

Special Meeting:

The regular meeting of the Monclova Township Board of Trustees commenced with the Pledge of Allegiance at 9:00 AM.

Roll call of trustees: Trustee Chuck Hoecherl, present; Trustee Barbara Lang; Trustee Trudy Vicary, present. Lang stated her appreciation to schedule the meeting at this time to accommodate her schedule.

Hoecherl stated that the purpose of this Special Meeting is for a Text Amendment to the Monclova Township Zoning Resolution. Hoecherl moved to enter into a public hearing for file Z17-C386. Seconded by Lang. Roll Call: Hoecherl, yes; Lang, yes; Vicary, yes.

Zoning Administrator Wagner gave a review of the proposed changes for Z17-C386, which designates data centers in A/R districts as a Conditional Use. Wagner noted that the Lucas County Plan Commission had their hearing on March 26th and the Monclova Township Zoning Commission had their hearing on March 28th. Both recommending bodies approved the proposed language. Wagner also noted that legal notices were posted, on the website, and the proposed language was posted on the website.

Hoecherl received confirmation from Zoning Administrator Wagner that there are no pending requests. Hoecherl stated that data centers are not addressed in the Zoning Resolution currently. This language change is the method used to approach this newer land use.

Wagner commented that Conditional Uses are handled through the Board of Zoning Appeals and would need to approve site plan; would require renderings, notice to adjoining property owners, signage on proposed site. Wagner further stated that the BZA can place conditions on the request, such as landscaping. As opposed to a straight zoning change, if a Conditional Use does not proceed, the parcel is still zoned A/R.

Hoecherl received confirmation that the BZA could address setbacks, landscaping. Wagner confirmed. Hoecherl called for anyone present desiring to speak either for or against the change to come forward. No one came forward.

Hoecherl moved to close that portion of the hearing that accepts public testimony. Seconded by Vicary. Roll Call: Hoecherl, yes; Lang, yes; Vicary, yes.

Hoecherl commented that there are no specific applicants. Inquired if there were any concerns at the Zoning Commission level. Wagner stated that one Commission member was concerned about A/R placement versus Industrial. Wagner conversed with that Commissioner and gave explanation as to A/R placement. Lang commented on Zoning Commissioners receiving opportunities for education.

Vicary stated that the language and action is pretty self-explanatory. Complimented Zoning Administrator Wagner.

Hoecherl moved to approve the language in file Z17-C386, adding data centers to the Zoning Resolution. Discussion. Seconded by Lang. Roll Call: Hoecherl, yes; Lang, yes; Vicary, yes.

Hoecherl moved to close the public hearing. Seconded by Lang. Roll Call: Hoecherl, yes; Lang, yes; Vicary, yes

Adjournment:

Moved by Hoecherl, seconded by Lang, to adjourn at approximately 9:10 AM. Roll Call: Hoecherl, yes; Lang, yes; Vicary, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 04/07/2025

Charles V. Hoecherl

Barbara S. Lang

Trudy Vicary

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.