

**Zoning Commission Meeting
January 12, 2023
(Reorganization)**

Members/Attendance: X Gene McCullough
 X Frank Mazzocca
 X Frank Prusak
 X Bill Gardner
 X Paul Sherman

Also in attendance: X Bob Monus, Zoning Inspector
 X Michele Richards, Recording Secretary

Paul Sherman called the meeting to order at 6:07 p.m.

1st Order of Business:

Frank Mazzocca motioned to approve the minutes of November 22, 2022. Frank Prusak seconded the motion.

Members in agreement: X Frank Mazzocca
 X Frank Prusak
 X Bill Gardner
 X Gene McCullough
 X Paul Sherman

Motion carried.

2nd Order of Business:

Reorganization of the Board.

Bill Gardner made a motion to retain Paul Sherman as Chair of the Board. Gene McCullough seconded the motion.

Members in agreement: X Bill Gardner
 X Gene McCullough
 X Frank Mazzocca
 X Frank Prusak
 Abstain Paul Sherman

Motion carried.

Frank Prusak made a motion to retain Frank Mazzocca as Vice Chair of the Board. Gene McCullough seconded the motion.

Members in agreement: X Frank Prusak
 X Gene McCullough
 X Bill Gardner
 X Paul Sherman
 Abstain Frank Mazzocca

Motion carried.

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Paul Sherman stated that per the Trustee's meeting on January 11, 2023, Brian Chretien has been appointed as a new alternate to the Board.

New Business:

This is a presentation of the preliminary development plans for a proposed Planned Unit Development, The Meadows of Poland Township, for Ron Anderson of Universal Development.

Items included in packet submitted:

1. Application for Zone Change
2. List of Abutting Property Owners
3. Formal Request Letter
4. Property Description (Auditor)
5. Project Description Letter
6. Developer Written Statement
7. Exhibit "A" dated 10/06/2022 Aerial
8. Zoning District Map
9. Warranty Deed
10. Preliminary Development Plans (three pages)

**Michael Thompson
214 S. Main Street**

Michael Thompson is representing Ron Anderson, who is enroute to the meeting. Thompson stated he has represented Universal Development for a number of years. He also served as Chair of the Poland Village Planning Commission and is currently on the Poland Village Board of Zoning Appeals. He stated Brian Anderson and Barb Leali are also present at the meeting.

Thompson stated that the proposed development is very similar to Clingan Crossing in Poland. It is designed to fill the housing needs of people who desire an exterior maintenance free lifestyle, no mowing, raking, etc. This housing also appeals to the people who have outgrown their current homes, want to downsize, and want to stay in Poland.

Thompson proceeded to review the Preliminary Development Plans and provided an in-depth presentation to the Board, then asked if there were any questions from the Board. He also stated that Ron Anderson is present at the meeting as well.

Gene McCullough stated to Thompson that the calculations per the ordinance as far as density goes state four dwelling units per acre, in which he is eating up the requirements with one building. Thompson stated they are required to have a density not greater than four dwellings per acre. Thompson stated there is 48.5 acres with 132 dwelling units, which is 2.7 dwelling units per acre. Thompson explained that the parcel they are building on consists of 48 acres, however, there is a total of 96 acres on the parcel.

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Gene McCullough commented to Thompson that the description states that this development appeals to people over 65. Thompson stated it is not an age restricted community, however, it appears to be that way. There is no mowing, raking, yard work etc. and everything is on one level.

Paul Sherman referenced the water retention and run off issues that they had at Clingan Crossing and asked Anderson if on this proposal all downspout water, parking lot water, and driveway water will be contained and taken to water retention area. Anderson stated yes. Sherman stated there is 60 feet between the units, with a driveway of 20 feet wide going back to the back four plex's, which leaves 20-foot driveways coming off each of the four plex's. A lot of vehicles today (cars, trucks) are 20' in length and he is concerned about people being able to pull up to within one inch of their garage door and having bumpers hanging out into a 20-foot ingress/egress. Anderson stated they can look into this. Sherman asked Anderson if he anticipates this to be developed in phases. Thompson stated this will be a one phase development. Sherman asked roughly the price range for a unit. Anderson stated it is too early to tell, but should be under \$250,000. Anderson also stated they will rent the units as some people would rather rent than buy. Sherman asked Anderson if he would object to a five-year water retention performance bond. Anderson replied no.

Sherman asked Bob Monus if there are any concerns from a zoning standpoint. Monus replied that it is consistent with the land use. Anderson is not new to developing and this is consistent with the zoning resolution.

Discussion was held regarding rental of the units. Bill Gardner asked if a certain percentage of the units can be done as rentals. Thompson recommended being cautious as the federal government tends to view prohibition on rentals as a form of housing discrimination. Sherman asked Thompson from a legal standpoint about R-2 being designated for duplexes in Poland Township and R-3 for four plex's. Thompson stated rentals are legal in all of the zoning districts, including R-1.

Frank Prusak stated he travels Route 224 daily and is concerned about the traffic. It is a two-lane road; it should have been made wider years ago. Thompson stated with something like this it is appropriate to talk to the developer to see if a turn lane can be added as part of the development. Anderson stated there is enough land there to do it and he will consider it. Thompson agreed that a turn lane might be useful. Frank Mazzocca stated when Morgan Oil put their gas station in, they were mandated to have another turning lane. Monus reiterated for commercial development ODOT requires an acceleration lane for ingress/egress depending on the traffic flow and line of sight. Sherman asked if there is a stipulation that this has to go before ODOT. Monus replied no.

Paul Sherman thanked Thompson and Anderson for their presentation and proceeded to make the following motion:

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Motion

Paul Sherman made a motion to move forward with the proposed development, with the following stipulations:

- *Driveways, meaning the ones that run off the main street to each unit and past some units, have a minimum of 22-foot distance from the garage door to edge of the travel lane. (22 feet on each side with a minimum of 20 feet of travel space in between, for a total of 64 feet of spacing between garage door to garage door).*
- *End runs be a minimum of 21-22 feet deep, meaning the 20-foot-wide travel at the end has sufficient space at the end to store two cars, even if they exceed 20 feet in length.*
- *Additional parking to be placed in various locations in the development for birthdays, family gatherings, holidays, etc.*
- *A water retention performance bond to be maintained for five years to address any issues.*
- *All water from paved areas (gutters, buildings, downspouts) be contained into stormwater retention and not run off of the property.*
- *Three lanes in development's main driveway entrance, two egress lanes with a left and right turn, plus one entrance lane.*

Frank Mazzocca seconded the motion.

Members in agreement:	X	Paul Sherman
	X	Frank Mazzocca
	X	Bill Gardner
	X	Gene McCullough
	X	Frank Prusak

Motion carried.

Meeting adjourned at 7:15 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)