

**Zoning Commission Meeting  
Workshop Session  
June 27, 2018**

Members/Attendance:       X     Ron Massullo  
                                  X     Gene McCullough  
                                  X     Frank Mazzocca  
                                  X     Frank Prusak  
                                  X     Bill Gardner

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

Ron Massullo called the meeting to order at 6:04 p.m.

**1<sup>st</sup> Order of Business:**

Ron Massullo stated that the first order of business is to approve the minutes from the meeting held on April 4, 2018. Frank Mazzocca made a motion to accept the minutes from the April 4, 2018 meeting. Gene McCullough seconded the motion. All members were in favor. Motion carried.

**2<sup>nd</sup> Order of Business:**

Ron Massullo stated that this is a workshop session. The Board has a request for discussion from a member of the community.

**Mindi Holtzman  
2979 Thunderbird Drive**

Holtzman stated she is looking to lease a building for a salon/boutique. The building she is looking at is Wanat Massotherapy located on the corner of Spitler Road and Youngstown Pittsburgh Road. The building is currently zoned office (OF) district. She stated there is a tanning salon located across the street, which is a similar business to what she is looking at to open.

Bob Monus stated that the Office (OF) district limits the type of use for this district, however, what she is looking to do will not impact the district. He had advised her that the Board could make an amendment under the permitted uses of the Office (OF) district.

Massullo asked the Board members if there were any questions for Holtzman.

Gene McCullough asked if she has spoken to any of the neighbors. She stated she has spoken to various women in the community and neighbors and they seem to be excited for a new salon in the area. McCullough asked if she was under lease with the owners of the building. She stated no, she is waiting for the zoning approval first.

Frank Mazzocca stated he does not see a problem with the beauty salon.

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Ron Massullo asked if tattooing would be offered at this salon. Holtzman stated not at this time. Bob Monus mentioned that in May 2012 this Board approved to have barbershops and beauty shops to allow for permanent makeup.

Massullo asked Holtzman who owns the property. She stated Frank Wanat, and that his realtor is present at tonight's meeting.

**Matthew Wilson  
5624 London Drive  
Austintown, Ohio**

Wilson is the realtor for Frank Wanat. He stated he has a signed letter of intent between Holtzman and Wanant saying that the lease agreement is contingent upon zoning.

Massullo stated that once the Board makes amendments to the Zoning Resolution and they are approved by the Mahoning County Planning Commission and Trustees, then Wanat can move forward with the lease.

**3<sup>rd</sup> Order of Business:**

Ron Massullo mentioned there are several items for clean up in the Zoning Resolution that he would like addressed. The items are:

- PUD modification expansion to five (5) acres
- Removal of our natural gas, oil drilling and brine disposal for lack of Township enforcement, deferring to ODNR as per ORC.
- Other housekeeping items as discussed

Massullo asked that Monus put together these items for amendment, as well as the beauty shop issue, so the Board can vote on and move forward with these issues.

**4<sup>th</sup> Order of Business:**

Ron Massullo stated that there are several parcels located on Route 224 that the Board may want to address as far as rezoning. The Board discussed that topic briefly and agreed that they will continue to discuss it at future meetings.

**Old Business:**

None

**New Business:**

None

Meeting adjourned at 7:28 p.m.

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Submitted by:  
Michele Richards/Recording Secretary

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