

**Zoning Commission Meeting  
March 11, 2010**

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

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

Ron Massullo called the meeting to order at 6:01 p.m.

**1st Order of Business:**

Reorganization of the Board. Gene McCullough made a motion to nominate and retain Ron Massullo as Chair of the Committee and Joan Madej as Vice Chair of the Committee. Jack Shetler seconded the motion.

Voting:

Yes           Jack Shetler  
Yes           Gene McCullough  
Yes           Joan Madej  
Yes           Doug Susany  
Abstain       Ron Massullo

Motion carried.

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

Dominic Marchionda of 7886 Via Attilio was in attendance at the meeting to address the Commission in regard to a fee simple concept for his Villas di Tuscany development. He referred to the Founders Glen development on North Lima Road, which is also a fee simple development concept. He stated that he spoke to the homeowners in Villas di Tuscany and they are supportive, as long as there are no changes to the aesthetics.

Doug Susany asked Marchionda the definition of fee simple. Marchionda stated it is a deeded piece of property but you are establishing lots, so it will be more like a subdivision.

Marchionda stated that there are currently twelve (12) units that are occupied. He stated that the fee simple concept will not increase the property owner's property taxes.

**Zoning Commission Meeting  
March 11, 2010**

After further discussion, the Board advised Marchionda to first get input from the homeowners, then to present this information to the Board along with any other modifications.

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

Ongoing discussion of signage and size – Ron Massullo stated there are no pressing issues at the present time. Steve Platz has not requested to address the Board again on this issue.

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

Wind turbines - Ron Massullo referred to material that the Board received and he stated that he would like more time to review.

Gene McCullough stated that Beaver Township has an ordinance on wind turbines that was approved by the Mahoning County Planning Commission. The Board does have a copy of Beaver Township's ordinance.

Jack Shetler stated that he knows of an individual that will help to educate the Board on this issue free of charge. Shetler stated that this individual was involved in helping Beaver Township write their ordinance.

Massullo suggested that Shetler contact this individual and schedule a workshop with Bob Monus. Gene McCullough and Joan Madej would also plan to attend.

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

Tentative Laundromat business – Gene McCullough stated there have not been any Laundromat requests.

**Old Business:**

There was no old business to discuss.

**New Business:**

Joan Madej addressed the issue of private snow plow drivers removing snow from her property and placing it in another property owner's property. Monus stated this has been

**Zoning Commission Meeting**  
**March 11, 2010**

an issue all over the area, not just in Poland Township. Monus stated that it is a private matter and not something that the township can regulate.

Meeting adjourned at 6:57 p.m.

Submitted by:  
Michele Richards/Recording Secretary

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