

**Zoning Commission Meeting
April 13, 2023
ZC-01-23**

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 6:10 p.m.

1st Order of Business:

Frank Mazzocca motioned to approve the minutes of January 12, 2023. Bill Gardner seconded the motion.

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

Motion carried.

2nd Order of Business:

This is a presentation of the Final Development Plans for a proposed Planned Unit Development, The Meadows of Poland Township, for Ron Anderson of Universal Development. Brian Anderson, Joe Gonda, Barb Leali, and Attorney Michael Thompson are present at the meeting.

Items included in packet submitted:

1. Application for Zone Change
2. List of Abutting Property Owners
3. Formal Request Letter
4. Construction Schedule
5. Engineering Feasibility Study
6. Letter of Compliance Certification
7. Declaration of Covenants
8. Final Development Plans (three pages)

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Michael Thompson
214 S. Main Street

Thompson reviewed the Final Development Plans, the construction schedule for dwelling units, the engineering feasibility study provided by Joseph Gonda of Buckeye Civil Design, and the preliminary building floor and landscape plans.

Thompson discussed the concerns and additional stipulations that were raised by the Board at the January meeting. He stated that the minimum distance between the buildings was increased to 64 feet, the end runs at the end of each driveway will be 21-22 feet, the water retention bond was not drawn but is something they are willing to do. The water runoff plan has been addressed, and the lane issue of the driveway entrance. (These items were stipulations of the motion from the January 12, 2023 meeting).

Paul Sherman asked Thompson about the request for additional parking in various locations for birthdays, family gatherings, holidays, etc. Thompson stated if the end runs are not sufficient, there are places that parking can be added. Sherman would like additional parking added. They discussed the possible locations for these parking spaces, as well as a cul-de-sac location.

Paul Sherman stated the Trustees will address the amount of the performance bond, which will be maintained for five years to address any issues, which Mr. Anderson is in agreement of. Also, all water being contained in the storm sewer system within the development directed to the retention pond and then funneled to the natural creek for final discharge. He is pleased with the ingress/egress at the main entrance, along with the adjustment to line up with James Street. He asked the Board if there were any questions or issues. There were none.

Paul Sherman asked Bob Monus if there were any issues on his end. Monus stated no, every section was addressed within the final phase of the PUD, and good points were made with the willingness of both parties to address them. He stated we are pretty good on track.

Paul Sherman stated from a real estate perspective, Universal has done a great job and it's a great project that is needed in the community.

Gene McCullough stated for the record he contacted the Better Business Bureau and the company (Universal Development) has been in business for 52 years and they were given an A+ rating, with no complaints filed against them.

The following motion was made:

Motion

Paul Sherman made a motion in Case ZC-01-23 to approve the final development plan for The Meadows of Poland Township and forward to the Mahoning County Planning Commission for their recommendation, with the following stipulations:

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- *Adding a turn around past units 12 and 25, which will be deferred to engineering for design and placement.*
- *Two additional parking spaces between units 19 and 21.*
- *Two additional parking spaces between units 8 and 10.*
- *Two additional parking spaces in front of unit 27.*
- *A water retention performance bond to be maintained for five years to address any issues.*

Frank Prusak seconded the motion.

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

Motion carried.

Meeting adjourned at 6:45 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)