

Board of Zoning Appeals Meeting
January 19, 2023
ZA-12-22
(Reorganization)

Members/Attendance:	X	Michael Johnston
	X	Ricky Morrison
	X	David Long
	X	Robert Durick
	X	John Grahovac
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

Mike Johnston called the meeting to order at 7:00 p.m.

1st Order of Business:

Mike Johnston stated that the first order of business is to approve the minutes from the meeting held on December 15, 2022. John Grahovac made a motion to approve the minutes from the December 15, 2022 meeting. Ricky Morrison seconded the motion.

Voting:

Yes	John Grahovac
Yes	Ricky Morrison
Yes	Bob Durick
Yes	David Long
Yes	Mike Johnston

Motion carried.

Mike Johnston stated that the Board also needs to approve the amended minutes from the meeting held on October 27, 2022. Ricky Morrison made a motion to approve the amended minutes from the October 27, 2022 meeting. Mike Johnston seconded the motion.

Voting:

Yes	Ricky Morrison
Yes	Mike Johnston
Yes	Bob Durick
Yes	John Grahovac
Yes	David Long

Motion carried.

Mike Johnston stated that per the Trustee's meeting on January 11, 2023, David Long has been appointed to the Board until 2025. David Long is replacing Al Sculli, who has resigned from the Board.

2nd Order of Business:

Reorganization of the Board.

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Bob Durick made a motion to retain Mike Johnston as Chair of the Committee. Ricky Morrison seconded the motion. Mike Johnston accepted the nomination.

Voting:

Yes	Bob Durick
Yes	Ricky Morrison
Yes	John Grahovac
Yes	David Long
Abstain	Mike Johnston

Motion carried.

John Grahovac made a motion to nominate Ricky Morrison as Vice Chair of the Committee. Bob Durick seconded the motion. Ricky Morrison accepted the nomination.

Voting:

Yes	John Grahovac
Yes	Bob Durick
Yes	David Long
Yes	Mike Johnston
Abstain	Ricky Morrison

Motion carried.

3rd Order of Business:

Case #ZA-12-22 – This is a request by Joseph Sturm to allow relief from allowable square footage of accessory buildings to construct a one thousand two hundred (1,200) square foot structure. The dimensions will be thirty feet by forty feet (30' x 40') and will be located at 2122 Bedford Road, Lowellville, Ohio, Poland Township, known as GL 78, parcel number 41-105-0-035.00-0 and is in a (R-1) Residential-1 zoning district.

Items included in packet submitted:

1. Zoning Permit Denial Form
2. Application for Variance
3. Letter of Intent
4. Property Description (Auditor)
5. Property Information (iworks)
6. County Plat Map
7. Zoning District Map
8. Abutting Properties Map
9. 2021 Aerial View
10. Proposed Site Plan
11. Warranty Deed

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Joseph Sturm
2122 Bedford Road
Lowellville, Ohio

Joseph Sturm stated he needs more storage space. He has a pool so he plans to use this building for his pool accessories, as well as various yard equipment and vehicles.

Mike Johnston asked Sturm if he plans to use this building for commercial or business use. Sturm stated no.

Bob Durick asked Bob Monus if the appellant has to remove the old building before he can begin construction on the new building. Bob Monus stated it is up to the Board's discretion, but sometimes the appellant will use the old building for storage until the new building is constructed, then remove the old building. Durick asked Sturm if there was any objection from the neighbors. Sturm stated no, he only has one immediate neighbor to the right of his property, and he owns seven acres to the left of his property. The neighbor across the street has 30 plus acres and you cannot see his house from the road.

David Long asked Sturm if he uses the existing accessory building. Sturm stated yes, he has his pool equipment and some shovels and rakes in there now. The building is falling apart, the roof is collapsing so it needs to be removed. Long asked his timeframe. Sturm stated if he is granted the variance, he will meet with the builder in the next few weeks to finalize everything.

Mike Johnston asked if anyone in the audience would like to speak in favor of the request. No one responds. Mike Johnston asked if anyone in the audience would like to speak against the request. No one responds.

Ricky Morrison stated he has no issues with the proposed variance. Mike Johnston agreed, upon removing the old structure. John Grahovac asked Sturm, weather permitting, if the Board granted him 30 days after the new structure was completed to remove the old structure, and then notify the Zoning Office that this is complete; could he comply? Sturm agreed.

The following motion was made:

Motion

Ricky Morrison made a motion in Case ZA-12-22 to grant the variance request to allow for the construction of a one thousand two hundred (1,200) square foot accessory building with dimensions of thirty by forty (30 x 40) feet, along with the height not to exceed fifteen (15) feet, as per the plans submitted. The appellant is also granted 30 days after the new structure is complete to remove the existing structure, and to notify the Zoning Office of completion. John Grahovac seconded the motion.

Voting:

Yes Ricky Morrison
Yes John Grahovac
Yes David Long
Yes Bob Durick
Yes Mike Johnston

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Motion carried.

Old Business:

The Board preceded to discuss the Justin Sargent case. Ricky Morrison stated for the record, that the appellant (Justin Sargent) calls and texts him. Bob Durick stated the appellant does the same with him. Ricky encouraged the Board to visit the property tomorrow as it will be cold and windy. Mike Johnston stated he drove by the house last evening and noted to the Board that his stack is extended almost to the height of a typical chimney and did not appear to be on. The neighbor's unit was on and was emitting black smoke.

Bob Durick stated that he heard from one of Sargent's neighbors that if the Board does grant the variance, Stephanie Gennaro is going to pursue legal action. Bob Monus stated he has had conversations with the Prosecutor's office and apparently Stephanie Gennaro has obtained legal counsel. He is in the process of preparing information for the Prosecutor's office regarding this case.

Ricky encouraged the Board to take notes and note the date and time of when they visit the property, especially due to the fact that Gennaro is pursuing legal action.

Meeting adjourned at 7:20 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (6)
Paul. Canter, Fiscal Officer (1)
File (1)