

**Zoning Commission Meeting**  
**August 23, 2007**  
**ZC-01-07**

Members/Attendance:	X	Connie Coloutes
	X	Chuck Arendas
	X	Doug Susany
	X	Bob DeLost
	X	Joan Madej
Also in attendance:	X	Bob Monus, Zoning Inspector
	X	Michele Richards, Recording Secretary

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

Bob DeLost made a motion to accept the minutes from the July 12, 2007 meeting. Joan Madej seconded the motion. Motion carried.

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

Connie Coloutes stated that this is a public hearing in Case ZC-01-07 for the final plans for the planned unit development (PUD) for Ron Anderson.

Connie Coloutes referred to Article V, page 10, and stated that once this is voted on it will be forwarded to the Trustees and the Board has the right to add any conditions.

Anderson asked the Board if there are any further questions.

Connie Coloutes stated to Anderson that in the first plan there were duplex units and in the new plan there are four units. Anderson stated that they are still duplexes and that is an error.

Monus stated that when dealing with PUD's the developer is held to what is approved on the plans, identifying the structure, the setbacks and the density.

Joan Madej referred to Section B, Item 2 Subsequent Stages, of the Addendum to Preapplication Information, which states "we have reserved the right to change the sizes, layouts and composition of those dwelling units, the number and types of dwelling units in each building, and the exterior elevations of buildings provided that architectural style and quality must be compatible to that in the initial stage." Madej asked Monus if they would have to come back to zoning for approval. Monus stated that provided the setbacks are maintained and the density is not increased that would be allowed. Any other major comprehensive changes to the plan would have to come before the Board for approval.

Bob DeLost referred to the drawing and asked about the units inside the circle. Anderson stated they are duplexes with a different floor plan than the others.

Monus stated that at the hearing of the Mahoning County Planning Commission they did approve the plans pending approval of an easement across from an Ohio Edison line.

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After further discussion, the Board was in agreement with the final plans submitted and made the following motion:

***Motion***

*Joan Madej made a motion in Case ZC-01-07 to grant final approval for Universal Development's PUD. Doug Susany seconded the motion.*

Voting:

Yes Doug Susany  
Yes Joan Madej  
No Bob DeLost  
No Chuck Arendas  
Yes Connie Coloutes

Motion carried.

Connie Coloutes stated that the motion has passed and advised Monus to submit it to the Trustees.

**Old Business:**

Connie Coloutes distributed to the Board information on property maintenance that Coitsville uses. Joan Madej stated she also got some information from Boardman Township from the internet.

Connie Coloutes asked for a motion to table the issue of property maintenance until the next meeting.

***Motion***

*Joan Madej made a motion to table the issue of property maintenance until the next meeting. Chuck Arendas seconded the motion.*

Voting:

Yes Chuck Arendas  
Yes Joan Madej  
Yes Doug Susany  
Yes Bob DeLost  
Yes Connie Coloutes

Motion carried.

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**New Business:**

Joan Madej discussed the issue of sidewalks in PUD's.

Meeting adjourned at 7:26 p.m.

Submitted by:

Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (6)  
Zoning Commission (5)  
J. Scharville (1)  
J. Granitto (1)  
File (1)