

Zoning Commission Meeting
June 4, 2014
ZC-01-14

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

Ron Massullo called the meeting to order at 6:05 p.m.

1st Order of Business:

Ron Massullo stated that the first order of business is to approve the minutes from the meeting held on April 2, 2014. Kim Kotheimer made a motion to accept the minutes from the April 2, 2014 meeting. Gene McCullough seconded the motion. All members were in favor. Motion carried

Ron Massullo stated that a resident (Dave Kosec) is in attendance at the meeting and wishes to address the Board.

Dave Kosec
7428 Indian Trail

Kosec is a representative of developed land, including the Robeson property, Ridgely Park, and various properties on Route 224. Kosec stated he has several issues to bring to the attention of the Board.

One issue involves R-1 (Residential-1) zoning. R-1 has increased from 17,000 square foot to 20,000 square foot lots. He is suggesting either changing the R-1 requirements to a minimum of 15,000 square feet or adding an R-1(A) with the 15,000 square foot minimum. This would accommodate the young first time buyers as well as the baby boomers who are looking to downsize.

The next issue involves the parallel road requirement in Office (OF) and Town Center (TC) districts. He referenced the parallel roads by Giant Eagle and Burger King. He is suggesting that the language read “parallel or perpendicular ingress or egress roads”.

Another issue involves signage on Route 224. Giant Eagle, Dairy Queen and Shell have large elevated pole signs and others (PNC Bank, Dollar General) have the monument signs. Signage should be uniform, with the understanding that some establishments are grandfathered.

**Zoning Commission Meeting
June 4, 2014
ZC-01-14**

The last issue involves apartment buildings. Under Residential-3 (R-3), the only type that you can build is a six-plex. He referenced South Bridge in Boardman. These are executive style apartments consisting of approximately 100 units, with a waiting list of possible tenants. He is suggesting that the zoning book allow this type of apartment buildings.

Massullo stated he will work with Kosec on these issues.

Old Business:

Property maintenance – Kim Kotheimer. Kim stated he put a package together and gave it to the Trustees, who then forwarded it to the Prosecutor’s Office for review. This was two months ago and he has not heard anything.

Accessory buildings – Gene McCullough. After researching this item (Section 7.03 Accessory Buildings and Uses, Item I Accessory Building), McCullough feels the zoning regulations should remain as they are. Kim Kotheimer asked about the regulation for accessory buildings on corner lots. Monus stated the current language is consistent with other communities.

Pavilion Language – Gene McCullough. McCullough stated there are no pavilions in the township, with the exception of a church.

New Business:

Monus mentioned the proposed zone change for Ridgely Park. This would be the first zone change for the Board to address. There are no other issues in the zoning book to resolve at this time. The Board will address the zone change for Ridgely Park. After discussion, the following motion was made:

Motion

Ron Massullo made a motion in Case ZC-01-14 to rezone parcel lots fronted on street name, Ridgely Park, identifying lots 1, 2, 3, 4, 5, 6, and GL26, district area to be rezoned defined by the north boundary property line from OF Office District, to R-2, Residential District. Frank Prusak seconded the motion.

Voting:

Yes	Ron Massullo
Yes	Frank Prusak
Yes	Kim Kotheimer
Yes	Gene McCullough

Motion carried.

Zoning Commission Meeting
June 4, 2014
ZC-01-14

Good of the Order:

Gene McCullough stated that when issues are brought before the Board by a resident, he would like to see them in writing.

Meeting adjourned at 7:40 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (6)
P. Canter, Fiscal Officer (1)
File