

Special Meeting 4:30 PM:

Records Commission Annual Meeting as duly posted.

Working Session 4:45 PM:

For the purposes of department updates including police protection discussion. Hoecherl commented on his phone conversation with Adam Hoff. Hoff mentioned that the Zoning Commission is uncomfortable going against the Lucas County Plan Commission recommendations. Additional comments. Hoecherl stated his desire to communicate with the Zoning Commission on some of his preferences, as an example, his dislike for private roads. Lang commented on past training session with Commissioners. Perhaps it is time to have a joint meeting to review items with Zoning Commission. The next scheduled Zoning Commission is March 22nd at 5:30. It was suggested that a joint meeting could be held.

General Session:

The regular meeting of the Monclova Township Board of Trustees commenced with the Pledge of Allegiance at 5:30 PM led by Chair Chuck Hoecherl.

Roll call of members: Trustee Chuck Hoecherl, present; Trustee Brian Craig, present; Trustee Barbara Lang, present; Fiscal Officer Gavin Pike, present.

Chairman Hoecherl noted that the public hearing for Z17-C370 has been requested for a continuance to March 15th. Administrator Grim stated that he received the email request a short time ago. Hoecherl noted that the trustees still wanted to discuss some thoughts, so they would have a discussion, but no public comment, and then the hearing will be continued.

Address the Board: None

Moved by Trustee Hoecherl, seconded by Trustee Lang, to dispense with the reading of the February 16, 2021 minutes and approve as submitted by Fiscal Officer Pike. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Moved by Trustee Lang, seconded by Trustee Craig, to approve payment of the bills as presented by Fiscal Officer Pike totaling \$155,606.02. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Correspondence:

Of significance, Conservation Newsletter and a couple of new emails regarding the zoning case.

Fiscal Officer's Report:

Fiscal Officer reported that he will be having a meeting with Signature Bank this week; financial report will be presented March 15. Pike commented that he was trying to avoid a busy night with the zoning hearing, but since the hearing is being requested for a continuance for the same day, the 15th agenda will have both.

Old Business:

Trustee Craig stated that the Historical Foundation was waiting for the zoning case to be complete and was schedule for March 15th. Seeing as the public hearing is being requested for a continuance to March 15, Craig commented that they will just move forward with the 15th as he wants to keep the discussion in motion.

Sanderson sent an email earlier today to update the Maintenance Superintendent's updated job description.

New Business:

Township Administrator's Report:

Hoecherl moved, Lang seconded, to approve Resolution 03012021-01 Requesting Engineer Assistance from the Office of the Lucas County Engineer. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Hoecherl moved, Craig seconded, to certify that Monclova Township is responsible for maintaining 61.189 miles of public road as of December 31, 2020. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Grim commented on work that is needed for the 135 year old historic vault building at Swan Creek Cemetery: roof replacement and tuck points, stone wall repair. Lang moved, Hoecherl seconded, to approve \$3,000 for in-house renovation work on Swan Creek Cemetery Vault Building. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Craig moved, Lang seconded, to approve \$2,500 for assistance preparing a NatureWorks Grant Application for pickle ball courts at Keener Park pursuant to the February 26, 2021 proposal from Poggemeyer Design Group. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Public Hearing: Z17-C370, Continued:

Trustee Hoecherl moved to move from General Session to a public hearing for Z17-C370. Seconded by Lang. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Hoecherl noted that the applicant has requested a continuance prior to this meeting. Hoecherl stated that, while they would not take public comment, the trustees wanted an opportunity to discuss questions they had on the matter. This would allow for their questions to be heard so the applicant would be prepared to address these in the future.

Trustee Craig's comments summarized: Per applicant $\frac{3}{4}$ of housing is in Maumee; railroad track issues (5:46 pm); questioned jurisdictional lines; because of unusual nature of application, trustees want a traffic study ahead of time to gauge implication of development with township roadway system; 175 units south of subject property is in Maumee – this information was not supplied by the applicant but Craig received information from Zoning Administrator. Craig queried if his fellow trustees want to see an executed agreement for railroad crossing. Per Patrick Burtch, railroad crossover not likely (5:50 pm). While they don't have to provide a drawing, exigent circumstances would make drawing helpful in making an informed decision. Craig noted that a number of resident emails were asking for a paved bike path, similar to other areas - keeps bike traffic off of Black Road, which width wise is a smaller road, with a lot of recreational traffic. A lot of information was provided in Administrator Grim's memo.

Trustee Lang commented on Administrator Grim and Zoning Administrator Wagner being township representatives in a meeting with applicant and City of Maumee officials. Lang noted that no Elected Officials were present. Lang asked for Grim's comments.

Hoecherl stated that, upon advice from counsel, no trustees attended the meeting with the applicant and City of Maumee representatives. Hoecherl asked Chief about 9-1-1 calls and routing (5:55 PM). Difference from Maumee station to Monclova station is three times the distance. Chief Bernhard responded that routing is initially based off of physical location of incident. Chief expounded on the process and determination of which agency is to respond. Hoecherl asked about Maumee zoning - has plat been finalized. Wagner does not believe so, at preliminary phase. Hoecherl comments on possible increase in lots on the Maumee side. Lang stated that the same could happen to Monclova Township portion once zoning is granted due to straight zoning versus Planned

Unit Development. Hoecherl stated that he reached out to Doug Parrish with the Office of the Lucas County Engineer, and was told that railroad crossing is very rare. Parrish commented to Hoecherl that average traffic count is 10 car trips per day for residential; villas are seven car trips per day. Hoecherl stated that these two proposed development alone would generate 2,900 car trips per day on Black Road. Monclova portion would be 16% of housing units, but 100% of traffic. Just north of this development, Blystone Valley 9 and 10 entrance has already been approved and will be constructed in the next year or two – 400-500 car trips per day. In 2011 Black Road (by Winterbourne Station only) was widened from 18-½ feet to 21 feet.

Craig stated his belief that the traffic study needs to be done ahead of time. Hoecherl commented that Parrish noted these numbers were generalized. In Plan Commission notes, as well as in Zoning Commission notes, Isaac stated it was his intention to seek permission from Norfolk Southern Railroad (6:03 PM).

Lang asked that Harold go through his summary on the Isaac-City of Maumee meeting. At 6:04 PM, Grim reviewed a meeting that he and Zoning Administrator Wagner had with Applicant's agent, Greg Feller of Feller-Finch and Associates; City of Maumee's Administrator, Patrick Burtch; Andy Glenn, Maumee's Zoning Administrator; Zac Isaac, land owner; Steve Mitchell, developer; and Mike White, builder. Mr. McCarthy was not in attendance. Maumee didn't have concerns with development per Isaac. Isaac questioned why no Monclova Township trustee was in attendance. Grim commented on the trustees trying to remain above reproach.

(6:07 PM) Grim continued his summary of the meeting by noting Greg Feller's comments on railroad, bike path, and sanitary sewer. Feller stated that they were not required to produce a map. Per Grim, Feller stated that the only matter the trustees should consider is if the zoning is appropriate for the area. Feller did not think he should have to prepare a drawing. Traffic study is part of platting and not part of zoning. That said, Feller stated that they will be working on a traffic study which will be in two parts – one with a railroad crossing and one without. Black Road traffic increase will be insignificant. Feller reluctantly agreed to add other development into the traffic equation. Andy Glenn stated traffic and zoning are not related. Railroad access may increase traffic as travelers would use Black Road as shortcut to get to the mall. Per Grim, Glenn stated that railroad access would be difficult. Glen commented on construction traffic. Per Grim, Glenn commented on continuances and did not believe the township was within legal limits to continue hearing. Burtch commentary on lowering speed limit on Black Road.

Per Grim, during the meeting Mitchell indicated that if Monclova Township isn't going to grant zoning, he'll get together with McCarthy and have one entrance. Monclova portion will just stay a field. If the township didn't grant zoning, they could still put a road through on the Monclova Township land and have two entrances if they wanted. Per Grim's summary of the meeting, Mitchell stated that if the Monclova Township portion doesn't materialized, Maumee lots would be more expensive. Mitchell passed around a conceptual drawing of a dog park that will be donated to Karnick that would add as a buffer. Per Grim's summary of the meeting, Burtch suggested developer could sue township for overstepping its authority. Isaac not interested in suing, knows a couple of our trustees; could sue if he feels he's not being treated fairly. Isaac commented on lack of gratitude for sewer installation. Per Grim's summary of meeting, Maumee's representative stated that they could work with Monclova Township on repairs, but not day-to-day upkeep. Maumee spoke of annexation. Isaac stated that he would send an email asking for continuance. Since it was not received, Administrator Grim reached out to Isaac today and that is when Isaac asked for continuance.

Lang confirmed with Wagner that R-1 cannot be zero lot line and 9,000 square feet is the minimum lot size in R-1 zoned subdivisions. The most similar development would be Waterside, however it is an R-1 zoning that applied as a PUD (Planned Unit Development).

Lang stated that the township cannot base their vote on traffic, but can consider burden on township, safety, health and welfare. Lang stated that she feels discouraged. Craig stated he feels inclined to ask for traffic study; needs more information. Discussion continued.

Lang moved to continue the zoning hearing for Z17-C370 until March 15 at 5:45 pm. Seconded by Craig. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Hoecherl moved, Lang seconded, to return to general session at 6:37 PM. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Grim gave summary for Joint Cooperation Agreement. Lang commented that the township is acting in the best interest of the residents and acting as a good partner with the county. Lang moved, Craig seconded, to approve a Joint Cooperation Agreement between Monclova Township and Lucas County for the Salisbury Road at Holloway Road roundabout project. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

Discussion regarding I-475/U.S. 20-A interchange bridge branding. Administrator Grim continued the discussion from previous meeting regarding showing a commitment to ODOT for the bridge branding, though the parameters will be flexible. ODOT is still working on the scenario that Monclova Township can participate even though the physical location of the bridge is not in Monclova Township, but rather in the City of Maumee. ODOT is also working on confirmation of an appeals process should Monclova's participation in the branding project be denied. Trustee Lang stated that she would prefer not to take action on a preliminary approval until she sees actual plans and ODOT's approval for said project. Trustee Craig and Lang commented on a Special Meeting if necessary.

Citizen Comment:

None

Adjournment:

Moved by Hoecherl, seconded by Lang, to adjourn at approximately 7:00 PM. Mr. Pike called roll: Hoecherl, yes; Craig, yes; Lang, yes.

ATTEST: _____
Gavin S. Pike, Fiscal Officer

BOARD OF TRUSTEES Accepted 03/15/2021

Barbara S. Lang

Charles V. Hoecherl

Brian D. Craig

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.

**PAYMENTS
MONCLOVA TOWNSHIP, LUCAS COUNTY
FOR YEAR 2021**

Number	Post Date	Transaction Date	Type	Payee	Total Warrant Amount	Status
39-2021	2/26/21	3/1/21	CH	BUREAU OF WORKERS' COMPENSATION	\$789.00	O
40-2021	3/1/21	3/1/21	CH	TOLEDO EDISON COMPANY	29,205.64	O
41-2021	3/1/21	3/1/21	CH	Padgett Business Services	395.00	O
42-2021	2/26/21	3/1/21	CH	TRI-COUNTY FUELS	603.26	O
43-2021	2/26/21	3/1/21	CH	TRI-COUNTY FUELS	1,036.32	O
44-2021	2/26/21	3/1/21	CH	TRI-COUNTY FUELS	695.10	O
45-2021	2/26/21	3/1/21	CH	TRI-COUNTY FUELS	1,514.14	O
46-2021	2/26/21	3/1/21	CH	VERIZON WIRELESS	58.63	O
47-2021	3/1/21	3/1/21	CH	VERIZON WIRELESS	58.63	O
48-2021	3/1/21	3/1/21	CH	OHIO GAS COMPANY	1,416.97	O
49-2021	3/1/21	3/1/21	CH	CITY OF TOLEDO	179.26	O
50-2021	3/1/21	3/1/21	CH	CITY OF TOLEDO	97.39	O
51-2021	3/1/21	3/1/21	CH	spectrum enterprises	868.33	O
52-2021	3/1/21	3/1/21	CH	Consumer Life Insurance company	445.83	O
53-2021	2/24/21	3/1/21	CH	Payroll	53,777.06	O
54-2021	3/1/21	3/1/21	CH	Murphy Tractor & Equipment Co. Inc	40.12	O
553-2020	12/31/20	2/25/21	CH	Signature Bank, NA	80.46	C
554-2020	12/31/20	2/25/21	CH	Ohio Conference of Teamsters & Industry Healt	28,697.00	C
555-2020	12/31/20	2/25/21	CH	OHIO PUBLIC EMPLOYEES RETIREMENT SYSTEM	12,050.02	C
556-2020	12/31/20	2/25/21	CH	OHIO POLICE & FIRE PENSION FUND	5,908.42	C
4117	3/1/21	3/1/21	AW	Emerge	945.00	O
4118	3/1/21	3/1/21	AW	MT Business Technologies, Inc.	127.16	O
4119	3/1/21	3/1/21	AW	THE MIRROR	120.00	O
4120	3/1/21	3/1/21	AW	IMAGE GROUP	228.75	O
4121	3/1/21	3/1/21	AW	ALL SPRAY	335.00	O
4122	3/1/21	3/1/21	AW	Sherwin-Williams	157.23	O
4123	3/1/21	3/1/21	AW	GROSS ELECTRIC	340.00	O
4124	3/1/21	3/1/21	AW	Fisher Auto Parts, Inc.	13.36	O
4125	3/1/21	3/1/21	AW	AT & T	82.74	O
4126	3/1/21	3/1/21	AW	SUPERIOR UNIFORM SALES, INC.	143.00	O
4127	3/1/21	3/1/21	AW	SBH Medical Ltd.	385.00	O
4128	3/1/21	3/1/21	AW	ST. LUKES HOSPITAL	2.77	O
4129	3/1/21	3/1/21	AW	Selking International	593.96	O
4130	3/1/21	3/1/21	AW	RELIANCE OXYGEN & EQUIPMENT	143.95	O
4131	3/1/21	3/1/21	AW	Accel Fire Systems	255.00	O
4132	3/1/21	3/1/21	AW	Ohio Compost	9,024.00	O
4133	3/1/21	3/1/21	AW	Vorys, Sater, Seymour, & Peas	282.00	O
4134	3/1/21	3/1/21	AW	LUCAS COUNTY ENGINEER	2,803.44	O
4135	3/1/21	3/1/21	AW	Ohio Utilities Protection Service	688.28	O
4136	3/1/21	3/1/21	AW	ACE SANITATION	155.00	O
4137	3/1/21	3/1/21	AW	INTERSTATE BATTERIES	503.80	O
4138	3/1/21	3/1/21	AW	National DRIVE	3.00	O
4139	3/1/21	3/1/21	AW	PNC Bank Great-West Trust Co. LLC	275.00	O
4140	3/1/21	3/1/21	AW	MONCLOVA TOWNSHIP FIREFIGHTERS ASSOC.	82.00	O
					\$155,606.02	

Type: AM - Accounting Manual warrant, AW - Accounting warrant, IM - investment Manual warrant, IW - investment warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual Warrant, WS - Special Warrant, CH - Electronic Payment Advice, EP - Payroll EFT, EW - Withholding Voucher, IL - Investment Loss, SV - Special Voucher, MR - Memo Receipt, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS

REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided