

Monclova Township Board of Zoning Appeals

Summary for May 11, 2020

This tele-meeting is being held in lieu of a physical meeting due to the Coronavirus. Instructions for the public were available on the posted agenda and as directed on the legal notice. The meeting commenced at 5:30 PM.

Roll Call:

Present: Board Member Downey, Board Member Stanton, Board Member Ohns, Board Member Ballmer Board Member Gilmore

Absent: None

Staff Members Present: Fire Chief Kevin Bernhard, Zoning Administrator Eric Wagner, Deputy Chief Mike George, and Recording Secretary Kathleen Stewart Kuns

Record of Proceedings:

MOTION: Downey moved to approve the March 9, 2020 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Gilmore, and Board Member Stanton

MOTION: Ballmer moved to approve the June 10, 2019 minutes as submitted by Recording Secretary.

Yes: Board Member Ballmer, Board Member Downey, Board Member Ohns, Board Member Gilmore, and Board Member Stanton

Public Hearing:

Public hearing to consider a variance to Section 16.2C of the Zoning Resolution. Applicant is seeking approval for two items: 1) a 16.4 feet encroachment for a home in the required open space and 2) a 12.7 feet encroachment for a home in the required open space at 5083 Black Road.

Zoning Administrator Eric Wagner gave a summary of the request.

Chair called for a representative from Otterbein to identify him or herself.

Jeff Kmet with Otterbein, 880 N. State Route, Lebanon, Ohio was sworn in.

Mr. Kmet confirmed the Zoning Administrator's summary. He stated that Otterbein is amenable to adding additional buffer, particularly on the northeastern side as opposed to the eastern side, which is up against the trail.

Ballmer asked for clarification regarding the small addition to each of the buildings.

Downey asked about shrubbery.

Ohns had questions about the side of the existing buildings and footprint. Asked about size of additional buildings. (5:47 pm) Ohns further inquired about maintaining current staff so that there is no need to add parking.

Testimony from others in attendance: Clay Carlin, 4938 Catawba, inquired about intruding on mound near Waterside subdivision. Jeff Kmet stated that he could direct applicant to stake out the building so that Waterside resident could see building position.

Ohns asked about buildings A and B and any desire to extend that area in the future?

Otterbein representative answered in the negative. No plans to expand those buildings. Resident and staff ratio is in line with their directive. Across all locations this is being done.

Downey called for additional testimony from those in favor. As no one identified themselves, Downey called for any in opposition. No one spoke.

Downey closed that portion of the hearing that accepts testimony and opened the floor for discussion amongst members.

Gilmore asked about square footage; wondered if a smaller expansion on A and B was considered. Otterbein representative stated that current utilities made it more challenging. He added that the State of Ohio requires a specific square footage for the resident.

Ballmer addressed the Catawba Lane resident, Mr. Carlin. 'A' is 44 feet from property line. From Catawba, 75' owned by Waterside Home Owners Association. In the final analysis, the total distance from 'A' to the back of the house is along Catawba is large – larger than many subdivisions in Monclova. Commented on the mound making a good buffer.

Carlin recognized that there are evergreens on mound and the buffer is most likely adequate.

Ohns asked about Executive Session. As no member expressed a desire to move into Executive Session, Chair called for a motion on the request.

Ohns moved to approve the request for 5083 Black Road subject to applicant working with the Township's Zoning Administrator with regard to additional landscaping requirements affected by the surrounding area.

Gilmore mentioned the need for Otterbein lighting being directional. Ohns amended motion to include direction lighting so as not to affect neighboring properties.

Second: Ballmer

Ohns stated the Finding of Facts for this case being 16.2, c, item 1 & 2 of the Zoning Resolution which considers the physical circumstances; additionally, not creating a hardship for the applicant, #3 of that paragraph.

Ballmer added to the Finding of Facts, that the variance will not alter the character of the neighborhood, item #4 of the noted Zoning Resolution Section.

Yes: Ballmer, Downey, Ohns, Gilmore, Stanton

Adjournment:

MOTION: Gilmore moved to adjourn.

Chair dismissed the meeting.

Respectfully Submitted:

Kathleen Stewart Kuns, Recording Secretary

Accepted by:

Dan Downey

Jeffrey Ballmer

Diane H. Ohns

Doug Stanton

James Gilmore

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.