

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

Monday, April 27, 2020

Due to the Coronavirus pandemic, this duly posted meeting was a tele-conference meeting as allowed by the State of Ohio.

Roll Call of Zoning Commission Members:

Present: Allen Underwood, Dan Grna, Keith Trettin, Adam Hoff, Tom Baker, and Cathy Shepherd

As all members are present, Alternate will not have voting rights at this meeting.

Staff: Recording Secretary Kathleen Stewart Kuns and Zoning Administrator Eric Wagner
Also present: Glen Grisdale, Joe Looby from Reveille

Record of Proceedings:

Chair Allen Underwood called for action on the previous meeting's minutes.

Baker moved and Trettin seconded the motion to suspend the reading of the February 24, 2020 minutes and approve as submitted by the Recording Secretary. Roll Call: Underwood, yes; Grna, yes; Trettin, yes; Hoff, yes; Baker, yes.

Zoning Administrator Eric Wagner reviewed the process for this evening. Reveille representative Glen Grisdale presented information on possible changes to the Monclova Township Zoning Resolution.

Joe Looby noted, since February 24th, Zoning Commission was given an outline. R-3, and some other use regulations, site plan review, Planned Unit Development, and some landscaping updates. Summary was presented, seven pages, as well as the entire Resolution with markups.

Reveille reviewed thought process behind edits. Model homes / sales office discussion (5:43 pm). Parking lot is specific to model, when parking is no longer needed, the parking lot ceases. Hoff 4.7C nursing homes / day care removal-is modern practice bring those conditional uses into neighborhoods. Reveille questioned if nursing homes should be in general commercial. Wagner stated that we are trying to streamline. Reveille suggested that it could be part of PUD with buffers, but R-3 in straight zoning you would lose control. Could negatively affect single family homes. Trettin stated he is in agreement to leave at a conditional use.

Discussed 5.1 Connectivity elements (6:00 pm). Wagner also commented about State Access Management.

Section 11.2 10% of total acreage...not permitted. Reveille suggested removing this language. Discussion regarding insertion that previously approved items will stay conforming. 11.2 will add specific language referring to underlying zoning site size.

11.3 referencing 8 copies of development plan. 11.3A adds clarifying items such as ownership of open space; 11.3B drainage plan, location of open space; location of wetland streams, pedestrian connectivity, landscaping plan, parking spaces, ADA, (referring to multi-family development), entrance sign location, etc. Will bolster information that Commission will receive.

11.5.A noted pre-2020 residential PUD being conforming.

11.7 is a housecleaning issue – change should have been made previously.

Section 13 – Landscape Plan Requirements – connected to Lucas County Subdivision Regulations. Discussion regarding not necessarily needing Landscape Architect, add language that refers to professional landscape design. Hoff suggested going down from 12” caliper tree minimum. Discussion. 8” would be acceptable.

Storm water management issues; landscaping along the edges; will not interfere.

Use of native trees etc. is preferred, not making it a requirement. “Native” will be addressed in definitions.

Additional buffering requirements.

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Landscaping plant size.

13.4.E Prohibited trees – addition allows for current plants by reference Ohio Department of Agriculture.

13.5.E Maintenance element; replacement

Section 17 Definitions
Mostly housecleaning items.

6:32 PM Reveille reviewed adjustments that they will make as a result of this evening’s meeting-six modifications. Comments regarding pumping station. Public use facility should blend in with neighborhood via buffering. Wagner confirmed existing definition. Reveille will provide update this week.

Underwood asked for additional comments. Hearing none, 6:40 PM Hoff moved, Trettin seconded, to accept and forward the reviewed language subject to modifications Reveille will make as a result of this meeting.

Roll Call: Underwood, yes; Grna, yes; Trettin, yes; Hoff, yes; Baker, yes.

Baker received confirmation that Wagner will email the final product prior to sending to the Plan Commission.

Underwood thanked Glen Grisdale and Joe Looby from Reveille for their efforts.

Adjournment:

Underwood moved, Trettin seconded to adjourn at 6:41 PM. Roll Call: Underwood, yes; Grna, yes; Trettin, yes; Hoff, yes; Baker, yes.

Submitted:

Kathleen Stewart Kuns
Support Staff/Recording Secretary

Accepted:

Allen Underwood, Chair

Daniel Grna, Vice Chair

Keith W. Trettin

Thomas B. Baker

Adam Hoff

Cathy A. Shepherd, 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.