

**Zoning Commission Meeting
March 13, 2008**

Members/Attendance: X Connie Coloutes
 X Chuck Arendas
 X Doug Susany
 X Joan Madej
 X Ronald Massullo

Also in attendance: X Bob Monus, Zoning Inspector
 X Patty Magazzino, Assistant Zoning Inspector
 X Michele Richards, Recording Secretary
 X Gene McCullough
 X Chris Joss

1st Order of Business:

Joan Madej stated that the first order of business is to approve the minutes from the February 21, 2008 meeting. Connie Coloutes made a motion to approve the minutes. Ron Massullo seconded the motion. Gene McCullough asked for a correction to be made to the minutes to add him and Chris Joss as being present at that meeting.

Voting:

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

Motion carried.

2nd Order of Business:

Election of Vice Chair. Joan Madej nominated Connie Coloutes as Vice Chair of the Committee. Chuck Arendas seconded the motion.

Voting:

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

Motion carried.

Zoning Commission Meeting
March 13, 2008

Old Business - Property Maintenance:

Connie Coloutes stated that she would like to address grass clippings in property maintenance.

Doug Susany stated that Boardman's property maintenance article is too vague and all inclusive.

Ron Massullo distributed a handout of a definition of miscellaneous materials which he feels would be beneficial to add to the Zoning Resolution under Article 2, page 16.

After some discussion, the following motion was made:

Motion

Ron Massullo made a motion to incorporate the definition of Miscellaneous Materials under Article 2, page 16. Connie Coloutes seconded the motion.

Chuck Arendas stated he has some issues with the definition, namely wood pallets. He stated he has a neighbor that heats their home with wood pallets and they were told by the Zoning Inspector it was okay to cover the pallets. Neither Zoning Inspector had recollection of this incident.

Chris Joss stated that he agrees that the definition of miscellaneous materials is needed for the Zoning Inspector to do enforcement so it can be defined. Miscellaneous Materials Prohibited is already listed in the Resolution under Section 7.21; however, there presently is no definition of it. Gene McCullough agreed also.

After more discussion, roll call was made in regard to the above motion.

Voting:

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

Motion carried.

Monus stated that the township cannot implement property maintenance as defined by Boardman. Boardman is able to implement this because they are home rule.

New Business:

Monus presented some issues to be addressed.

**Zoning Commission Meeting
March 13, 2008**

Monus distributed a handout from the Mahoning Soil & Water Conservation District regarding the regulation of trash containers. He would like to implement this ordinance and replace it with the current verbiage in item 1 of Section 7.29 Refuse Collection Areas.

Motion

Connie Coloutes made a motion to amend item 1 of Section 7.29 Refuse Collection Areas with the Mahoning County model ordinance by modifying the fifty foot (50') location to read twenty-five feet (25'). The modification will read, "Trash containment enclosures shall be located a minimum of twenty-five feet (25') from catch basins, waterways, and riparian buffer areas." Joan Madej seconded the motion.

Voting:

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

Motion carried.

The next issue to be addressed is Section 7.30 Parking and Storage of Motor Vehicles and Commercial Tractor Trailers. Monus stated that the rule of thumb is a vehicle with a single axle with tandem wheels was not permitted in R-1. Monus stated he is looking for clarification on the type of vehicle. An example would be a one ton capacity vehicle with a single axle and tandem wheels which must have the factory pick-up bed with the tailgate. No dump trucks or stake-body trucks should be permitted.

The Board discussed this further and agreed that this issue needs additional investigation and the issue was tabled.

Monus discussed Section 7.30 Parking and Storage of Motor Vehicles, item 2. Monus suggested incorporating the words "or stored" into the first sentence of number 2 to read: "No boats, motor homes, trailers, recreational vehicles, or equipment of any type shall be parked or stored between the front lot line, and the minimum front yard setback line of any lot or parcel, within a Residential, Estate, Town Center and Office district."

Connie Coloutes stated she would like to add that the above referenced vehicles should be parked three feet (3') from the side lot line.

Zoning Commission Meeting
March 13, 2008

Motion

Ron Massullo made a motion to modify item 2 of Section 7.30 Parking and Storage of Motor Vehicles and Commercial Tractor Trailers to read “No boats, motor homes, trailers, recreational vehicles, or equipment of any type shall be parked or stored between the front lot line, and the minimum front yard setback line of any lot or parcel, three feet (3’) from side lot line, within a Residential, Estate, Town Center and Office district.” Connie Coloutes seconded the motion.

Voting:

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

Motion carried.

Monus discussed the issue of parking vehicles with canvas coverings. These vehicles should be parked behind the front building setback.

After much discussion, the Board agreed to table this issue and review Section 7.30 before making any further changes.

The next item for discussion is temporary pools under Section 7.13 Swimming Pools. Monus stated that the issues are taking the pools down and the pools are permitted with no fencing. Permits are also required. Monus would like to go back to the old section regarding pools in the Zoning Resolution where a six foot (6”) fence is required around the pool.

Connie Coloutes made a motion to remove item 2 Temporary Pools, of Section 7.13 Swimming Pools and go back to the original zoning. No second was made to this motion. Discussion ensued.

Connie Coloutes made a motion to add item (d) of Section 7.13 Swimming Pools to item 2 Temporary Pools. No second was made to this motion.

The Board discussed this and agreed to table this issue.

Another item for discussion is the issue of fundraiser needing a time limit. This is under Section 7.31 Sign Regulations, item 3 Signs Requiring a Zoning Permit, item (d) Fundraiser Sign. Monus stated that a time limit needs to be placed on these signs.

Zoning Commission Meeting
March 13, 2008

Motion

Ron Massullo made a motion to add the following sentence to Section 7.31 Sign Regulations, item 3 Signs Requiring a Zoning Permit, "Signs may be erected four weeks prior to the event and must be removed within 48 hours after the event." This sentence will be added at the end of the said paragraph. Joan Madej seconded the motion.

Voting:

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

Motion carried.

Monus distributed information to the Board regarding LED signs. Monus asked the Board to review and discuss at the next meeting.

Joan Madej stated she would like to send the issues that were discussed at tonight's meeting to the Planning Commission.

Case ZC-01-08 – The items adopted tonight will be forwarded to the Mahoning County Planning Commission.

Patty Magazzine distributed ethics committee information to the board members.

The next meeting will be held April 10, 2008. The Board agreed that they would meet the second Thursday of each month for regular meetings.

Meeting adjourned at 9:35 p.m.

Submitted by:

Michele Richards/Recording Secretary

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