

1 STATE OF OHIO)
2 COUNTY OF MAHONING) SS:
3 TOWNSHIP OF POLAND)

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 APRIL 2, 2024 - 7:00 P.M.

7 CASE #ZA-02-24

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10 RE: Case #ZA-02-24 - Robert Parro

11 Variance Requests

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13 Case # ZA-02-24 This is a request of Robert Parro who seeks
14 a variance to obtain relief from Accessory Building
15 regulations. The appellant wishes to construct a 2,080 (two
16 thousand, eighty) sq. ft. accessory building which will be
17 52'w by 40'd by 19'-6"h (fifty-two feet wide by forty feet
18 deep by nineteen feet, six inches high). He also requests to
19 retain an existing accessory structure which is 768 (seven
20 hundred, sixty-eight) sq. ft. The property owner is located
21 at 4879 Miller Rd., parcel number 35-055-0-020.00-0, on lot
22 8, however the location to place the structure is on his
23 abutting vacant lot, known as parcel number
24 35-055-0-020.01-0, lot 2. Both parcels are located in
25 Lowellville, Ohio, Poland Township and are in an
Agricultural (AG) zoning district. If granted this variance
he will re-plat these parcels into one lot.

1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 **Michael Johnston, Chairman and Member of the Board**
4 **Robert Durick, Member of the Board**
5 **John Grahovac, Member of the Board**
6 **David Long, Member of the Board**

7 **Patty Magazzino, Zoning Inspector**

8 **ON BEHALF OF THE APPELLANT:**

9 **Robert Parro, Appellant**

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11 **PLACE: Poland Township Government Center**
12 **3339 Dobbins Road**
13 **Youngstown, Ohio 44514**

14 **REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.**
15 **Registered Professional Reporter**
16 **3656 Tippecanoe Place**
17 **Canfield, Ohio 44406**
18 **E-mail: dkcrissman@ysu.edu**
19 **Office: 330-502-8862**

P R O C E E D I N G S

PUBLIC HEARING

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3 (WHEREAS, THE PUBLIC HEARING OF
4 THE POLAND TOWNSHIP BOARD OF
5 ZONING APPEALS COMMENCED ON
6 TUESDAY, APRIL 2ND, 2024, AT
7 7:00 P.M., IN CASE #ZA-02-24.
8 THE APPELLANT, ROBERT PARRO,
9 PRESENTED THE CASE TO THE BOARD.
10 THE BOARD INQUIRED. EVERYONE
11 WAS GIVEN AMPLE OPPORTUNITY TO
12 SPEAK. FOR THE RECORD, THERE
13 WAS NO ONE ELSE IN ATTENDANCE TO
14 SPEAK IN FAVOR OR IN OPPOSITION
15 OF THE VARIANCE REQUEST. THE
16 POLAND TOWNSHIP BOARD OF ZONING
17 APPEALS MADE THE FOLLOWING
18 MOTION IN CASE #ZA-02-24:)

19 MR. JOHNSTON: Anybody
20 prepared to make a motion for this case? Let
21 the record reflect that Ricky is not here
22 tonight.

23 MR. LONG: Do you want me to
24 take a stab?

25 MR. JOHNSTON: Whoever wants

1 to make a motion.

2 MR. LONG: All right, I'll
3 take a stab. I would like to make a motion in
4 Case Number ZA-02-24 -- to grant a Zoning
5 Variance to allow the building of an accessory
6 building that would be 19' feet and 6" inches
7 high -- 6" inches to the peak of the roof --
8 that we would grant a variance for a 2080'
9 square foot building -- dimensions to be 52'
10 feet by 40' feet (52' x 40') -- and that we
11 grant a variance to allow the retention of the
12 existing 768' square foot accessory building
13 that is on the property.

14 MR. JOHNSTON: Sounds good.
15 Can we hear that back -- just for clarity.

16 (WHEREAS, THE COURT REPORTER
17 READ BACK, VERBATIM, THE MOTION
18 BY MR. LONG ON PAGE 4, LINE 2,
19 AND PROCEEDINGS WERE AS
20 FOLLOWS:)

21 MR. JOHNSTON: Thank you. Is
22 that correct, Mr. Long?

23 MR. LONG: That sounds
24 correct.

25 MR. JOHNSTON: Okay. How are

1 we polling the Board?

2 MS. MAGAZZINE: Well, is
3 anybody making a second?

4 MR. GRAHOVAC: I'll make a
5 second.

6 COURT REPORTER: Who did?
7 Mr. --

8 MR. GRAHOVAC: Mr. John
9 Grahovac.

10 MS. MAGAZZINE: --
11 Mr. Grahovac.

12 MR. JOHNSTON: Are you going
13 to poll?

14 MS. MAGAZZINE: I'll poll you
15 -- okay, David Long?

16 MR. LONG: Yes.

17 MS. MAGAZZINE: John
18 Grahovac?

19 MR. GRAHOVAC: Yes.

20 MS. MAGAZZINE: Michael
21 Johnston?

22 MR. JOHNSTON: Yes.

23 MS. MAGAZZINE: Robert
24 Durick?

25 MR. DURICK: Yes.

1 (ROLL CALL VOTE: 4, AYE;
2 0, NAY; 0, ABSTAINED.)

3 MR. JOHNSTON: All right,
4 sir, you are free to --

5 MR. PARRO: Thank you.

6 MR. JOHNSTON: -- come down
7 to the office, see Patty, get your paperwork
8 lined up -- and good luck.

9 MR. PARRO: Tell Patty, I can
10 call the Mahoning County (INAUDIBLE) --

11 (WHEREAS, THE APPELLANT WAS
12 INAUDIBLE TO THE COURT REPORTER
13 -- SPEAKING FROM THE FLOOR AND
14 NOT COMING TO THE PODIUM.

15 PROCEEDINGS WERE AS FOLLOWS:)

16 MS. MAGAZZINE: Are you
17 adjourning the meeting?

18 MR. JOHNSTON: Guys -- any
19 other business, tonight, before the Board?

20 (WHEREAS, THERE WAS NO RESPONSE
21 FROM THE BOARD, AND PROCEEDINGS
22 WERE AS FOLLOWS:)

23 MR. DURICK: No.

24 MR. JOHNSTON: All right,
25 hearing none -- meeting adjourned. Thanks,

1 everyone, for coming out.

2 MR. PARRO: Thank you, guys.

3 I appreciate it.

4 (WHEREUPON, THE PUBLIC HEARING
5 BEFORE THE POLAND TOWNSHIP BOARD
6 OF ZONING APPEALS, IN APPEAL
7 CASE ZA-02-24, CONCLUDED AT 7:13
8 P.M. ALL ORIGINAL EXHIBITS AND
9 DOCUMENTATION WERE RETAINED BY
10 THE POLAND TOWNSHIP ZONING
11 OFFICE AND FILED/INCORPORATED
12 INTO THE CASE RECORD.)

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STATE OF OHIO)
) ss. REPORTER'S CERTIFICATE
COUNTY OF MAHONING)

I certify that the above and foregoing is a true and partial transcript of the minutes and motions made during the Public Hearing, as shown by stenotype notes written by me, in the presence of the witnesses at the time of the Public Hearing.

Dena K. Crissman, M.S., R.P.R., C.R.I.

Dena Kay Crissman, Notary Public
My Commission Expires 2-08-2029



COURT REPORTER: [1] 5/6 MR. DURICK: [2] 5/25 6/23 MR. GRAHOVAC: [3] 5/4 5/8 5/19 MR. JOHNSTON: [11] MR. LONG: [4] 3/23 4/2 4/23 5/16 MR. PARRO: [3] 6/5 6/9 7/2 MS. MAGAZZINE: [7] 5/2 5/10 5/14 5/17 5/20 5/23 6/16	APPEARANCES [1] 2/1 appellant [5] 1/14 2/7 2/8 3/8 6/11 appreciate [1] 7/3 APRIL [2] 1/6 3/6 are [6] 1/18 1/19 4/25 5/12 6/4 6/16 as [5] 1/18 4/19 6/15 6/22 8/10 ATTENDANCE [1] 3/13 AYE [1] 6/1	fifty-two [1] 1/15 FILED [1] 7/11 FILED/INCORPORATED [1] 7/11 FLOOR [1] 6/13 FOLLOWING [1] 3/17 FOLLOWS [3] 4/20 6/15 6/22 foot [2] 4/9 4/12 foregoing [1] 8/8 forty [1] 1/15 free [1] 6/4 ft [2] 1/14 1/16
- -6 [1] 1/15	B back [2] 4/15 4/17 be [3] 1/14 4/6 4/9 before [2] 6/19 7/5 BEHALF [1] 2/7 BOARD [14] Both [1] 1/18 building [6] 1/13 1/14 4/5 4/6 4/9 4/12 business [1] 6/19	G get [1] 6/7 GIVEN [1] 3/11 going [1] 5/12 good [2] 4/14 6/8 Government [1] 2/11 Grahovac [4] 2/4 5/9 5/11 5/18 grant [3] 4/4 4/8 4/11 granted [1] 1/19 guys [2] 6/18 7/2
1 19 [1] 1/15 19' [1] 4/6	C C.R.I [1] 2/14 call [2] 6/1 6/10 can [2] 4/15 6/9 Canfield [1] 2/15 case [10] Center [1] 2/11 CERTIFICATE [1] 8/1 certify [1] 8/8 Chairman [1] 2/3 clarity [1] 4/15 come [1] 6/6 coming [2] 6/14 7/1 COMMENCED [1] 3/5 Commission [1] 8/15 CONCLUDED [1] 7/7 construct [1] 1/14 correct [2] 4/22 4/24 COUNTY [3] 1/1 6/10 8/2 COURT [2] 4/16 6/12 Crissman [2] 2/14 8/14	H he [2] 1/15 1/20 hear [1] 4/15 hearing [7] 1/5 3/2 3/3 6/25 7/4 8/10 8/12 here [1] 3/21 high [2] 1/15 4/7 his [1] 1/17 How [1] 4/25 however [1] 1/17 hundred [1] 1/16
2 2,080 [1] 1/14 2-08-2029 [1] 8/15 2024 [2] 1/6 3/6 2029 [1] 8/15 2080' [1] 4/8 24 [7] 1/7 1/10 1/13 3/7 3/18 4/4 7/7 2ND [1] 3/6	D David [2] 2/4 5/15 deep [1] 1/15 Dena [2] 2/14 8/14 did [1] 5/6 dimensions [1] 4/9 district [1] 1/19 dkcrissman [1] 2/16 Do [1] 3/23 Dobbins [1] 2/11 DOCUMENTATION [1] 7/9 down [1] 6/6 Durick [2] 2/3 5/24 during [1] 8/10	I I'll [3] 4/2 5/4 5/14 INAUDIBLE [2] 6/10 6/12 inches [3] 1/15 4/6 4/7 INCORPORATED [1] 7/11 INQUIRED [1] 3/10 Inspector [1] 2/5 is [9] it [1] 7/3
3 330-502-8862 [1] 2/16 3339 [1] 2/11 35-055-0-020.00-0 [1] 1/17 35-055-0-020.01-0 [1] 1/18 3656 [1] 2/15	E E-mail [1] 2/16 eight [1] 1/16 eighty [1] 1/14 ELSE [1] 3/13 everyone [2] 3/10 7/1 EXHIBITS [1] 7/8 existing [2] 1/16 4/12 Expires [1] 8/15	J John [3] 2/4 5/8 5/17 Johnston [2] 2/3 5/21 just [1] 4/15
4 40 [1] 1/15 40' [2] 4/10 4/10 44406 [1] 2/15 44514 [1] 2/12 4879 [1] 1/17	F FAVOR [1] 3/14 feet [6] 1/15 1/15 1/15 4/6 4/10 4/10 fifty [1] 1/15	K Kay [1] 8/14 known [1] 1/18
5 52 [1] 1/15 52' [2] 4/9 4/10		L Let [1] 3/20 like [1] 4/3 LINE [1] 4/18 lined [1] 6/8 located [2] 1/16 1/18 location [1] 1/17 Long [4] 2/4 4/18 4/22 5/15 lot [4] 1/17 1/18 1/18 1/20 Lowellville [1] 1/19 luck [1] 6/8
7 768 [1] 1/16 768' [1] 4/12 7:00 [2] 1/6 3/7 7:13 [1] 7/7		M M.S [1] 2/14 made [2] 3/17 8/9 Magazine [1] 2/5
8 8862 [1] 2/16		
A above [1] 8/8 ABSTAINED [1] 6/2 abutting [1] 1/18 accessory [5] 1/13 1/14 1/16 4/5 4/12 adjourned [1] 6/25 adjourning [1] 6/17 AG [1] 1/19 Agricultural [1] 1/19 All [4] 4/2 6/3 6/24 7/8 allow [2] 4/5 4/11 also [1] 1/15 AMPLE [1] 3/11 any [1] 6/18 anybody [2] 3/19 5/3 APPEAL [1] 7/6 APPEALS [5] 1/4 2/2 3/5 3/17 7/6		

<p>M</p> <p>MAHONING [3] 1/1 6/10 8/2 mail [1] 2/16 make [4] 3/20 4/1 4/3 5/4 making [1] 5/3 me [2] 3/23 8/11 meeting [2] 6/17 6/25 Member [4] 2/3 2/3 2/4 2/4 Michael [2] 2/3 5/20 Miller [1] 1/17 minutes [1] 8/9 motion [5] 3/18 3/20 4/1 4/3 4/17 motions [1] 8/9 MR [4] 4/18 4/22 5/7 5/8 Mr. [1] 5/11 Mr. Grahovac [1] 5/11 My [1] 8/15</p>	<p>re-plat [1] 1/20 READ [1] 4/17 record [3] 3/12 3/21 7/12 reflect [1] 3/21 Registered [1] 2/14 regulations [1] 1/14 relief [1] 1/13 REPORTER [4] 2/14 2/14 4/16 6/12 REPORTER'S [1] 8/1 request [2] 1/13 3/15 requests [2] 1/11 1/15 RESPONSE [1] 6/20 retain [1] 1/16 RETAINED [1] 7/9 retention [1] 4/11 Ricky [1] 3/21 right [3] 4/2 6/3 6/24 Road [1] 2/11 Robert [6] 1/10 1/13 2/3 2/8 3/8 5/23 ROLL [1] 6/1 roof [1] 4/7</p>	<p>VOTE [1] 6/1</p> <p>W</p> <p>want [1] 3/23 wants [1] 3/25 WAS [4] 3/11 3/13 6/11 6/20 we [4] 4/8 4/10 4/15 5/1 Well [1] 5/2 WERE [4] 4/19 6/15 6/22 7/9 WHEREAS [4] 3/3 4/16 6/11 6/20 WHEREUPON [1] 7/4 which [2] 1/14 1/16 who [2] 1/13 5/6 Whoever [1] 3/25 wide [1] 1/15 will [2] 1/14 1/20 wishes [1] 1/14 witnesses [1] 8/11 would [3] 4/3 4/6 4/8 written [1] 8/11</p>
<p>N</p> <p>NAY [1] 6/2 nineteen [1] 1/15 NO [3] 3/13 6/20 6/23 none [1] 6/25 not [2] 3/21 6/14 Notary [1] 8/14 notes [1] 8/10 number [3] 1/17 1/18 4/4</p>	<p>S</p> <p>second [2] 5/3 5/5 see [1] 6/7 seeks [1] 1/13 seven [1] 1/16 shown [1] 8/10 sir [1] 6/4 six [1] 1/15 sixty [1] 1/16 sixty-eight [1] 1/16 sounds [2] 4/14 4/23 SPEAK [2] 3/12 3/14 SPEAKING [1] 6/13 sq [2] 1/14 1/16 square [2] 4/9 4/12 ss [2] 1/1 8/1 stab [2] 3/24 4/3 STATE [2] 1/1 8/1 stenotype [1] 8/10 structure [2] 1/16 1/17</p>	<p>Y</p> <p>Yes [4] 5/16 5/19 5/22 5/25 you [8] 3/23 4/21 5/12 5/14 6/4 6/5 6/16 7/2 Youngstown [1] 2/12 your [1] 6/7 ysu.edu [1] 2/16</p>
<p>O</p> <p>obtain [1] 1/13 office [3] 2/16 6/7 7/11 OHIO [5] 1/1 1/19 2/12 2/15 8/1 okay [2] 4/25 5/15 one [2] 1/20 3/13 OPPORTUNITY [1] 3/11 OPPOSITION [1] 3/14 ORIGINAL [1] 7/8 other [1] 6/19 out [1] 7/1 owner [1] 1/16</p>	<p>T</p> <p>take [2] 3/24 4/3 Tell [1] 6/9 Thank [3] 4/21 6/5 7/2 Thanks [1] 6/25 that [9] THERE [2] 3/12 6/20 these [1] 1/20 this [3] 1/13 1/19 3/20 thousand [1] 1/14 time [1] 8/11 Tippecanoe [1] 2/15 tonight [2] 3/22 6/19 TOWNSHIP [9] transcript [1] 8/9 true [1] 8/8 TUESDAY [1] 3/6 two [2] 1/14 1/15</p>	<p>Z</p> <p>ZA [7] 1/7 1/10 1/13 3/7 3/18 4/4 7/7 ZA-02-24 [7] 1/7 1/10 1/13 3/7 3/18 4/4 7/7 zoning [9]</p>
<p>P</p> <p>P.M [3] 1/6 3/7 7/8 PAGE [1] 4/18 paperwork [1] 6/7 parcel [2] 1/17 1/18 parcels [2] 1/18 1/20 Parro [4] 1/10 1/13 2/8 3/8 partial [1] 8/9 Patty [3] 2/5 6/7 6/9 peak [1] 4/7 place [3] 1/17 2/11 2/15 plat [1] 1/20 PODIUM [1] 6/14 POLAND [9] poll [2] 5/13 5/14 polling [1] 5/1 prepared [1] 3/20 presence [1] 8/11 PRESENTED [1] 3/9 PROCEEDINGS [3] 4/19 6/15 6/21 Professional [1] 2/14 property [2] 1/16 4/13 PUBLIC [7] 1/5 3/2 3/3 7/4 8/10 8/12 8/14</p>	<p>U</p> <p>up [1] 6/8</p> <p>V</p> <p>vacant [1] 1/18 variance [7] 1/11 1/13 1/19 3/15 4/5 4/8 4/11 VERBATIM [1] 4/17</p>	
<p>R</p> <p>R.P.R [1] 2/14 Rd [1] 1/17 re [2] 1/10 1/20</p>		