

1 STATE OF OHIO )  
2 COUNTY OF MAHONING ) SS:  
3 TOWNSHIP OF POLAND )

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 AUGUST 20, 2025 - 7:00 P.M.

7 CASE #ZA-07-25

8  
9 RE: Case #ZA-07-25 - Frank Tukalo

10 Variance Request

11  
12 CASE #ZA-07-25: This case is a request of Frank Tukalo who  
13 is pursuing relief from maximum height and square feet  
14 allowance for an accessory building. He requests a height of  
15 (17') seventeen feet. The overall square foot of this  
16 structure is (1110') one thousand one hundred and ten sq  
17 ft., in which two porches consist of 260 sq. ft. The  
18 property is located at 3805 Hunters Hill. Poland Township,  
19 Poland, Ohio known as lot 95, parcel number  
20 35-042-0-094.00-0 and is in a Residential-1 (R-1) zoning  
21 district.  
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1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 Michael Johnston, Chairman and Member of the Board  
4 Ricky Morrison, Vice-Chairman/Member of the Board  
5 Robert Durick, Member of the Board  
6 John Grahovac, Member of the Board  
7 Arthur Kelty, Alternate Member of the Board

8 Patty Magazzine, Zoning Inspector

9 **ON BEHALF OF THE APPELLANT:**

10 Frank Tukalo, Appellant  
11 Tom Melic, Owner, Melic Construction

12 **PLACE:** Poland Township Government Center  
13 3339 Dobbins Road  
14 Youngstown, Ohio 44514

15 **REPORTER:** Dena K. Crissman, M.S., R.P.R., C.R.I.  
16 Registered Professional Reporter  
17 4308 Lyntz Townline Road, S.W.  
18 Warren, OH 44481  
19 E-mail: Crissmancourtreporting@outlook.com  
20 Office: 330-502-8862



1 well as the Appellant requested a peak of 17  
2 feet; and I would like to grant that variance  
3 from 15 feet, to 17 feet -- as per the plan  
4 submitted.

5 Meaning, that if anything changes on --  
6 once you guys start construction, and anything  
7 changes -- because I granted you the variance  
8 for the plans that you submitted, you're going  
9 to have to come and see Patty --

10 MR. TUKALO: Gotcha.

11 MR. MORRISON: -- so just  
12 keep that in mind.

13 MR. TUKALO: Sounds good.

14 MR. JOHNSTON: When you're  
15 ready, you can read that back.

16 (WHEREAS, THE COURT REPORTER  
17 READ BACK THE MOTION ON PAGE 3,  
18 LINE 19. PROCEEDINGS WERE AS  
19 FOLLOWS:)

20 MR. MORRISON: Perfect.

21 MR. JOHNSTON: Thank you.  
22 Yeah, do we have a second on the floor?

23 MR. GRAHOVAC: I give the  
24 second.

25 MR. JOHNSTON: Second by Mr.

1 Grahovac.

2 MR. GRAHOVAC: Mr. Grahovac  
3 will give you the second.

4 MS. MAGAZZINE: Ricky  
5 Morrison?

6 MR. MORRISON: Yes.

7 MS. MAGAZZINE: John  
8 Grahovac?

9 MR. GRAHOVAC: Yes.

10 MS. MAGAZZINE: Michael  
11 Johnston?

12 MR. JOHNSTON: Yes.

13 MS. MAGAZZINE: Robert  
14 Durick?

15 MR. DURICK: Yes.

16 MS. MAGAZZINE: Arthur Kelty?

17 MR. KELTY: Yes.

18 (ROLL CALL VOTE: 5, AYE;  
19 0, NAY; 0, ABSTAINED.)

20 MR. JOHNSTON: Gentlemen,  
21 you're free to construct. Come and see  
22 Patty -- get your paperwork in order here in  
23 the next couple days, and enjoy your pool  
24 house.

25 MR. TUKALO: I appreciate

1           that. Thank you.

2                           MR. MELIC: Thank you.

3                           MR. JOHNSTON: Any other  
4 business for this Board tonight?

5                           (WHEREAS, THERE WAS NO RESPONSE  
6 FROM THE BOARD, AND PROCEEDINGS  
7 WERE AS FOLLOWS:)

8                           MR. JOHNSTON: Motion to  
9 adjourn.

10                           (WHEREAS THERE WAS NO SECOND BY  
11 THE BOARD TO ADJOURN NOR VOTE  
12 TAKEN. THE PUBLIC HEARING  
13 BEFORE THE POLAND TOWNSHIP BOARD  
14 OF ZONING APPEALS, IN APPEAL  
15 CASE #ZA-07-25, CONCLUDED AT  
16 7:22 P.M. ALL ORIGINAL EXHIBITS  
17 AND DOCUMENTATION WERE RETAINED  
18 BY THE POLAND TOWNSHIP ZONING  
19 OFFICE AND FILED/INCORPORATED  
20 INTO THE CASE RECORD.)

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STATE OF OHIO            )  
                                  ) ss.            REPORTER'S CERTIFICATE  
COUNTY OF MAHONING)

I certify that the above and foregoing is a true and partial transcript of the minutes and motions made during the Public Hearing, as shown by stenotype notes written by me, in the presence of the witnesses at the time of the Public Hearing.

*Dena K. Crissman, M.S., R.P.R., C.R.I.*  
\_\_\_\_\_  
Dena Kay Crissman, Notary Public  
My Commission Expires 2-08-2029



MR. DURICK: [1] 5/15 MR. GRAHOVAC: [3] 4/23 5/2 5/9 MR. JOHNSTON: [8] MR. KELTY: [1] 5/17 MR. MELIC: [1] 6/2 MR. MORRISON: [4] 3/20 4/11 4/20 5/6 MR. TUKALO: [3] 4/10 4/13 5/25 MS. MAGAZZINE: [5] 5/4 5/7 5/10 5/13 5/16	as [7] 1/15 3/25 4/1 4/3 4/18 6/7 7/10 AUGUST [2] 1/6 3/6 AYE [1] 5/18	GIVEN [1] 3/12 going [1] 4/8 good [1] 4/13 Gotcha [1] 4/10 Government [1] 2/12 Grahovac [4] 2/4 5/1 5/2 5/8 grant [2] 3/22 4/2 granted [1] 4/7 guess [1] 3/20 guys [1] 4/6
1	B	H
1110' [1] 1/14 15 feet [1] 4/3 17 [2] 4/1 4/3 17' [1] 1/13 19 [1] 4/18	back [2] 4/15 4/17 because [1] 4/7 BEFORE [1] 6/13 BEHALF [1] 2/8 BOARD [15] building [2] 1/13 3/25 business [1] 6/4	has [1] 3/23 have [2] 4/9 4/22 He [1] 1/13 HEARING [6] 1/5 3/2 3/3 6/12 7/10 7/12 height [2] 1/12 1/13 here [1] 5/22 Hill [1] 1/15 HIS [1] 3/9 house [2] 3/25 5/24 hundred [1] 1/14 Hunters [1] 1/15
2	C	I
2-08-2029 [1] 7/15 20 [2] 1/6 3/6 2025 [2] 1/6 3/6 2029 [1] 7/15 25 [7] 1/7 1/9 1/12 3/7 3/17 3/22 6/15 260 [1] 1/14 28' [1] 3/24	C.R.I [1] 2/15 CALL [1] 5/18 can [1] 4/15 case [10] Center [1] 2/12 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [2] 2/3 2/3 changes [2] 4/5 4/7 come [2] 4/9 5/21 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 6/15 consist [1] 1/14 construct [1] 5/21 construction [2] 2/10 4/6 COUNTY [2] 1/1 7/2 couple [1] 5/23 COURT [1] 4/16 Crissman [2] 2/15 7/14 Crissmancourtreporting [1] 2/17	I'll [2] 3/20 3/21 INCORPORATED [1] 6/19 INQUIRED [1] 3/11 Inspector [1] 2/6 is [6] 1/12 1/12 1/14 1/15 1/16 7/8
3	D	J
330-502-8862 [1] 2/18 3339 [1] 2/13 35-042-0-094.00-0 [1] 1/16 3805 [1] 1/15	days [1] 5/23 Dena [2] 2/15 7/14 district [1] 1/16 do [1] 4/22 Dobbins [1] 2/13 DOCUMENTATION [1] 6/17 Durick [2] 2/4 5/14 during [1] 7/10	John [2] 2/4 5/7 Johnston [2] 2/3 5/11 just [1] 4/11
4	E	K
40' [1] 3/24 4308 [1] 2/16 44481 [1] 2/17 44514 [1] 2/13	E-mail [1] 2/17 enjoy [1] 5/23 EVERYONE [1] 3/11 EXHIBITS [1] 6/16 Expires [1] 7/15	Kay [1] 7/14 keep [1] 4/12 Kelty [2] 2/5 5/16 known [1] 1/15
7	F	L
7:00 [2] 1/6 3/7 7:22 [1] 6/16	feet [6] 1/12 1/13 3/25 4/2 4/3 4/3 FILED [1] 6/19 FILED/INCORPORATED [1] 6/19 floor [1] 4/22 FOLLOWING [1] 3/16 FOLLOWS [2] 4/19 6/7 foot [1] 1/13 foregoing [1] 7/8 Frank [4] 1/9 1/12 2/9 3/8 free [1] 5/21 ft [2] 1/14 1/14	like [2] 3/19 4/2 LINE [1] 4/18 located [1] 1/15 lot [1] 1/15 Lyntz [1] 2/16
8	G	M
850 [1] 3/25 8862 [1] 2/18	Gentlemen [1] 5/20 get [1] 5/22 give [2] 4/23 5/3	M.S [1] 2/15 made [2] 3/15 7/9 Magazzine [1] 2/6 MAHONING [2] 1/1 7/2 mail [1] 2/17 make [2] 3/19 3/21 maximum [1] 1/12 me [1] 7/11 Meaning [1] 4/5 Melic [3] 2/10 2/10 3/9 Member [5] 2/3 2/3 2/4 2/4 2/5 Michael [2] 2/3 5/10 mind [1] 4/12 minutes [1] 7/9 Morrison [3] 2/3 3/21 5/5 motion [5] 3/16 3/19 3/21 4/17 6/8 motions [1] 7/9 Mr [2] 4/25 5/2 My [1] 7/15
9		
95 [1] 1/15		
A		
above [1] 7/8 ABSTAINED [1] 5/19 accessory [2] 1/13 3/24 adjourn [2] 6/9 6/11 ALL [1] 6/16 allowance [1] 1/13 Alternate [1] 2/5 AMPLE [1] 3/12 Any [1] 6/3 anybody [1] 3/18 anything [2] 4/5 4/6 APPEAL [1] 6/14 APPEALS [5] 1/4 2/2 3/5 3/15 6/14 APPEARANCES [1] 2/1 APPELLANT [6] 2/8 2/9 3/8 3/23 3/23 4/1 appreciate [1] 5/25 Arthur [2] 2/5 5/16		

<p><b>N</b></p> <p>NAY [1] 5/19  next [1] 5/23  NO [3] 3/13 6/5 6/10  Notary [1] 7/14  notes [1] 7/10  number [1] 1/15</p>	<p>Robert [2] 2/4 5/13  ROLL [1] 5/18</p>	<p><b>Z</b></p> <p>ZA [7] 1/7 1/9 1/12 3/7 3/17 3/22 6/15  ZA-07-25 [7] 1/7 1/9 1/12 3/7 3/17 3/22 6/15  zoning [8]</p>
<p><b>O</b></p> <p>Office [2] 2/18 6/19  offset [1] 3/24  OH [1] 2/17  OHIO [4] 1/1 1/15 2/13 7/1  once [1] 4/6  one [2] 1/14 1/14  OPPORTUNITY [1] 3/12  OPPOSITION [1] 3/13  order [1] 5/22  ORIGINAL [1] 6/16  other [1] 6/3  outlook.com [1] 2/17  overall [1] 1/13  Owner [1] 2/10</p>	<p><b>S</b></p> <p>S.W [1] 2/16  second [5] 4/22 4/24 4/25 5/3 6/10  see [2] 4/9 5/21  seventeen [1] 1/13  shown [1] 7/10  so [1] 4/11  Sounds [1] 4/13  SPEAK [1] 3/13  sq [2] 1/14 1/14  square [3] 1/12 1/13 3/25  ss [2] 1/1 7/1  start [1] 4/6  STATE [2] 1/1 7/1  stenotype [1] 7/10  structure [1] 1/14  submitted [2] 4/4 4/8</p>	
<p><b>P</b></p> <p>P.M [3] 1/6 3/7 6/16  PAGE [1] 4/17  paperwork [1] 5/22  parcel [1] 1/15  partial [1] 7/9  Patty [3] 2/6 4/9 5/22  peak [1] 4/1  per [1] 4/3  Perfect [1] 4/20  PLACE [1] 2/12  plan [1] 4/3  plans [1] 4/8  POLAND [10]  pool [2] 3/24 5/23  porches [1] 1/14  presence [1] 7/11  PRESENTED [2] 3/10 3/14  PROCEEDINGS [2] 4/18 6/6  Professional [1] 2/16  property [1] 1/15  PUBLIC [7] 1/5 3/2 3/3 6/12 7/10 7/12 7/14  pursuing [1] 1/12</p>	<p><b>T</b></p> <p>TAKEN [1] 6/12  ten [1] 1/14  Thank [3] 4/21 6/1 6/2  that [7] 4/2 4/5 4/8 4/12 4/15 6/1 7/8  THERE [3] 3/13 6/5 6/10  this [3] 1/12 1/13 6/4  thousand [1] 1/14  time [1] 7/11  Tom [2] 2/10 3/9  tonight [1] 6/4  totaling [1] 3/25  Townline [1] 2/16  TOWNSHIP [9]  transcript [1] 7/9  true [1] 7/8  Tukalo [4] 1/9 1/12 2/9 3/8  two [1] 1/14</p>	
<p><b>R</b></p> <p>R-1 [1] 1/16  R.P.R [1] 2/15  RE [1] 1/9  read [2] 4/15 4/17  ready [1] 4/15  RECORD [1] 6/20  Registered [1] 2/16  relief [1] 1/12  REPORTER [3] 2/15 2/16 4/16  REPORTER'S [1] 7/1  REPRESENTATIVE [1] 3/9  request [2] 1/10 1/12  requested [2] 3/24 4/1  requests [1] 1/13  Residential [1] 1/16  Residential-1 [1] 1/16  RESPONSE [1] 6/5  RETAINED [1] 6/17  Ricky [3] 2/3 3/21 5/4  Road [2] 2/13 2/16</p>	<p><b>V</b></p> <p>variance [4] 1/10 3/22 4/2 4/7  Vice [1] 2/3  Vice-Chairman/Member [1] 2/3  VOTE [2] 5/18 6/11</p> <p><b>W</b></p> <p>Warren [1] 2/17  WAS [4] 3/12 3/13 6/5 6/10  we [1] 4/22  WEDNESDAY [1] 3/6  well [1] 4/1  WERE [3] 4/18 6/7 6/17  When [1] 4/14  WHEREAS [4] 3/3 4/16 6/5 6/10  which [1] 1/14  who [1] 1/12  will [1] 5/3  witnesses [1] 7/11  would [2] 3/18 4/2  written [1] 7/11</p>	
	<p><b>Y</b></p> <p>Yeah [1] 4/22  Yes [5] 5/6 5/9 5/12 5/15 5/17  you [8]  you're [3] 4/8 4/14 5/21  Youngstown [1] 2/13  your [2] 5/22 5/23</p>	