

Zoning Commission Meeting
August 21, 2019
ZC-01-19

Members/Attendance:	X	Gene McCullough
	X	Frank Mazzocca
	X	Frank Prusak
	X	Bill Gardner (arrived during meeting)
	X	Paul Sherman
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

Gene McCullough called the meeting to order at 6:00 p.m.

1st Order of Business:

Gene McCullough stated that the first order of business is to approve the minutes from the meetings held on August 1, 2018 and March 27, 2019.

Frank Mazzocca made a motion to approve the minutes from the August 1, 2018 meeting. Frank Prusak seconded the motion. All members were in favor. Motion carried.

Frank Prusak made a motion to approve the minutes from the March 27, 2019 meeting. Paul Sherman seconded the motion. All members were in favor. Motion carried.

2nd Order of Business:

Bob Monus presented proposed amendments to the Zoning Resolution to the Board Members.

The first proposed amendment is to Section 7.14 Fences and Walls, item numbers 3 and 5. It is proposed to change the height to four (4') feet in item number 3. The proposed change to item number 5 is that on a corner lot, a fence, wall or fence post shall not be located closer than twenty (20') feet from any right-of-way line.

After review and discussion, the following motion was made:

Motion

Frank Mazzocca made a motion to accept the proposed language change to Section 7.14 Fences and Walls, item numbers 3 and 5. Paul Sherman seconded the motion. All members were in favor. Motion approved.

The second proposed amendment is to Section 2.02 Definitions, item number 1 Miscellaneous Material. The proposed amendment will read as follows:

Is a violation of the zoning code to have junk, garbage and rubbish whether screened from view or not that may result in a public nuisance. Any items left out in the open in a

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yard including under a tarp or the exterior not being used for its intended or designed purpose as related to covering or canvas, front porch or front patio to include; wood pallets, plastic, construction materials (not being used for active construction), household stoves, refrigerators, washers, dryers or other inoperable appliances, electronic and household equipment, abandoned swimming pools, tires, batteries, pipes, tubing, metals, barrels, brush and fallen trees, cabinets, deteriorating and fallen fences, rubbish and solid waste.

After review and discussion, the following motion was made:

Motion

Paul Sherman made a motion to accept the proposed language change to Section 2.02 Definitions, item number 1 Miscellaneous Material. Gene McCullough seconded the motion. All members were in favor. Motion approved.

The third proposed amendment is to Section 8.02 Agriculture Permitted in Any District. The proposed amendment will read as follows:

This Resolution confers no power on the Trustees, the Zoning Commission or the Board of Zoning Appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures as prescribed by Ohio Revised Code, Section 519.21 (b), incident to the use for agricultural purposes of the land on which such buildings are located, and no zoning certificate shall be required for any such building or structure. Certification affidavit is required by Mahoning County Building Inspection Department and Poland Township Zoning Office,

After review and discussion, the following motion was made:

Motion

Paul Sherman made a motion to accept the proposed language change to Section 8.02 Agriculture Permitted in Any District. Frank Mazzocca seconded the motion. All members were in favor. Motion approved.

Bob Monus stated that once the Board has approved the proposed zoning amendments, it will be brought before the Mahoning County Planning Commission for their approval. Once it is approved at the Planning Commission, a public hearing will be held. Then the matter will go before the Trustees for their final approval.

The following motion was then made:

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Motion

Frank Mazzocca made a motion in Case ZC-01-19 to forward the proposed amendments to the Mahoning County Planning Commission for their approval. Frank Prusak seconded the motion.

Voting:

- Yes Frank Mazzocca
- Yes Frank Prusak
- Yes Paul Sherman
- Yes Gene McCullough
- X Bill Gardner (arrived late, did not vote)

Motion approved.

This matter will be presented to the Mahoning County Planning Commission at their next meeting.

New Business:

Bob Monus stated that Doug Susany is present at tonight's meeting to discuss a pre-application for a Planned Unit Development (PUD).

Doug Susany
4799 Kennedy Road
Lowellville, Ohio

Susany stated that the proposed site is at the corner of Route 224 and Struthers Road. There is sewer, water and gas there. The proposed plan will be single family villas with a lot size of 8,000 square feet. It will be a fee simple plan, where the individual owner will own the lot and building. There will be four units per acre. The price range will be between \$250,000 and \$300,000.

The Board reviewed a preliminary drawing of the plan.

Susany stated he is looking for the blessing of the Board before he pursues this project even further. Paul Sherman agrees that this type of housing is needed in the township as well as new development. Gene McCullough stated that he likes the concept of the project, but is concerned that the Trustees may not approve this. Susany stated he may meet with the Trustees before he pursues this project further as well. Bill Gardner agrees with Gene, to make sure that the Trustees are in agreement before it is pursued.

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Bob Monus stated if the Board is okay with the concept; the next step will be to set up a meeting date to review the plans and discuss further. The Board is in agreement.

Old Business:

None.

Good of the Order:

Paul Sherman asked about citations for real estate signs. He is concerned about the multiple signs on one parcel, and directional signs at end of the streets. Sherman suggested that a letter be sent to the Board of Realtors with the zoning regulations. Monus stated he will pursue this.

Meeting adjourned at 6:50 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)
Board of Zoning Appeals (6)
Zoning Commission (5)
Paul Canter, Fiscal Officer (1)
File (1)