

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

**Monday, June 22, 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, Keith Trettin, Adam Hoff, Tom Baker, and Cathy Shepherd (present at 5:35 PM)

Absent: Grna

Staff: Recording Secretary Kathleen Stewart Kuns and Zoning Administrator Eric Wagner  
Also present: Deputy Chief Mike George

**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 April 27, 2020 minutes and approve as submitted by the Recording Secretary with the change to change "Glen" to "Glenn." Roll Call: Underwood, yes; Shepherd, yes; Trettin, yes; Hoff, yes; Baker, yes.

Zoning Administrator Eric Wagner reviewed the history of the request for a zoning change for Z17-C368, M-1 Industrial/Office research to C-2 General Commercial, for property known as 2218 Eber Road. Applicant is Dustin Zappone.

ZA stated that this request is for an automotive body shop and towing business. Plan Commission Staff and the Plan Commission both recommended approval. This is a Zoning Change not a Planned Unit Development (PUD). They have submitted conceptual drawings.

Shepherd present at 5:35 PM.

Chair asked for someone giving testimony in favor of the change to voice their desire.

Tom Worline with JDI Group was sworn in.

Mr. Worline stated the following: Concurred with Zoning Administrator Wagner. This is a five acre parcel to be used for their towing operation. Wetlands have been identified and have been avoided in any plans.

Worline stated he is open for questions.

Hoff: What is a slag? Worline: Grindings from one of the steel mills. Heats up and act as a hard surface, adding that this area will be for towed vehicles.

Hoff asked Wagner how parking would be developed if anything else but towing goes in?

Wagner: Tonight is for zoning only. Whatever they develop the property for, they would have to meet the parking requirement. The drawing is for conceptual information. You are voting on the zoning change only, not site plan or landscaping. They will need to meet the zoning requirements when the applicant comes in for site plan review.

Trettin questioned if vehicle storage is appropriate for C-2.

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Wagner confirmed that the combination – towing and body shop would be appropriate.

Chair called for additional questions. None

Chair called for additional witnesses in favor. None.

Chair called for testimony opposed to change. None

Chair asked for motion to close that portion of the public hearing that accepts public participation.

Trettin moved, Hoff seconded, to close that portion of the hearing that accepts public testimony

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

Trettin stated that it seems reasonable and consistent with existing businesses that are in the area. It is in the flight path of the airport. Seems consistent with (Land Use) Plan and an appropriate request.

Hoff concurred with proposed change. Questioned requirement for Economic Development participation. Wagner explained details of the Board of Trustees 2011 Resolution.

Shepherd asked that the car storage not turn into car junk yard.

Todd Zappone was sworn in.

Todd Zappone addressed Commissioner Shepherd’s concern. Todd Zappone stated it is not intended as junk yard. Don’t want it to look like that. Strictly for towing services. Cognizant of image. Professionally run.

Chair called for additional comments. None.

Trettin moved, Baker seconded, to recommend the approval of the zoning change request of Z17-C368, M-1 Industrial to C-2 General Commercial, for property know as 2218 Eber Road; recommendation would also include that the property be included into an existing Joint Economic Development Zone.

Wagner asked that the motion be amended to add “District” after “Economic Development.”

Trettin moved to adjust his motion to include Joint Economic Development District or Zone.

Seconded by Baker.

On the motion and the amended motion: Roll Call: Underwood, yes; Trettin, yes; Hoff, no; Baker, yes; Shepherd, yes.

**Adjournment:**

Hoff moved, Shepherd seconded to adjourn at 5:57 PM.

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

Submitted:

Kathleen Stewart Kuns  
Support Staff/Recording Secretary

Accepted:

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Allen Underwood, Chair

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Daniel Grna, Vice Chair

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Keith W. Trettin

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Thomas B. Baker

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Adam Hoff

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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](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.