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Monclova Township Board of Zoning Appeals

Summary for January 11, 2021

This virtual 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 early with roll call, but actionable items did not start until after 5:30 PM.

Roll Call:

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

Absent: None

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

Organizational Items:

Chair and Vice Chair for 2021

MOTION: Ballmer moved to nominate Doug Stanton as Chair and Jim Gilmore as Vice Chair for 2021.

SECOND: Ohns

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

MOTION: Gilmore moved to hold meetings on the 2nd Monday of the month at 5:30 when needed.

SECOND: Stanton

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

Record of Proceedings:

MOTION: Stanton moved to approve the September 14, 2020 minutes as submitted by Recording Secretary.

SECOND: Ballmer

Yes: Stanton, Gilmore, Downey, Ballmer, Ohns

Public Hearing:

This hearing is for a variance in the required lot area from one acre, excluding the road right-of-way (ROW), to one acre that includes the right-of-way. This will allow the parcel to be split into two one-acre lots. If approved, the size of the two lots, excluding right-of-way, would be 39,600 square feet per lot.

Applicant is Lance and Jane Fuller. The agent representing the applicant is Aaron Feller with Feller-Finch and Associates. Site location is 10890 Reed Road, Parcel Number 38-37567.

Chair called upon Zoning Administrator Eric Wagner to give a summary.

1 Wagner gave a summary of the request that included but was not limited to affirming information on lot
2 split; noted Zoning Resolution that requires minimum one acre lots in Agricultural/Residential zoned areas.
3 Wagner stated that if the applicant is successful here, they will pursue a lot split with the county.

4 Chair asked for testimony from Feller Finch and Associates.

5 Aaron Feller, 1683 Woodlands Drive, Maumee was present and was sworn in. Feller noted that six parcels
6 surrounding subject parcel were in the same situation and granted a variance.

7 Chair called any additional comments in favor.

8 Lance Fuller, 9535 Old State Lane, Holland, was sworn in. Stated that Health Department approved their
9 septic based on meeting four criteria. Fuller has confirmed that they will abide by the four items. There is
10 also city water available,

11 Chair asked for testimony in favor. No one came forward.

12 Chair called for testimony opposing change. No one came forward.

13 MOTION: Gilmore moved to close that portion of the hearing that accepts public testimony.

14 SECOND: Downey

15 Yes: Stanton, Gilmore, Downey, Ballmer, Ohns

16 Ohns highlighted Section 16.2 – this variance will not essentially change the character of the neighborhood;
17 does not create a hardship for another; will enhance the property. Regarding Section 16.2 (c), item 3 and 4 –
18 those items are being met.

19 Ballmer concurred, stating Lucas County GIS program, AREIS, reveals that southeast and southwest of
20 subject parcel, there are several parcels in similar size. This parcel cannot be any deeper; 91% of the
21 required square footage; depth to width is almost perfectly 2:1.

22 MOTION: Ballmer moved to grant the one acre gross requirement for a parcel in the A/R zoning to allow
23 for this lot split to be made.

24 SECOND: Ohns

25 Yes: Stanton, Gilmore, Downey, Ballmer, Ohns

26 **Adjournment:**

27 MOTION: Gilmore moved to adjourn at 5:40 PM.

28 SECOND: Downey

29 Yes: Stanton, Gilmore, Downey, Ballmer, Ohns

30 Respectfully Submitted:

31 Kathleen Stewart Kuns, Recording Secretary

32 Accepted by:

33 _____
34 Dan Downey

Doug Stanton

35

1 _____
2 Jeffrey Ballmer

_____ Diane H. Ohns

3

4 _____
5 James Gilmore

6 Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at
7 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
8 Schedule.

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