

## 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

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

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

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

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

Motion was seconded by Ross.

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

**Adjournment:**

MOTION: Ballmer moved to adjourn.

SECOND: Stanton

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

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

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Keith Stewart

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Michelle Hudson Ross

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Doug Stanton

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Jeff Ballmer

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Darrel Limes

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.