

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

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 JUNE 11, 2025 - 7:00 P.M.

7 CASE #ZA-05-25

8
9 RE: Case #ZA-05-25 - Nick Lombardo

10 Variance Requests

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13 Case #ZA-05-25: This case is a request of Nick Lombardo who
14 is pursuing relief from maximum height and square feet
15 allowance for an accessory building. He requests a height of
16 (21') twenty-one feet, and (1120') one thousand, one hundred
17 and twenty square feet for his proposed structure. The
18 property is located at 5200 Miller Rd. Poland Township,
19 Lowellville, Ohio known as GL 52, parcel number
20 35-040-0-006.00-0 and is in an Agricultural (AG) zoning
21 district.
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1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 **Ricky Morrison, Vice-Chairman/Member of the Board**

4 **Robert Durick, Member of the Board**

5 **David Long, Member of the Board**

6 **Arthur "Buzz" Kelty, Alternate Member of the Board**

7 **Patty Magazzino, Zoning Inspector**

8 **Katie Centofanti, Assistant Zoning Inspector**

9 **ON BEHALF OF THE APPELLANT:**

10 **Nick Lombardo, Appellant**

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

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

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
BEFORE THE POLAND TOWNSHIP BOARD
OF ZONING APPEALS, COMMENCED ON
WEDNESDAY, JUNE 11TH, 2025, AT
8:01 P.M. IN CASE NUMBER
#ZA-05-25. THE APPELLANT
PRESENTED THE CASE TO THE BOARD.
THE BOARD INQUIRED. EVERYONE
WAS GIVEN AMPLE OPPORTUNITY TO
SPEAK. THERE WAS NO OPPOSITION
PRESENTED. THE FOLLOWING MOTION
WAS MADE BY THE POLAND TOWNSHIP
BOARD OF ZONING APPEALS IN CASE
#ZA-05-25:)

MR. DURICK: I would like to
make a motion in the Case of ZA-05-25, to grant
a request for the Appellant to build a
structure of 1,120 square feet, dimensions
28' feet wide by 40' feet deep, and to allow
the request of the relief in height to 21'
feet.

MR. MORRISON: Perfect -- you
don't even have to read it back.

1 MS. MAGAZZINE: Did somebody
2 make a second?

3 MR. MORRISON: No, I was just
4 waiting on you writing -- anybody like to
5 second that?

6 MR. KELTY: I'll second that.

7 MR. MORRISON: Mr. Kelty,
8 thank you.

9 MS. MAGAZZINE: Okay, Bob
10 Durick?

11 MR. DURICK: Yes.

12 MS. MAGAZZINE: Mr. Kelty?

13 MR. KELTY: Yes.

14 MS. MAGAZZINE: Rick
15 Morrison?

16 MR. MORRISON: Yes.

17 MS. MAGAZZINE: David Long?

18 MR. LONG: Yes.

19 (ROLL CALL VOTE: 4, AYE;
20 0, NAY; 0, ABSTAINED.)

21 MR. MORRISON: All right.

22 MS. MAGAZZINE: And it
23 carries.

24 MR. MORRISON: You're good to
25 go.

1 MR. LOMBARDO: Thank you.

2 (WHEREAS, THERE WAS AN
3 OFF-THE-RECORD DISCUSSION
4 BETWEEN THE BOARD MEMBERS AND
5 THE APPELLANT. PROCEEDINGS WERE
6 AS FOLLOWS:)

7 MR. MORRISON: Everybody okay
8 to adjourn?

9 MR. LONG: I'm good.

10 MR. MORRISON: Making a
11 motion to adjourn --

12 MS. MAGAZZINE: Okay, at --

13 MR. MORRISON: -- at 8:00 --

14 MS. MAGAZZINE: -- 8:12.

15 MR. MORRISON: -- 8:12, yes
16 -- at 8:12 p.m.

17 MS. MAGAZZINE: Rick is
18 making a motion -- who seconded?

19 MR. DURICK: I will.

20 MS. MAGAZZINE: Who's
21 "I will"?

22 MR. MORRISON: Bob.

23 MR. DURICK: (RAISE OF HAND) .

24 MS. MAGAZZINE: Do you want
25 me to poll the Board?

1 MR. MORRISON: Yes.

2 MS. MAGAZZINE: Okay, Rick

3 Morrison?

4 MR. MORRISON: Yes.

5 MS. MAGAZZINE: Robert

6 Durick?

7 MR. DURICK: Yes.

8 MS. MAGAZZINE: David Long?

9 MR. LONG: Yes.

10 MS. MAGAZZINE: And Arthur

11 Kelty?

12 MR. KELTY: Yes.

13 (ROLL CALL VOTE: 4, AYE;

14 0, NAY; 0, ABSTAINED.)

15 (WHEREAS, THE PUBLIC HEARING

16 BEFORE THE POLAND TOWNSHIP BOARD

17 OF ZONING APPEALS, IN CASE

18 #ZA-05-25, CONCLUDED AT 8:12

19 P.M. ALL ORIGINAL EXHIBITS AND

20 DOCUMENTATION WERE RETAINED BY

21 THE POLAND TOWNSHIP ZONING

22 OFFICE TO BE FILED/INCORPORATED

23 INTO THE CASE RECORD.)

24 * * *

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

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



	BE [1] 6/22 BEFORE [2] 3/4 6/16 BEHALF [1] 2/7 BETWEEN [1] 5/4 BOARD [13] Bob [2] 4/9 5/22 build [1] 3/19 building [1] 1/14 Buzz [1] 2/4	He [1] 1/14 HEARING [6] 1/5 3/2 3/3 6/15 7/10 7/12 height [3] 1/13 1/14 3/22 his [1] 1/15 hundred [1] 1/14
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1,120 [1] 3/20 11 [1] 1/6 1120' [1] 1/14 11TH [1] 3/6	C.R.I [1] 2/14 CALL [2] 4/19 6/13 carries [1] 4/23 case [10] Center [1] 2/11 Centofanti [1] 2/6 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [1] 2/3 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 6/18 COUNTY [2] 1/1 7/2 Crissman [2] 2/14 7/14 Crissmancourtreporting [1] 2/16	I'll [1] 4/6 I'm [1] 5/9 INCORPORATED [1] 6/22 INQUIRED [1] 3/10 Inspector [2] 2/5 2/6 is [6] 1/13 1/13 1/15 1/16 5/17 7/8 it [2] 3/25 4/22
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2-08-2029 [1] 7/15 2025 [2] 1/6 3/6 2029 [1] 7/15 21' [2] 1/14 3/22 25 [7] 1/7 1/9 1/13 3/8 3/16 3/18 6/18 28' [1] 3/21	David [3] 2/4 4/17 6/8 deep [1] 3/21 Dena [2] 2/14 7/14 Did [1] 4/1 dimensions [1] 3/20 DISCUSSION [1] 5/3 district [1] 1/17 Do [1] 5/24 Dobbins [1] 2/12 DOCUMENTATION [1] 6/20 don't [1] 3/25 Durick [3] 2/3 4/10 6/6 during [1] 7/10	JUNE [2] 1/6 3/6 just [1] 4/3
3	E	K
330-502-8862 [1] 2/17 3339 [1] 2/12 35-040-0-006.00-0 [1] 1/16	E-mail [1] 2/16 even [1] 3/25 Everybody [1] 5/7 EVERYONE [1] 3/10 EXHIBITS [1] 6/19 Expires [1] 7/15	Katie [1] 2/6 Kay [1] 7/14 Kelty [4] 2/4 4/7 4/12 6/11 known [1] 1/16
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40' [1] 3/21 4308 [1] 2/15 44481 [1] 2/16 44514 [1] 2/12	feet [7] 1/13 1/14 1/15 3/20 3/21 3/21 3/23 FILED [1] 6/22 FILED/INCORPORATED [1] 6/22 FOLLOWING [1] 3/13 FOLLOWS [1] 5/6 foregoing [1] 7/8	like [2] 3/17 4/4 located [1] 1/15 Lombardo [3] 1/9 1/13 2/8 Long [3] 2/4 4/17 6/8 Lowellville [1] 1/16 Lyntz [1] 2/15
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52 [1] 1/16 5200 [1] 1/15	GIVEN [1] 3/11 GL [1] 1/16 go [1] 4/25 good [2] 4/24 5/9 Government [1] 2/11 grant [1] 3/18	M.S [1] 2/14 made [2] 3/14 7/9 Magazzine [1] 2/5 MAHONING [1] 1/1 mail [1] 2/16 make [2] 3/18 4/2 making [2] 5/10 5/18 maximum [1] 1/13 me [2] 5/25 7/11 Member [4] 2/3 2/3 2/4 2/4 MEMBERS [1] 5/4 Miller [1] 1/15 minutes [1] 7/9 Morrison [3] 2/3 4/15 6/3 motion [4] 3/13 3/18 5/11 5/18 motions [1] 7/9 Mr. [2] 4/7 4/12 Mr. Kelty [2] 4/7 4/12 My [1] 7/15
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7:00 [1] 1/6	HAND [1] 5/23 have [1] 3/25	NAY [2] 4/20 6/14 Nick [3] 1/9 1/13 2/8 NO [2] 3/12 4/3 Notary [1] 7/14 notes [1] 7/10 number [2] 1/16 3/7
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above [1] 7/8 ABSTAINED [2] 4/20 6/14 accessory [1] 1/14 adjourn [2] 5/8 5/11 AG [1] 1/16 Agricultural [1] 1/16 All [2] 4/21 6/19 allow [1] 3/21 allowance [1] 1/14 Alternate [1] 2/4 AMPLE [1] 3/11 anybody [1] 4/4 APPEALS [5] 1/4 2/2 3/5 3/15 6/17 APPEARANCES [1] 2/1 APPELLANT [5] 2/7 2/8 3/8 3/19 5/5 Arthur [2] 2/4 6/10 as [3] 1/16 5/6 7/10 Assistant [1] 2/6 AYE [2] 4/19 6/13		
B		
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O	TRUMBULL [1] 7/2 twenty [2] 1/14 1/15 twenty-one [1] 1/14	
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P	Variance [1] 1/10 Vice [1] 2/3 Vice-Chairman/Member [1] 2/3 VOTE [2] 4/19 6/13	
p.m [4] 1/6 3/7 5/16 6/19 parcel [1] 1/16 partial [1] 7/9 Patty [1] 2/5 Perfect [1] 3/24 PLACE [1] 2/11 POLAND [9] poll [1] 5/25 presence [1] 7/11 PRESENTED [2] 3/9 3/13 PROCEEDINGS [1] 5/5 Professional [1] 2/15 property [1] 1/15 proposed [1] 1/15 PUBLIC [7] 1/5 3/2 3/3 6/15 7/10 7/12 7/14 pursuing [1] 1/13	W	
R	waiting [1] 4/4 waiting on [1] 4/4 want [1] 5/24 Warren [1] 2/16 was [5] 3/11 3/12 3/14 4/3 5/2 WEDNESDAY [1] 3/6 WERE [2] 5/5 6/20 WHEREAS [3] 3/3 5/2 6/15 who [2] 1/13 5/18 Who's [1] 5/20 wide [1] 3/21 will [2] 5/19 5/21 witnesses [1] 7/11 would [1] 3/17 writing [1] 4/4 written [1] 7/11	
R.P.R [1] 2/14 RAISE [1] 5/23 Rd [1] 1/15 RE [1] 1/9 read [1] 3/25 RECORD [2] 5/3 6/23 Registered [1] 2/15 relief [2] 1/13 3/22 REPORTER [2] 2/14 2/15 REPORTER'S [1] 7/1 request [3] 1/13 3/19 3/22 requests [2] 1/10 1/14 RETAINED [1] 6/20 Rick [3] 4/14 5/17 6/2 Ricky [1] 2/3 right [1] 4/21 Road [2] 2/12 2/15 Robert [2] 2/3 6/5 ROLL [2] 4/19 6/13	Y	
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thank [2] 4/8 5/1 that [3] 4/5 4/6 7/8 THERE [2] 3/12 5/2 This [1] 1/13 thousand [1] 1/14 time [1] 7/11 Townline [1] 2/15 TOWNSHIP [9] transcript [1] 7/9 true [1] 7/8		