

**Zoning Commission Meeting
April 10, 2008
ZC-01-08, ZC-02-08**

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 March 13, 2008 meeting. Joan Madej made a motion to approve the minutes. Ron Massullo seconded the motion.

Voting:

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

Motion carried.

2nd Order of Business:

The Board discussed the recommendations that were made to the Mahoning County Planning Commission. Joan Madej stated that the recommendations were approved, however; they would like the dog kennels under conditional use. Monus reiterated that the Planning Commission is suggesting defining dog kennels as a conditional use under the agricultural district.

Motion

Connie Coloutes made a motion to add dog kennels under conditional use in the agricultural district. This will be added to Article IV, Section 4.05 AG Agricultural District, item 3 Conditionally Permitted Uses, (h). Ron Massullo seconded the motion.

Voting:

Yes Ron Massullo

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

Motion carried.

There is no public in attendance, therefore; no public comments in regard to the recommendations that were made to the Mahoning County Planning Commission.

Motion

Connie Coloutes made a motion in Case ZC-01-08 to forward the items to the Trustees for their action. Ron Massullo seconded the motion.

Voting:

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

Motion carried.

3rd Order of Business:

Dominic Marchionda of 7886 Via Attilio, made an informal presentation to the Board in regard to a fee simple concept at his Villas di Tuscany development. He stated that the public has problems with lending institutions and wants to implement this concept.

After the Board had some discussion over this with Marchionda, they requested that he gather more information and return at a later date to present the information to the Board. The Board would like Marchionda to present layout plans, road layout, how lots will be divided, how this concept will affect present and future homeowners, and a description or detail of this fee simple concept.

Old Business:

The Board discussed the issue of truck size (capacity) limitations. Joan Madej and Chuck Arendas contacted various automobile dealers in the area regarding truck sizes, styles, and weight limitations and presented their findings to the Board. Monus suggested adding a section to the current zoning resolution for relief for pick-up truck owners. Chris Joss suggested stating that regular standard pick-up truck beds are exempt from the one ton restriction.

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After further discussion, the following motion was made:

Motion

Connie Coloutes made a motion to add the following items to Article VII, Section 7.30 Parking and Storage of Motor Vehicles and Commercial Tractor Trailers, item 4:

- c. Pick up trucks with factory style beds and tailgates.*
- d. Utility cargo storage beds not to exceed the height of the cab.*

Joan Madej seconded the motion.

Voting:

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

Motion carried.

Joan Madej stated that a correction is to be made to Article VII, Section 7.30 Parking and Storage of Motor Vehicles and Commercial Tractor Trailers, item 5. The correction will be to change the word “one thousand” to “one ton”. The sentence to read, “Trucks larger than *one ton* capacity and recreational vehicles larger than thirty-one feet (31’) in length shall not be parked on the lot.”

The next item discussed was temporary swimming pools. Monus referred to the previous zoning resolution and read the article regarding the regulation of swimming pools. Monus stated he would like to implement this into the current zoning resolution.

After much discussion, the following motion was made:

Motion

Connie Coloutes made a motion to remove the definition of temporary pools from Article II, page 24. Joan Madej seconded the motion.

Voting:

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

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No Doug Susany

Motion denied.

New Business:

Monus presented a model ordinance on Erosion and Sediment Control (ESC) obtained from Sean McGuire of Mahoning County Soil and Water Conservation District (SWCD). Monus stated this is a Phase II mandated EPA requirement for the township and needs to be adopted into the current zoning resolution.

The Board discussed this issue and the following motion was made:

Motion

Ron Massullo made a motion to incorporate the model ordinance in Article VII, Section 7.38, Erosion and Sediment Control (ESC). Connie Coloutes seconded the motion.

Voting:

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

Motion carried.

Bob Monus asked the Board if they would like to forward the items discussed tonight to the Mahoning County Planning Commission. Connie Coloutes replied yes. The Board was in agreement to forward the items to the Mahoning County Planning Commission.

Case ZC-02-08 – The items adopted tonight will be forwarded to the Mahoning County Planning Commission.

The next meeting will be held May 8, 2008.

Meeting adjourned at 9:10 p.m.

Submitted by:

Michele Richards/Recording Secretary

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