

**Zoning Commission Meeting
May 14, 2009
ZC-01-09**

Members/Attendance: X Ron Massullo
 X Gene McCullough
 X Connie Coloutes
 X Tim Marucci
 X Bob Barnhart

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

Ron Massullo called the meeting to order at 6:07 p.m.

1st Order of Business:

Case ZC-01-09 – This is a zone change request made by the Board of Trustees to amend the zoning district map of Poland Township for the following three (3) parcels of land: 35-068-0-010.00-0 Lot #7, 35-068-0-012.00-0 Lot #9, 35-068-013.00-0 Lot #10. All three (3) lots are owned by Paul and Richard Stebelton. All parcels are currently zoned Estate (E) District and the proposed zoning classification is Office (OF) District. All parcels are located in Poland Township, Poland, Ohio.

Upon conclusion of such hearing, the matter will be submitted to the Board of Township Trustees for its action.

Ron Massullo asked the board members if they had reviewed the packet pertaining to tonight’s meeting. All members replied yes. Massullo asked if there is any discussion.

The following Board members offered these comments:

Connie Coloutes stated she is concerned about the buffer between the office district and the planned unit development (PUD). Monus explained that the Trustees are initiating the zone change and that the zoning does cover the required buffer zones. The buffering is mandated within the current zoning requirements. Coloutes stated she would like to see it in writing. Monus stated he would check with the Trustees if they would write something in regard to this.

Ron Massullo stated that the Board is voting on the use of the property. He stated he does not see anyone utilizing the land in question the way that it is currently zoned. He referred to Article IV which defines specific uses of property.

Gene McCullough stated that all three lots are owned by the same party and asked why the owners did not ask for a replat. Monus stated that there is no particular reason that the owners did not ask for a replat. The lots are three individual parcels.

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Tim Marucci asked which lot will be rezoned. Monus explained that all three lots will be rezoned to Office (OF) district. Monus reiterated that the Trustees are initiating the zone change. Monus stated that the Mahoning County Planning Commission made the recommendation for the zone change on April 28, 2009.

Connie Coloutes stated she does not have a problem with the rezoning; she is concerned about a buffer to protect the planned unit development (PUD).

Ron Massullo asked if there were any public comments.

**Tom Sutcliff
RDW Co.
6600 Seville Drive, #1
Canfield, Ohio**

Sutcliff stated he is the property owner of the planned unit development (PUD) which is adjacent to the property. He stated that he does support the zone change.

**Bob Magni
7504 Cobblers Run**

Magni stated that he owns two parcels to the south of the property. He also supports the zone change. He stated he believes it is the right direction for this property rather than town center.

After further discussion, the following motion was made:

Motion

Connie Coloutes made a motion in Case ZC-01-09 to rezone the three parcels, Lots 7, 9, and 10, from Estate (E) District to Office (OF) District. Tim Marucci seconded the motion.

Voting:

Yes Tim Marucci
Yes Connie Coloutes
Yes Gene McCullough
Yes Bob Barnhart
Yes Ron Massullo

Motion carried.

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New Business:

Ron Massullo presented information to the Board on Business/Residential Requirements that he would like to discuss at a future meeting.

Meeting adjourned at 6:27 p.m.

Submitted by:
Michele Richards/Recording Secretary

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