

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

Monday, February 24, 2020

The duly posted meeting of the Monclova Township Zoning Commission commenced at 5:30 p.m. with the Pledge of Allegiance to the Flag.

Roll Call of Zoning Commission Members:

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

As a member is absent, Alternate Shepherd will have voting rights at this meeting.

Staff Present: Recording Secretary Kathleen Stewart Kuns and Zoning Administrator Eric Wagner.

Record of Proceedings:

Baker moved, Hoff seconded, the motion to suspend the reading of the October 28, 2019 minutes and approve as submitted by the Recording Secretary. Roll Call: Underwood, yes; Trettin, yes; Hoff, yes; Baker, yes; Shepherd, yes.

Zoning Resolution Text Change Discussion:

Glen Grisdale, Reveille, presented information regarding what they were tasked with by the trustees. Looked at Mill Creek Township, Union County as an example. Grisdale spoke of other jurisdictions. Monclova code does not provide specificity in resolution in some areas in comparison to other areas of Ohio; does not meet best practices. Looked at multi-family in relationship to other sections like landscaping. Tonight recommending 'housekeeping' items.

Section 4 noted by Grisdale. Development standards not addressed in code. Conditional Uses allowed in R-3 and is recommending removal.

Underwood asked about source for best practices. Grisdale commented on what is expected; what the market wants to do, together with additional clarity. Developers interpret on their own. Questioned Commission's desire to have development standards included in proposed changes, i.e. percentage of material to be natural material.

Section 11 PUD concerns noted by Grisdale, i.e. minimum buffering, usable amenities. Grisdale spoke of preliminary site plan and final site plan, which is more detailed.

Joe Looby commented on 15% open space being very low. Complimented the township on some of the action from September's text changes, however the language may still be arbitrary. Needs to be stated specifically. Trettin stated interest in changing open space percentage to greater than 15%. Joe Looby spoke of an amenity, i.e. gazebo, fishing dock, walking path, on the open space to help control what open space looks like and how it's used.

Section 13 Landscape Plan was discussed. Landscape Plan definition is needed, per Grisdale. Spoke of tree preservation language, minimums between different densities.

Section 17 Definitions-some areas that need to be accentuated, i.e. landscape plan.

Grisdale commented on advancing. Asked for affirmation that they are generally on the right track. Can be presented via email, or can have another meeting.

Hoff commented on Section 12 needing some attention. Wagner stated that it is not part of Reveille's scope of work at this time.

Hoff commented on Stantec work and items not being part of Stantec work. When necessary he will abstain.

Timeline for next meeting: March 23 meeting.

Adjournment:

Hoff moved, Trettin seconded, to adjourn at 6:55. Roll Call: Trettin, yes; Underwood, yes; Hoff, yes; Baker, yes; Shepherd, yes.

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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.