

Zoning Commission Meeting
June 5, 2013
ZC-02-13

Members/Attendance:	X	Ron Massullo
	N/A	Bob Barnhart
	X	Jack Shetler
	X	Tim Marucci
	X	Gene McCullough
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

Ron Massullo called the meeting to order at 6:03p.m.

1st Order of Business:

Ron Massullo stated that the first order of business is to approve the minutes from the meeting held on March 6, 2013. Jack Shetler made a motion to accept the minutes from the March 6, 2013 meeting. Gene McCullough seconded the motion. All members were in favor. Minutes approved.

Motion carried.

2nd Order of Business:

Case #ZC-02-13 – Is a request by (Owner) Fernando and Rose Rubino, to rezone a parcel of land from a Residential-1 (R-1) district to a Residential-2 (R-2) district. Parcel is located approximately two hundred twelve feet, eighty-one inches (212.81') west of Diana Drive-Center Road (Route 224) intersection, Poland, Ohio, Poland Township, Mahoning County, and is known as parcel number 35-006-A-033.00-0, lot number two (2).

The proposed zone change would be an amendment to the district map and upon conclusion of the hearing the matter will be submitted to the Board of Trustees for its action.

Fernando Rubino
3962 Via Siena

Rubino stated that this is the second time that he is requesting this zone change. He stated that he had requested a zone change to Residential-3 (R-3) previously, but is now requesting Residential-2 (R-2). The proposed building will be a duplex that will face Route 224 with entry in the front and rear, brick, and one floor. Each unit will be one thousand (1,000) square feet.

Ron Massullo asked the Board members if there were any questions.

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Gene McCullough stated that the proposed building should be handicap accessible. Tim Marucci concurred.

Ron Massullo asked if anyone would like to speak in favor of this request.

**Theresa Kopp
2536 Center Road**

Kopp stated that this plan is better than the previous plan that was submitted. She lives next to the property. She also likes that the building will face Route 224. She is in favor of this request.

Ron Massullo asked if anyone would like to speak against this request or has questions.

**Gia Ramsey
6429 Duncan Drive**

Ramsey is representing her mother, who is the property owner. Their property is adjacent to the back of Rubino's property. Ramsey was questioning the placement of the carport. The Board shared the revised drawing with Ramsey. Ramsey stated they re-did their backyard and they were concerned with the space between the carport and their property. Ramsey agreed with the revised drawing.

Bob Monus stated that Rubino went before the Mahoning County Planning Commission on May 21, 2013 and they recommended the zone change request.

The following motion was then made:

Motion

Tim Marucci made a motion in Case ZC-02-13 to approve the zone change request from Residential-1 (R-1) to Residential-2 (R-2). Jack Shetler seconded the motion.

Voting:

Yes	Tim Marucci
Yes	Jack Shetler
Yes	Gene McCullough
Yes	Ron Massullo

Motion carried.

New Business:

None

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Old Business:

None

Meeting adjourned at 6:25 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (5)
Zoning Commission (5)
J. Granitto (1)
File (1)