

**Zoning Commission Meeting
May 24, 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 6:00 p.m.

1st Order of Business:

Frank Mazzocca motioned to approve the minutes of April 26, 2023. 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:

Case #ZC-01-23 – This is a formal request by Ron Anderson of Universal Development to rezone a portion of one parcel of land (#35-015-0-001.00-0) from a (TC) Town Center/(R-2) Residential-2 zoning district to a Residential Planned Unit Development (R-PUD) district. The parcel has an approximate frontage of 1,622.21' in width and a depth of 2,595' long and contains ninety-six point twenty-four (96.24) acres. The request is to rezone a portion of the lot, approximately forty-eight point five (48.5) acres, dimensions 815' wide (frontage) by 2,595' long to a (R-PUD) Residential-PUD District. The entire parcel is located approximately 3,288' from the Clingan Road and Center Road (Route 224) intersection, on the north side of Center Road. It is known as GL 34, located in Mahoning County, Poland, Ohio.

Items included in packet submitted:

1. Final Development Plan

**Michael Thompson
214 S. Main Street**

Michael Thompson stated he represents Universal Development and proceeded to present and review the Final Development Plan to the Board.

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Thompson stated that the changes that were made to the Plan were based on concerns of the Zoning Commission. The changes include the distances between the buildings and backing spaces for driveways were increased somewhat, the end runs were expanded to allow for two additional parking spaces at the end of each driveway, additional parking spaces were added at various locations throughout the complex to allow for gatherings, holidays, etc. parking, and an additional cul-de-sac type area was added, and a left turn lane coming out of the development. Thompson stated that this entire development can be built within two years. He further stated that this plan is completely compliant with the zoning resolution and worthy of approval and responsive to the concerns that were raised.

Paul Sherman asked Bob Monus if the Final Development Plan meets all of the criteria for a PUD development for Poland Township. Monus replied yes, and added that at the Planning Commission meeting held on May 23, 2023, the plan was reviewed and approved with a unanimous vote.

Paul Sherman asked if there were any questions from the Board. There were none.

Paul Sherman asked if there were any questions from the public.

Brian Morocco
4109 Center Road

Brian Morocco asked how this property can be rezoned from agricultural to residential, as he tried to rezone his property the same way to piece off his land to his brother and it was denied. He also stated that this is the first time he has heard of the development and why he has not received notification of the meetings.

Paul Sherman asked Morocco when his property request occurred. He stated three or four years ago. Bob Monus stated in response to the notification issue, this meeting is for the official zone change, the previous meetings were work sessions, and each meeting was advertised in the Vindicator, as required. Monus stated they are required to notify adjacent property owners. Morocco stated his mother in-law owns the property at 4133 Center Road and she received a notice, however, he did not receive a notice.

Morocco asked if this is a Section 8 development. Michael Thompson stated this project is not a Section 8 housing development. Thompson added that this request is not to rezone from agricultural, it is to rezone from Town Center and R-2, and is a different zone change request than what had Morocco requested.

Mary Jane Perdulla
4222 Center Road
Pioneer Trails Tree Farm

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Mary Jane Perdulla asked if this is a gated community. Michael Thompson stated yes. Perdulla asked how many car lines can pull up to the gate before traffic is backed up on Route 224. Brian Anderson stated during the day and heavy traffic times, the gate will be open. During the evening and overnight, the gate will be closed. There is room for approximately six cars outside the gate.

Perdulla asked if there will be a community center and how many parking spaces will be available around it. Thompson stated yes, and there will be approximately 20-30 parking spaces for the community center.

Paul Sherman asked if there were any other questions or comments. There were none.

The following motion was made:

Motion

Frank Mazzocca made a motion in Case ZC-01-23 to approve the zone change request and to forward to the Trustees for their approval, with the stipulation of a water retention bond to be maintained for five years. Bill Gardner seconded the motion.

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

Motion carried.

Meeting adjourned at 6:40 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)