that will fit
28 within the proposed typical size of external storage space of 15x40 subject to the following:

29 1. All roadways and parking areas shall be paved with concrete, asphalt, or bituminous pavement as
30 provided for per Section 9.13B.8

31 2. Landscape screening shall be provide and approved by Monclova Township Zoning
32 Administrator per Section 19.13.B.10

33 3. Grounds shall be established and suitably maintained as turf grass

34 Motion was seconded by Ballmer.

35 Yes: Board Member Stanton, Board Member Limes, Board Member Ballmer, Board Member Stewart

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At approximately 6:10 PM, Stanton moved to adjourned. Limes seconded the motion.

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

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

Doug Stanton, Chair

Darrel Limes, Vice Chair

Jeffrey Ballmer

Michelle Hudson Ross

Keith Stewart

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