

**Monclova Township Board of Zoning Appeals**  
**Meeting Room – 4335 Albon Road**  
**Monday, September 30, 2024 5:30 PM**

*Please turn off cell phones or place on vibrate during this public meeting.*

*Township meetings are recorded.  
Please refrain from private conversation during the meeting  
as recording equipment can be sensitive.*

| <b>Member</b> <i>(alphabetical order)</i> | <b>End of Term (5-yr)</b> | <b>2 consecutive terms</b> |
|---|---------------------------|----------------------------|
| Jeffrey Ballmer                           | February 21, 2027         | Second Term                |
| Darrel Limes                              | February 21, 2025         | First Term                 |
| Michelle Ross, Vice Chair                 | February 21, 2026         | First Term                 |
| Doug Stanton                              | February 21, 2029         | Second Term                |
| Keith Stewart, Chair                      | February 21, 2028         | First Term                 |

- I. Chair opens the meeting and states the date for our audio record
- II. Pledge of Allegiance to the Flag
- III. Roll call of members
- IV. Motion to suspend reading of the September 9, 2024 meeting minutes; approve as submitted by the recording secretary. *Reminder: Need not be present at this past meeting to participate in the vote.*
- V. Public Hearing: Consider a variance to Section 12.4 C 1, 3, 5, & 6. Applicant is requesting a variance of Architectural Review requirements at 6606 Monclova Road for domed sports facility; Applicant: Ron DeLeeuw; Agent: Feller Finch.
- VI. Adjournment

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Monclova Township Board of Zoning Appeals  
Summary for September 9, 2024

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

**Roll Call:**

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

Absent: Board Member Limes has an excused absence.

Staff Members Present: Zoning Administrator Eric Wagner and Recording Secretary/Support Staff Kathleen Stewart Kuns

**Record of Proceedings:**

MOTION: Stanton moved to approve the July 17, 2024 minutes as submitted by the Recording Secretary.

SECOND: Ballmer

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

**Public Hearing:**

Public hearing for a required annual review of compliance for conditions of approval for an exception to Section 9.10 A2 of the Zoning Resolution. Property owner is requesting to continue the operation of a home-based business without residing at the home located 6715 Monclova Road; property owner: Sniadecki.

Zoning Administrator Wagner gave a brief historical review of the temporary use, with the annual review expiring tomorrow.

Martin. Sniadecki, was sworn in. Operating business out of his property for 20 years. Residential, farms part of the property and runs the commercial electrical business. Will be moving back to the property at the end of this month. Oftentimes does not go to the shop on Monclova Road (subject property).

Ballmer reviewed stipulations from 2023. Reminded the Board that this is the third hearing for this matter. Wagner suggested proceeding as normal, and if the status changes, Zoning

1 Administrator Wagner can work with Mr. Sniadecki. Ballmer complimented Sniadecki on the  
2 appearance of the fence. Ballmer felt the property was well-maintained and Sniadecki is  
3 compliant on all stipulations from 2023.

4 Ross asked if there was any other testimony from the public. No one came forward.

5 Ballmer moved to an exception until September 9, 2025 for a Temporary Use to operate a  
6 business as a Home Occupation at 6715 Monclova Road without the property owner residing on  
7 the subject property, subject to the following:

- 8 1) The existing 6' tall wood privacy fence shall be maintained at all times, structurally and  
9 aesthetically, so as not to fall into disrepair.
- 10 2) The stone drive shall be maintained in line and grade so as not to cause potholes or  
11 blowouts and hold water.
- 12 3) The entire property shall be maintained and kept neat and trimmed.
- 13 4) No vehicle, equipment, trailer, or apparatus except for "Martin Electric" and used  
14 specifically and purposefully for that specific business shall be seen.
- 15 5) There shall be no off-road vehicle usage on the site.
- 16 6) Each September the property owner shall appear before the BZA for a one-year  
17 Temporary Use for a Home-Based Business as per 14.3.H until such time as the business  
18 ceases operations on the property or the property owner is granted a change in zoning to  
19 M-1 Industrial/Office Research District.
- 20 7) Application for a Temporary Use, along with necessary fees, shall be made prior to the  
21 September 2025 meeting date in order to meet the Township requirements for BZA  
22 meetings and public notification.
- 23 8) The BZA, during the annual review for Temporary Use permit, shall discuss any  
24 neighbor or other complaints and concerns that have occurred during the previous year  
25 along with an agreed upon frame for corrections.
- 26 9) The property owner shall continue to allow the Monclova Township Zoning  
27 Administrator and Fire Department personnel access to the property for periodic  
28 inspections of the commercial building and grounds as necessary.

29 Motion was seconded by Ross.

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

32 **Adjournment:**

33 MOTION: Ballmer moved to adjourn.

34 SECOND: Stanton

35 Yes: Board Member Stewart, Board Member Ross, Board Member Stanton, Board Member  
36 Ballmer

37 Respectfully Submitted:

38 Kathleen Stewart Kuns, Recording Secretary

1 Accepted by:

2 \_\_\_\_\_

3 Keith Stewart

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Michelle Hudson Ross

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6 Doug Stanton

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Jeff Ballmer

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9 Darrel Limes

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11 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at  
12 [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  
13 Retention Schedule.

14

**Monclova Township Board of Zoning Appeals**  
**Meeting Room – 4335 Albon Road**  
**Monday, September 9, 2024 5:30 PM**

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| <b>Member</b> <i>(alphabetical order)</i> | <b>End of Term (5-yr)</b> | <b>2 consecutive terms</b> |
|---|---------------------------|----------------------------|
| Jeffrey Ballmer                           | February 21, 2027         | Second Term                |
| Darrel Limes                              | February 21, 2025         | First Term                 |
| Michelle Ross                             | February 21, 2026         | First Term                 |
| Doug Stanton                              | February 21, 2029         | Second Term                |
| Keith Stewart, Chair                      | February 21, 2028         | First Term                 |

- I. Chair opens the meeting and states the date for our audio record
- II. Pledge of Allegiance to the Flag
- III. Roll call of members
- IV. Motion to suspend reading of the July 8, 2024 meeting minutes; approve as submitted by the recording secretary. *Reminder: Need not be present at this past meeting to participate in the vote.*
- V. Public Hearing: Required review of compliance for conditions of approval for an exception to Section 9.10 A2 of the Zoning Resolution. Property owner is requesting to operate a home-based business without residing on the property known as 6715 Monclova Road. Property owner: Sniadecki
- VI. Adjournment

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3 Monclova Township Board of Zoning Appeals

4 Summary for July 17, 2024

5

6 The meeting commenced with the Pledge of Allegiance to the Flag at 5:30 PM led by Vice Chair  
7 Ross.

8 **Roll Call:**

9 Present: Board Member Ross, Board Member Stanton, Board Member Limes, Board Member  
10 Ballmer

11 Absent: Board Member Stewart is absent, recusing himself from the case

12 Staff Members Present: Zoning Administrator Eric Wagner and Recording Secretary/Support  
13 Staff Kathleen Stewart Kuns

14 **Record of Proceedings:**

15 MOTION: Ross moved to approve the June 10, 2024 minutes as submitted by Recording  
16 Secretary.

17 SECOND: Ballmer

18 Yes: Board Member Ross, Board Member Stanton, Board Member Limes, Board Member  
19 Ballmer

20 **Public Hearing:**

21 Vice Chair Michelle Ross commenced the public hearing regarding a variance at 7875 North  
22 Woodbridge Road.

23 Zoning Administrator gave a review of the variance request of approximately 3'6" from required  
24 10'. Wagner stated that per owner, the accessory use is for storage of trash totes. The addition  
25 will reflect the look of the house; will not have a foundation but will have a wood floor. Was in  
26 the process of being constructed but stopped when the township notified them of the permit and  
27 subsequent appeal requirement.

28 Mrs. Wray was asked if she had anything additional to present besides what was in the packet.

29 Ruth Wray, 7875 North Woodbridge, made herself available for questions.

30 Stanton asked about proposed use and intent.

1 Wray stated that the extra room will store additional items that do not fit in the garage. Cannot  
2 get a three-car garage in her subdivision. They hired same builder as others in neighborhood.

3 Ross clarified that the applicant is here for variance, not a building permit.

4 Stanton asked for confirmation that the dimension will not change. Wray confirmed, adding that  
5 it is partially built.

6 Limes asked about visibility not only from neighbors' perspective, but those traversing the  
7 roadway.

8 Ross asked about conversion with the neighbor. Wray stated that an abutting neighbor was  
9 willing to write a letter; was fine with addition.

10 Wray stated that they cannot screen the trash totes with a fence as subdivision deed and building  
11 restrictions for the subdivision does not allow it.

12 Ballmer confirmed that placement is by garage door for convenience of totes.

13 Ross measured trash toter and compared to the accessory addition and believes the size is  
14 appropriate for minimum.

15 Ross asked board for any other questions. There being not, Ross asked if there was any  
16 additional testimony. There being none, the Vice Chair called for commentary from Board or  
17 presentation of Finding of Facts.

18 Ballmer commented on Finding of Facts:

19 Section 4.5 D of Zoning Resolution, R-A Suburban Residential requires 10' side yard on both  
20 sides. The applicant is requesting a variance of approximately 3-1/2 feet to the required side yard  
21 in order to attach a 3-1/2' by 12' storage shed to the existing garage.

22 Variance under 16.2 C:

23 1) There are unique conditions involved in that there is no room between the house and  
24 building line.

25 2) There is no possibility that the storage shed can be built in strict conformity with the  
26 provisions of Section 4.5 D.

27 3) The variance, if authorized, will not alter the essential character of the neighborhood as  
28 the proposed siding and roof will match the existing house.

29 4) The variance, if authorized, will represent the minimum variance that will afford relief.

30 Ballmer added that the concern is that there is a 10' drainage easement coexisting with the 10'  
31 side yard requirement and contains an existing, active storm sewer that drains a rear yard catch  
32 basin to the storm sewer that runs along North Woodbridge Road and is maintained by the Lucas  
33 County Engineer. The BZA cannot authorize the use of this easement but realizes that the storm  
34 sewer should last much longer than an air condensing unit or pool filter which need to be  
35 removed to be replaced.

1 With that in mind, Ballmer moved the following: Grant a variance of 3.5' to the 10' side yard  
2 requirement for 7875 North Woodbridge Road subject to the following:

- 3 1) Obtain a building permit for a structural addition for the storage shed from Lucas County  
4 Building Regulations. Should a building permit not be needed, a letter from LCBR  
5 stating the same should be submitted.  
6 2) Communication from the Lucas County Engineer's Office allowing the proposed storage  
7 shed to be constructed within the 10' drainage easement.

8 Ballmer gave commentary about LCE. Ballmer commented on survey and red flag in the future  
9 without the two items mentioned above. He stated to the applicant that they will have a building  
10 permit and zoning certificate, putting in a little more work now, but believes it will be worth it  
11 later. Ballmer added that if the homeowner waited until the sale of the house, unless cash sale,  
12 they'd have to go through some hoops with lending company. Already will be on record and title  
13 company will pick that up.

14 Ballmer's motion was seconded by Limes.

15 Yes: Stanton, Limes, Ballmer, Ross

16 Richard Wray, was sworn in. Asked questions about Lucas County Building Regulations  
17 Department and Lucas County Engineer. Asked about side yard setback. Commentary regarding  
18 those that may have more area to work with because of larger side yard.

19 **Adjournment:**

20 MOTION: Ross moved to adjourn.

21 SECOND: Stanton

22 Yes: Stanton, Limes, Ballmer, Ross

23 Respectfully Submitted:

24 Kathleen Stewart Kuns, Recording Secretary

25 Accepted by:

26 \_\_\_\_\_  
27 Keith Stewart

\_\_\_\_\_   
Michelle Hudson Ross

29 \_\_\_\_\_  
30 Doug Stanton

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Jeff Ballmer

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32 \_\_\_\_\_  
33 Darrel Limes



**MONCLOVA TOWNSHIP**

**INTER-OFFICE**

**MEMO**

**To:** Board of Zoning Appeals  
**Cc:** Kathleen Kuns  
**From:** Eric Wagner  
**Date:** 8/21/24  
**Re:** Review of compliance for conditions of approval for an exception at 6715 Monclova Rd.

Mr. Sniadecki in September of 2023 received a temporary use to run his business as a home occupation without residing on the property. This temporary use is in effect until September 10, 2024. When the case was approved last September the Board of Zoning Appeals indicated that they would review the case at their September 2024 meeting to see if the property was in compliance with the conditions of approval.

### APPLICATION FOR APPEAL IN MONCLOVA TOWNSHIP

To: **Monclova Township Board of Zoning Appeals** Date: 8-20-24

Sir or Madam:

I or we, the undersigned, owner(s) or agent(s) of the following described property do hereby request appeal of the following action/order:

REF: \_\_\_\_\_ DATE: \_\_\_\_\_

Legal Description: (Attach if lengthy) \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Parcel Address(es): \_\_\_\_\_

It is the applicant's contention that an error was made in the determination of the following zoning matter: I will be moving back to the property

of Monclova to resume my original home business with my son as an employee <sup>not</sup> employee

Corrective Action Proposed: S

Owner's Signature  Printed Name Martin Sutdeck

Address 6715 mandoway

Phone Number / Fax 414 343 3707

Email Contact: ElectMartin@aol.com

Agent's Signature \_\_\_\_\_ Printed Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number / Fax \_\_\_\_\_

Email Contact: \_\_\_\_\_



# Monclova Township Zoning

4335 Albon Road

Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

[www.monclovatwp.org](http://www.monclovatwp.org)

August 21, 2024

Mr. Doug Holland  
Monclova Township Maintenance Supervisor  
4650 Keener Rd.  
Monclova, Ohio 43542

REF: Review of compliance for conditions of approval for an exception at  
6715 Monclova Rd.

Dear Mr. Holland,

Mr. Sniadecki in September of 2023 received a temporary use to run his business as a home occupation without residing on the property. This temporary use is in effect until September 10, 2024.

When the case was approved last September the Board of Zoning Appeals indicated that they would review the case at their September 2024 meeting to see if the property was in compliance with the conditions of approval.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner  
Zoning Administrator  
Monclova Township



# Monclova Township Zoning

4335 Albon Road

Monclova Ohio 43542

419-865-7857 FAX 419-865-8481

[www.monclovatwp.org](http://www.monclovatwp.org)

August 21, 2024

Scott Bockelman  
Captain, Fire Prevention Bureau  
4395 Albon Rd.  
Monclova, Ohio 43542

REF: Review of compliance for conditions of approval for an exception at  
6715 Monclova Rd.

Dear Captain Bockelman,

Mr. Sniadecki in September of 2023 received a temporary use to run his business as a home occupation without residing on the property. This temporary use is in effect until September 10, 2024.

When the case was approved last September the Board of Zoning Appeals indicated that they would review the case at their September 2024 meeting to see if the property was in compliance with the conditions of approval.

Again thank you for your review of this project. Your comments are appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Wagner".

Eric Wagner  
Zoning Administrator  
Monclova Township

Home **Property Search** County Website Contact Us

Address Owner Parcel Number Assessor # Advanced County Map Multi-Year Search

Summary

PARCEL ID: 3801727  
MARKET AREA: 2707R  
SNIADCKI MARTIN C & DAWN M  
TAX YEAR: 2024

Map

Pictometry

Transfers

Values

Residential Attributes

Commercial Attributes

Outbuildings

Land

Remarks & Splits

Parcel Projects

Current Taxes

Tax Distribution

By Fund

By Fund & Levy

Prior Taxes

Special Assessments

Payments

Levy Estimator

Prior Specials

Pro & Inquiry

CAUV

Agriculture

Forest

Mylar Tax Map

Photos

Sketch

Manufactured Home (MH\_OH)

Manufactured Home (MH\_EQ)

Rental Registration

BOR/Appeals







## **Legal Notice**

Monclova Township

Monday, September 9, 2024, 5:30 PM

Meeting Room, 4335 Albon Rd.

Monclova Twp Board of Zoning Appeals has scheduled a public hearing for a required review of compliance for conditions of approval for an exception to Section 9.10 A2 of the Zoning Resolution. Property owner is requesting to operate a home-based business without residing on the property known as 6715 Monclova Road. Property owner: Sniadecki

Text & map of this file can be found at the Zoning Office, 4335 Albon Rd.; Office Hours: Mon 12-4; Tues-Fri 8-4 or call 419-865-7857.

By order of the Monclova Twp Board of Zoning Appeals