

**Board of Zoning Appeals Meeting
December 15, 2022
ZA-11-22**

Members/Attendance:	X	Michael Johnston
	X	Ricky Morrison
	N/A	Albert Sciulli
	X	Robert Durick
	X	John Grahovac
	N/A	John Savarise
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 October 27, 2022. Ricky Morrison stated that he would like to make an amendment to the minutes and add another statement that he made during the meeting. That statement is as follows: “He (meaning Morrison) stated he feels that Bach comes to the meetings with ideas just to appease the Board.” This statement will be added to the minutes on page 2, paragraph 2, after the first sentence. Mike Johnston stated that the Board will approve the amended minutes with this addition at the next meeting.

2nd Order of Business:

Case #ZA-01-22 – This is a request by Doug Susany/DBA/Fourway Investments, Inc. to obtain relief from Riparian setback area for location of equipment while constructing (near lot 3) and for location of a drain pipe within a ditch area to be piped in and covered up. This property is located on the west side of Struthers Road approximately 355’ north of the Center Road (224)/Struthers Road right-of-way. It is situated on two parcels of land which are located in a Residential-1 (R-1) and a Residential-2 (R-2) zoning district. The parcel and lot numbers are 35-085-0-002.03-0 (Lot 1) and 35-085-0-002.00-0 (GL 42). Both lots are located in Poland Township, Lowellville, Ohio.

Items included in zoning packet submitted:

1. Zoning Permit Denial Form
2. Application to the Board of Zoning Appeals
3. List of Abutting Property Owners
4. Letter of Intent
5. Zoning District Map
6. Areas of Location with Condo Units
7. Areas of Location Parcels Only
8. Warranty Deed

**Doug Susany
4799 Kennedy Road
Lowellville, Ohio**

Susany stated that the area where Lot 3 is located (labeled as Area 1), the building is well outside the boundaries, however, Mahoning County feels that he may impede on the boundaries during construction

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activities, not that he intends to. As far as Area 2, it is just a ditch that the EPA and Army Corps of Engineers have inspected and approved. All he needs is this variance to get started.

Mike Johnston asked Susany that in laymen's terms, if he is basically putting some pipe in a ditch where the stream is and backfilling it. As far as the other area, he is just saying that a machine may encroach it. Susany stated that is correct.

Bob Durick stated that he has no issues since it has been approved by the Army Corps of Engineers. Ricky Morrison stated he has no issues either.

The Board and Susany discussed verbiage for the motion to be made.

Motion

Ricky Morrison made a motion in Case ZA-11-22 to grant the variance request to allow work to be performed within the riparian setback area, including lot #3 and area #2, as per the plans submitted. Bob Durick seconded the motion.

Voting:

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

Motion carried.

Meeting adjourned at 7:30 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)