

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

Monday, April 22, 2024

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

Roll Call of Zoning Commission Members:

Present: Keith Trettin, Cathy Shepherd, James Lindsay, Paul Rasmusson, and Brian Chandley
Adam Hoff has an excused absence.

Staff Present: Recording Secretary Kathleen Stewart Kuns and Zoning Administrator Eric Wagner.

Record of Proceedings:

Lindsay moved and Shepherd seconded the motion to suspend the reading of the November 27, 2023 minutes and approve as submitted by the Recording Secretary. Roll Call: Trettin, yes; Shepherd, yes; Lindsay, yes; Rasmusson, yes; Chandley, yes.

Trettin reviewed agenda. Discussion regarding membership in Ohio Township Association.

Z17-C382 Public Hearing:

Chair Trettin moved, seconded by Shepherd, to commence the public hearing for Z17-C382. Trettin noted the item before the Commission is for proposed Text Amendments to the Monclova Township Zoning Resolution to modifying the US-20A (Maumee-Western Road) Overlay District as well as new language regarding self-storage facilities, short-term rentals, and small solar facilities. Zoning Administrator reviewed the case noting need for language to help guide the township. Per Trettin's question, Wagner commented on the Lucas County Plan Commission being in an advisory role.

Chair noted that there was no member of the public in attendance.

Trettin commented on Hoff notes dealing with grammatical errors from Lucas County. Trettin stated that the Commission will not address those technical errors. Wagner will direct with county.

Reviewing page by page. 4-6 discussion regarding entrance door height.

Lindsay commented on newly constructed building or expansion of building by 50%. Wagner commented on transom or decorative feature being part of the 96". He believes there is some discretion.

Rasmusson commented on expansive commercial stretch.

Page 4-8, recommended versus required – Wagner commented on the reasons why you may not want something right next to the sign. Zoning has authority to approve landscaping plan. Trettin-Parking is prohibited in from yard landscape area.

Trettin commented on two properties currently that have 'dumpsters' or pods on 20A. Wagner commented on his actions for both violations. Both are being worked on.

Page 4-9, Rasmusson commented on LED lighting and township authority for color or intensity. Wagner commented on new construction no spill-over; no control over color. No authority with residential lighting. Trettin believes it will become more and more of an issue.

Chandley inquired about 'no light pollution off site' language and zoning authority. Wagner believes language will give him authority in commercial situation.

Hoff's submitted comments states that he does not believe this is an achievable standard.

Chandley stated that there is no way to have zero spillover. As written, may give Zoning some authority, per Wagner.

Trettin recommended a time limit to address new technology. Wagner-with major renovation, require update. Trettin suggested 10 years. Wagner-Enforcement might be an issue. Businesses that remain static doesn't allow for. Trettin suggested major work on lot that would allow for updates. Wagner will updated language to accommodate renovation.

Chandley inquired if there are any current non-conforming signs. Rasmusson suggested Eber area that has sign.

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4-10 Encouraging Maintenance versus Requires Maintenance. Rasmusson suggested 50% or more as the threshold for standards to be reviewed. Wagner commented that language was brought over from Springfield Township. Agreed that the language will be updated.

4-12 Rasmusson inquired about lighting for parking lot. Wagner commented on site plan review. Lighting is reviewed for safety.

4-15 Trettin commented that Q4 addresses the issue above that Rasmusson brought up.

Regarding self-storage facilities:

Page 4-17, 18 is old language.

4-19 Trettin commented on the aesthetics of outdoor storage. Wagner commented about screening. Acronym is SSF for small storage facility.

Rasmusson asked about grandfathering. Trettin commented on limiting access other than the 7 AM to 8 PM hours. Wagner will work on language.

4-20 – Item c, Trettin asked about City of Maumee having to review items in a JEDD or JEDZ. Trettin suggested removing the justification for not having SSF in TIF or JEDZ/JEDD. Agreed.

Trettin asked if there was a definition of Glint and Glare. Do not use term that is not defined. Add to definition if necessary.

Short-term rentals

Trettin commented on Trustee Lang's suggestions and her forwarded language. Will re-visit.

Small solar facilities

Shepherd asked Wagner to quantify the term, 'small.' Would like to see language tightened up. Wagner commented on Ohio Township Association definition. Rasmusson asked about larger solar facilities. Wagner believes that county would regulate.

Shepherd asked about acreage restrictions. Ground-mounted on one acre, per Rasmusson.

Chandley commented on 600 square feet on 4.30b. Perhaps clarification on integrated systems, per Wagner. Page 4-30, per Chandley will need minor verbiage changes on 1.b

Hoff's notes, Conditional Use. Wagner could see value of that change. Commission agreed.

4-31 small solar facility (based on megawatt capacity) requires a visual buffer. Wagner added that the purpose is to add mounding, trees, fences to these smaller fields.

Rasmusson reaffirmed that these regulations are for small solar facilities. Wagner – no exact acreage size as it is based off of megawatt capacity.

Wagner spoke of varying degrees of impact, i.e. integrated solar roof tiles. The higher the impact, the more the township will have involvement.

Shepherd commented on doubt that these regulations would limit solar fields.

Rasmusson noted Engineer drawings and licensed electrician. Wagner commented that it is a requirement.

Trettin wondered if language could be simplified.

Shepherd received confirmation that solar facilities have multi jurisdiction review.

Trettin stressed that he would like to see simpler language.

Wagner will re-visit.

Discussion. Add size limitations to help aid in allowability.

Lindsay commented on zoning classification limits.

Lindsay received confirmation that the small solar facilities are not allowed in A.

Trettin moved to continue to 382 hearing until May 28th at 5:30 PM; seconded by Rasmusson.

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Roll Call: Trettin, yes; Shepherd, yes; Lindsay, yes; Rasmusson, yes; Chandley, yes.

Adjournment:

Trettin moved, Shepherd seconded, to adjourn at 7 PM. Roll Call: Trettin, yes; Shepherd, yes; Lindsay, yes; Rasmusson, yes; Chandley, yes.

Submitted:

Kathleen Stewart Kuns
Support Staff/Recording Secretary

Accepted:

Keith W. Trettin, Chair

Cathy A. Shepherd, Vice Chair

Adam Hoff

James Lindsay

Paul Rasmusson

Brian Chandley, Alternate

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.