

**Zoning Commission Meeting  
November 5, 2009**

Members/Attendance:       X       Ron Massullo  
                                  X       Joan Madej  
                                  X       Connie Coloutes  
                                  X       Doug Susany  
                                  X       Gene McCullough  
                                  X       Jack Shetler

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

Ron Massullo called the meeting to order at 6:00 p.m.

**1st Order of Business:**

Ron Massullo stated that Steve Platz, a former zone commission board member, is in attendance at tonight's meeting and would like to address the board with signage issues.

Platz stated that he is a real estate broker with an office in his home in Poland. He stated that the concern is the allowable size of real estate signs. The current ordinance allows four (4) square feet two by two (2 x 2). He stated that the two by two (2 x 2) size does not give adequate visibility for properties that are in commercial corridors. He gave the following example: If there is a two by two (2 x 2) square foot sign placed on a property on Route 224, people driving along want to slow down or stop to read the sign. This becomes a safety issue as well as a visibility issue. The current ordinance defines no distinction between residential and commercial properties. He would like the current ordinance amended to provide for larger signage in commercial areas. He stated he would answer any questions the Board might have.

Connie Coloutes asked Platz what size sign he is suggesting. Platz stated that in some areas he is allowed four by eight (4 x 8) signs. He stated that is a bit excessive, except maybe for a fifty (50) acre piece of property. In most areas you will see commercial signs that are four by four (4 x 4) and in some areas you will see signs that are two by four (2 x 4). He stated he mostly uses the four by four (4 x 4) size. He stated that the four by four (4 x 4) size would not be out of place.

Jack Shetler asked if this Board covers the village or if they have separate rules. Connie Coloutes stated that the village has separate rules. Shetler asked Platz if he goes to a larger sign would it be feasible to set it back farther from the road. Platz replied that it cannot be in the right-of-way, and in some cases it just depends where you can put the sign. For example: if the property does not have a lot of green space or it may have a lot of blacktop. He stated that each instance is different and depends on the property.

Monus asked Platz in what areas he would like this change. Platz stated, Town Center (TC), Office (OF) and Business Park (BP) districts.

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Ron asked Platz if he is aware of similar zoning in other areas. Platz stated that Canfield Village is the only area that he is aware that will not allow a sign larger than two by two (2 x 2) square feet. Canfield Township allows it as well as Beaver Township.

Massullo asked Monus if there is a stipulation for the two by two (2 x 2) size, not to exceed four square feet. Monus stated that is correct.

Massullo stated that tonight's meeting is a workshop and asked Platz if he would consider putting some information together for a future meeting. Platz agreed.

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

Ron Massullo stated that the second order of business is to approve the minutes from the meeting held on May 14, 2009. Connie Coloutes made a motion to approve the minutes from the May 14, 2009 meeting. Doug Susany seconded the motion.

Voting:

Yes Doug Susany  
Yes Connie Coloutes  
Yes Joan Madej  
Yes Jack Shetler  
Yes Gene McCullough  
Yes Ron Massullo

Motion approved.

**3<sup>rd</sup> Order of Business:**

Monus addressed the information on wind turbines, which was distributed to each board member. He stated that Gene McCullough obtained the information to present to the Board. Monus stated that the Board should establish some type of regulations with the windmills, to provide a safe environment while keeping aesthetics in mind. He stated that he does not look for it to be an issue here, but we should have regulations in place.

Ron asked Gene McCullough for his input. Gene stated that the Western Reserve School District has just been approved for the windmills. He stated that in Beaver Township you must have two acres or more to be approved for one. He stated we should have regulations in place if a resident wants to have one. He stated he did provide the zoning office with a copy of Beaver Township's regulation and each board member was provided a copy at tonight's meeting. Beaver Township's regulation has been approved by the Planning Commission and adopted.

Massullo suggested obtaining a copy of Beaver Township's regulation to insert into our regulations, modifying the regulation as necessary.

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Monus stated that he attended a seminar about windmills. One point covered in the seminar was that the cost is a major factor, especially if you have an additional fifty (50) or one hundred (100) feet of additional height. It was also mentioned in the seminar that most of the ideal areas for the windmills are up north, where there is a lot of flat land. He stated that he is not sure this area would support the windmills but feels there should be some type of regulation in place.

Massullo stated he is interested in pursuing this, especially since Beaver Township has adopted it.

Joan Madej suggested that the board members review all the material presented tonight and also go to Western Reserve High School to look at their windmills.

Connie Coloutes stated that she would like the township attorney, Attorney David Shepherd, to have a copy of the Beaver Township amendment.

Massullo asked Gene McCullough to obtain an electronic copy of the amendment from Beaver Township.

**4<sup>th</sup> Order of Business:**

Gene McCullough stated that he has a friend that wants to open a Laundromat next to the Sandwich Factory in the township. A Laundromat is not a permissive use under the current zoning. He would like to add Laundromat under the town center district as a permitted use. He referenced Article 4, page 11. McCullough stated he feels this should be addressed because there is a need for it. Some people use the Laundromats to clean their bedding because it does not fit in their washers. Others use them if their washer and dryer are broke or because they do not have them. Most of them operate 24 hours a day.

Joan Madej asked if we can regulate business hours. Monus stated no, but in the retail town center districts the businesses provide over the counter sales and are manned. The Laundromats are coin operated and usually are unmanned. It could also be an issue with the police department because they are unmanned.

Massullo stated that he questions the fact that if a certain type of business is not listed as a permitted use, then that business is not allowed. He referenced Article 4, item 2, item j. He also has an issue with the Laundromat being unmanned.

Joan Madej stated that before a business can get any type of building permit, they must get a zoning permit. If a business is not listed in the zoning book, they would need to contact the zoning office to find out where they would fall under.

After further discussion on this issue, the Board agreed to review the Laundromat issue and to include it on the agenda at the next meeting.

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Ron Massullo asked if there were any other issues for discussion. There were no other issues for discussion.

Meeting adjourned at 7:27 p.m.

Submitted by:  
Michele Richards/Recording Secretary

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