

**Zoning Commission Meeting  
February 21, 2008**

Members/Attendance:       X     Connie Coloutes  
                                  X     Chuck Arendas  
                                  X     Doug Susany  
                                  X     Joan Madej  
                                  X     Ronald Massullo  
                                  X     Gene McCullough  
                                  X     Chris Joss

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

**1st Order of Business:**

Reorganization of the Board. Connie Coloutes made a motion to nominate Joan Madej as Chair of the Committee. Chuck Arendas seconded the motion.

Voting:

Yes            Chuck Arendas  
Yes            Doug Susany  
Abstain       Joan Madej  
Yes            Ron Massullo  
Yes            Connie Coloutes

Motion carried.

Doug Susany made a motion to nominate Chuck Arendas as Vice Chair of the Committee. There was no second to the motion.

Chuck Arendas made a motion to nominate Connie Coloutes as Vice Chair of the Committee. There was no second to the motion.

Discussion was held regarding nominating Ron Massullo as Vice Chair of the Committee. Joan Madej seconded to nominate Ron Massullo as Vice Chair of the Committee; however, there was no initial nomination for this motion.

Voting:

Yes            Joan Madej  
No             Chuck Arendas  
No             Doug Susany  
No             Connie Coloutes  
Abstain       Ron Massullo

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Joan Madej made a motion to table the issue of the election of Vice Chair of the Committee. Connie Coloutes seconded the motion.

Voting:

Yes	Connie Coloutes
Yes	Doug Susany
Yes	Chuck Arendas
Yes	Ron Massullo
Yes	Joan Madej

Motion carried.

**2nd Order of Business:**

Connie Coloutes made a motion to accept the minutes from the October 11, 2007 meeting. Doug Susany seconded the motion.

Voting:

Yes	Doug Susany
Yes	Chuck Arendas
Yes	Ron Massullo
Yes	Connie Coloutes
Yes	Joan Madej

Motion carried.

**Old Business - Property Maintenance:**

Connie Coloutes stated that the new members need time to review this issue before the Board does any further action.

Joan Madej made a motion to table the issue of property maintenance until the next meeting. Connie Coloutes seconded the motion.

Voting:

Yes	Connie Coloutes
Yes	Doug Susany
Yes	Chuck Arendas
Yes	Ron Massullo
Yes	Joan Madej

Motion carried.

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**New Business:**

Joan Madej stated that she had a friend approach her about designing a dog kennel. The property is located in the agricultural (AG) district. The current zoning book has dog kennels listed in the office (OF) district. She stated that she spoke to Hank Grover to see how the appeals board might look at this and Hank stated they would rather not see something like this come before the board because it should be a permitted use in the agricultural (AG) district.

Joan stated she would like the board to make a motion to put dog kennels into the agricultural (AG) district as a permitted use. Connie Coloutes stated she does not see anything wrong with it and thinks it is a good idea. Doug Susany agreed.

Connie Coloutes made a motion to add dog kennels to the agricultural (AG) district to the current Zoning Resolution. Doug Susany seconded the motion.

Voting:

Yes	Doug Susany
Yes	Chuck Arendas
Yes	Connie Coloutes
Yes	Ron Massullo
Abstain	Joan Madej

Motion carried.

Joan Madej stated that under Article VI, Section 6.04 Design Standards, it states that no kennel shall exceed 1,000 square feet of floor area. Joan stated that the average kennel is approximately 2,500 square feet. She would like to change the restrictions to increase the square footage to 2,500 square feet. Connie Coloutes agreed. Joan stated that the average dog kennel is approximately 60 square feet per dog area with additional square footage for office areas and play areas for the dogs.

Doug Susany made a motion to increase the maximum square footage for dog kennels to 2,500 square feet. Chuck Arendas seconded the motion.

Voting:

Yes	Chuck Arendas
Yes	Connie Coloutes
Yes	Ron Massullo
Yes	Doug Susany
Abstain	Joan Madej

Motion carried.

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Bob Monus asked if dog kennels are being regulated as a business. Joan Madej replied yes. Bob asked about regulating the signage. Joan stated it would be a building mounted sign and would fall under Article VII, Section 7.31 Sign Regulations.

The Board then discussed parallel access roads.

Monus stated he has concerns about dog kennels in agricultural (AG) districts regarding odor, noise, etc. Monus explained the process of changes made to the current zoning resolution book which involve taking the changes to the Mahoning County Planning Commission, then holding a public hearing, and then the Trustees hold a public meeting. The changes made at tonight's meeting will have to go before the Planning Commission.

The next meeting will be held April 3, 2008.

Meeting adjourned at 7:48 p.m.

Submitted by:  
Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (7)  
Zoning Commission (7)  
J. Granitto (1)  
File (1)