

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

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 NOVEMBER 12, 2024 - 7:00 P.M.

7 CASE #ZA-10-24

8
9 RE: Case #ZA-10-24 - Eric and Jessica Jay

10 Variance Request

11
12 Case #ZA-10-24. This is a request from Eric & Jessica Jay.
13 The appellants request an increase in square feet for an
14 accessory building in an R-1 (Residential -1) district
15 property from 600 (six hundred) square feet to 972 (nine
16 hundred seventy - two) square feet and is located at 2428
17 Timothy Knoll Ln., Poland Township, Poland, Ohio, known as
18 Lot 157, parcel number 35-033-0-213.00-0 and is in a
19 Residential-1 (R-1) zoning district.
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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
7 **Patty Magazzine, Zoning Inspector**

8 **ON BEHALF OF THE APPELLANT:**

9 **Eric Jay, Appellant**

10
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 **4308 Lyntz Townline Road, S.W.**
17 **Warren, OH 44481**
18 **E-mail: dkcrissman@ysu.edu**
19 **Office: 330-502-8862**

P R O C E E D I N G S

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
 BEFORE THE POLAND TOWNSHIP BOARD
 OF ZONING APPEALS COMMENCED ON
 TUESDAY, NOVEMBER 12TH, 2024, AT
 7:00 P.M. BEFORE PROCEEDING
 WITH CASE #ZA-10-24, MR. DURICK
 EXPRESSED THAT THE BOARD IS VERY
 THANKFUL TO THE POLAND TOWNSHIP
 TRUSTEES FOR SENDING THE ZONING
 BOARD MEMBERS TO A ZONING
 CONFERENCE THAT WAS RECENTLY
 HOSTED AT THE CANFIELD LIBRARY.
 MR. DURICK STATED THAT THERE WAS
 AN ATTORNEY SPEAKING FROM
 COLUMBUS, WHO WAS VERY
 KNOWLEDGEABLE AND INFORMATIVE;
 AND HE WANTED TO THANK THE
 TRUSTEES, ON BEHALF OF ALL THE
 ZONING BOARD MEMBERS, FOR
 SENDING THEM. THOSE BOARD
 MEMBERS WHO ATTENDED WILL SHARE
 THE PACKETS DISTRIBUTED THAT
 EVENING WITH THOSE WHO WERE

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1 UNABLE TO ATTEND. WHEREAS, OLD
2 BUSINESS WAS NEXT ON THE AGENDA.
3 PROCEEDINGS AND MOTIONS TO
4 APPROVE PREVIOUS MEETING MINUTES
5 WERE AS FOLLOWS:)

6 MR. JOHNSTON: Moving on to
7 some old business, we have meeting minutes from
8 two (2) cases, here, tonight. I want to first
9 acknowledge that we're on an abbreviated Board
10 tonight, but we do have a quorum here present.
11 It is Michael Johnston, John Grahovac and Mr.
12 Bob Durick.

13 First meeting minutes we are going to look
14 at is Case ZA-08-24. I just would like to make
15 sure you gentlemen received these meetings
16 minutes and had a chance to review them.

17 MR. GRAHOVAC: Yes.

18 MR. JOHNSTON: This was the
19 case of Anthony Nolfi, variance request -- any
20 changes or amendments to these minutes?

21 MR. DURICK: No.

22 MR. GRAHOVAC: No.

23 MR. JOHNSTON: So, I'll make
24 a motion to approve the minutes, Case ZA-08-24,
25 as written. Patty, could you do a quick roll

1 call of the Board?

2 MS. MAGAZZINE: I'm sorry,
3 yes -- Michael Johnston?

4 MR. JOHNSTON: Yes.

5 MS. MAGAZZINE: Robert
6 Durick?

7 MR. DURICK: Yes.

8 MS. MAGAZZINE: John
9 Grahovac?

10 MR. GRAHOVAC: Yes.

11 (ROLL CALL VOTE: 3, AYE;
12 0, NAY; 0, ABSTAINED.)

13 MR. JOHNSTON: All right,
14 guys, in that spirit, we have one (1) more set
15 of meeting minutes. This is from Case
16 ZA-09-24, Mr. Smerechansky -- just confirming
17 that you two (2) gentlemen have seen these
18 minutes -- any questions or amendments
19 required?

20 MR. GRAHOVAC: Seen the
21 minutes -- nothing changed.

22 MR. JOHNSTON: Okay, I make a
23 motion to approve these minutes, ZA-09-24 as
24 written -- if you can poll the Board.

25 MS. MAGAZZINE: Michael

1 Johnston?

2 MR. JOHNSTON: Yes.

3 MS. MAGAZZINE: Robert

4 Durick?

5 MR. DURICK: Yes.

6 MS. MAGAZZINE: John

7 Grahovac?

8 MR. GRAHOVAC: Yes.

9 (ROLL CALL VOTE: 3, AYE;
10 0, NAY; 0, ABSTAINED.)

11 MR. JOHNSTON: Thank you very
12 much. That concludes old business -- moving on
13 to new business.

14 (WHEREAS, CHAIRMAN JOHNSTON READ
15 THE LEGAL NOTICE IN CASE
16 ZA-10-24. MS. MAGAZZINE, ZONING
17 INSPECTOR, GAVE A BRIEF
18 BACKGROUND ON THE CASE. THE
19 APPELLANT, ERIC JAY, PRESENTED
20 THE CASE TO THE BOARD. EVERYONE
21 WAS GIVEN AMPLE OPPORTUNITY TO
22 SPEAK. THERE WAS NO ONE PRESENT
23 TO SPEAK IN OPPOSITION OF THE
24 CASE. THE FOLLOWING MOTION WAS
25 MADE BY THE POLAND TOWNSHIP

1 BOARD OF ZONING APPEALS IN CASE

2 ZA-10-24:)

3 MR. JOHNSTON: All right,
4 anyone prepared to make a motion?

5 MR. DURICK: I'll be Ricky
6 Morrison.

7 MR. JOHNSTON: All right,
8 let's hear it.

9 MR. DURICK: In the case of
10 ZA-10-24, I propose to grant the variance to
11 allow the construction of a 972 square foot
12 accessory building to be constructed per the
13 plans submitted.

14 MR. JOHNSTON: Second for
15 that motion?

16 MR. GRAHOVAC: I'll make a
17 second for it.

18 MR. JOHNSTON: We have a
19 motion by Bob Durick -- a second by John
20 Grahovac.

21 If you could poll the Board, please -- or
22 do we need to hear it?

23 MR. DURICK: Let's hear that.
24 I need to hear it.

25 MR. JOHNSTON: Do you mind --

1 can you read it back.

2 COURT REPORTER: No problem.

3 (WHEREAS, THE COURT REPORTER

4 READ BACK THE MOTION BY MR.

5 DURICK ON PAGE 7, LINE 9-13, AND

6 PROCEEDINGS WERE AS FOLLOWS:)

7 MR. JOHNSTON: Thank you.

8 Would you poll the Board, please?

9 MS. MAGAZZINE: Sure -- who
10 made the motion?

11 MR. DURICK: I did.

12 MS. MAGAZZINE: Robert
13 Durick?

14 MR. DURICK: Yes.

15 MS. MAGAZZINE: John
16 Grahovac?

17 MR. GRAHOVAC: Yes.

18 MS. MAGAZZINE: Michael
19 Johnston?

20 MR. JOHNSTON: Yes.

21 (ROLL CALL VOTE: 3, AYE;
22 0, NAY; 0, ABSTAINED.)

23 MR. JOHNSTON: Mr. Jay,
24 thanks for coming in. You're free to
25 construct. Come see Patty, here, in the next

1 couple of days -- get your paperwork in order,
2 and move forward.

3 MR. JAY: Absolutely -- thank
4 you, all.

5 MS. MAGAZZINE: Are you ready
6 to do that yet -- or are you going to need a
7 little while yet?

8 MR. JAY: I believe we're
9 ready to go.

10 MS. MAGAZZINE: You are
11 ready?

12 MR. JAY: Yes.

13 MS. MAGAZZINE: Because some
14 people don't -- they don't come in right away.
15 So if you're ready to go --

16 MR. JAY: Uh-huh.

17 MS. MAGAZZINE: -- do you
18 want us to go ahead and write up the permit
19 tomorrow?

20 MR. JAY: That would be fine
21 -- go ahead.

22 MS. MAGAZZINE: Okay, I'll
23 have Tom -- we have everything here. So all I
24 need to know for sure is the height.

25 MR. JAY: I will have Frank

1 verify that.

2 MS. MAGAZZINE: All I need is
3 an answer.

4 MR. JAY: Okay.

5 MS. MAGAZZINE: Okay?

6 MR. JAY: Absolutely.

7 MS. MAGAZZINE: All right,
8 thanks. And then call before you come. Call
9 Tom -- ask for Tom.

10 MR. JAY: Okay, I'll make
11 sure he seals the envelope as well.

12 MS. MAGAZZINE: Yeah, you let
13 him know about that. Say, "Hey, I got a
14 wonderful letter from you without -- nothing in
15 it."

16 MR. JAY: Thank you very
17 much.

18 MR. JOHNSTON: Good luck,
19 thank you -- have a great evening.

20 If there's no other business tonight, I
21 would like to thank our technical staff, here,
22 fighting over this. I appreciate it, guys --
23 motion to adjourn?

24 FROM THE BOARD: (INAUDIBLE)

25 MR. JOHNSTON: Have a good

1 night, everyone.

2 THE COURT: Who made the
3 motion? Are we going to -- did somebody make
4 the motion?

5 MS. MAGAZZINE: Motion to
6 adjourn.

7 MR. GRAHOVAC: I made the
8 motion to adjourn.

9 MS. MAGAZZINE: And a second?

10 FROM THE BOARD: (NO AUDIBLE
11 RESPONSE FROM THE BOARD.)

12 (WHEREUPON, THE PUBLIC HEARING
13 BEFORE THE POLAND TOWNSHIP
14 ZONING BOARD OF APPEALS, IN
15 APPEAL CASE ZA-10-24, CONCLUDED
16 AT 7:12 P.M. ALL ORIGINAL
17 EXHIBITS AND DOCUMENTATION WERE
18 RETAINED BY THE POLAND TOWNSHIP
19 ZONING OFFICE AND
20 FILED/INCORPORATED INTO THE CASE
21 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



	answer [1] 10/3 Anthony [1] 4/19 any [2] 4/19 5/18 anyone [1] 7/4 APPEAL [1] 11/15 APPEALS [5] 1/4 2/2 3/5 7/1 11/14 APPEARANCES [1] 2/1 APPELLANT [3] 2/7 2/8 6/19 appellants [1] 1/12 appreciate [1] 10/22 approve [3] 4/4 4/24 5/23 are [5] 4/13 9/5 9/6 9/10 11/3 as [7] 1/14 4/5 4/25 5/23 8/6 10/11 12/10	Dena [2] 2/14 12/14 did [2] 8/11 11/3 DISTRIBUTED [1] 3/24 district [2] 1/13 1/15 dkcrissman [1] 2/16 do [6] 4/10 4/25 7/22 7/25 9/6 9/17 Dobbins [1] 2/11 DOCUMENTATION [1] 11/17 don't [2] 9/14 9/14 Durick [9] 2/3 3/8 3/15 4/12 5/6 6/4 7/19 8/5 8/13 during [1] 12/10
COURT REPORTER: [1] 8/2 FROM THE BOARD: [2] 10/24 11/10 MR. DURICK: [8] 4/21 5/7 6/5 7/5 7/9 7/23 8/11 8/14 MR. GRAHOVAC: [8] 4/17 4/22 5/10 5/20 6/8 7/16 8/17 11/7 MR. JAY: [10] 9/3 9/8 9/12 9/16 9/20 9/25 10/4 10/6 10/10 10/16 MR. JOHNSTON: [18] MS. MAGAZZINE: [21] THE COURT: [1] 11/2	ask [1] 10/9 ATTEND [1] 4/1 ATTENDED [1] 3/23 ATTORNEY [1] 3/16 AUDIBLE [1] 11/10 away [1] 9/14 AYE [3] 5/11 6/9 8/21	E
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12 [1] 1/6 12TH [1] 3/6 13 [1] 8/5 157 [1] 1/15	C.R.I [1] 2/14 call [6] 5/1 5/11 6/9 8/21 10/8 10/8 can [2] 5/24 8/1 CANFIELD [1] 3/14 case [16] cases [1] 4/8 Center [1] 2/11 CERTIFICATE [1] 12/1 certify [1] 12/8 Chairman [2] 2/3 6/14 chance [1] 4/16 changed [1] 5/21 changes [1] 4/20 COLUMBUS [1] 3/17 come [3] 8/25 9/14 10/8 coming [1] 8/24 COMMENCED [1] 3/5 Commission [1] 12/15 CONCLUDED [1] 11/15 concludes [1] 6/12 CONFERENCE [1] 3/13 confirming [1] 5/16 construct [1] 8/25 constructed [1] 7/12 construction [1] 7/11 could [2] 4/25 7/21 COUNTY [2] 1/1 12/2 couple [1] 9/1 COURT [1] 8/3 Crissman [2] 2/14 12/14	G
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abbreviated [1] 4/9 about [1] 10/13 above [1] 12/8 Absolutely [2] 9/3 10/6 ABSTAINED [3] 5/12 6/10 8/22 accessory [2] 1/13 7/12 acknowledge [1] 4/9 adjourn [3] 10/23 11/6 11/8 AGENDA [1] 4/2 ahead [2] 9/18 9/21 all [9] 3/20 5/13 7/3 7/7 9/4 9/23 10/2 10/7 11/16 allow [1] 7/11 amendments [2] 4/20 5/18 AMPLE [1] 6/21		

<p>I</p> <p>I'm [1] 5/2 INAUDIBLE [1] 10/24 INCORPORATED [1] 11/20 increase [1] 1/12 INFORMATIVE [1] 3/18 Inspector [2] 2/5 6/17 is [10] 1/12 1/14 1/15 3/9 4/11 4/14 5/15 9/24 10/2 12/8 it [8] 4/11 7/8 7/17 7/22 7/24 8/1 10/15 10/22</p>	<p>much [2] 6/12 10/17 My [1] 12/15</p> <p>N</p> <p>NAY [3] 5/12 6/10 8/22 need [5] 7/22 7/24 9/6 9/24 10/2 new [1] 6/13 next [2] 4/2 8/25 night [1] 11/1 nine [1] 1/13 no [6] 4/21 4/22 6/22 8/2 10/20 11/10 Nolfi [1] 4/19 Notary [1] 12/14 notes [1] 12/10 nothing [2] 5/21 10/14 NOTICE [1] 6/15 NOVEMBER [2] 1/6 3/6 number [1] 1/15</p>	<p>R</p> <p>R-1 [2] 1/13 1/15 R.P.R [1] 2/14 RE [1] 1/9 read [3] 6/14 8/1 8/4 ready [4] 9/5 9/9 9/11 9/15 received [1] 4/15 RECENTLY [1] 3/13 RECORD [1] 11/21 Registered [1] 2/14 REPORTER [3] 2/14 2/14 8/3 REPORTER'S [1] 12/1 request [4] 1/10 1/12 1/12 4/19 required [1] 5/19 Residential [2] 1/13 1/15 Residential-1 [1] 1/15 RESPONSE [1] 11/11 RETAINED [1] 11/18 review [1] 4/16 Ricky [1] 7/5 right [5] 5/13 7/3 7/7 9/14 10/7 Road [2] 2/11 2/15 Robert [4] 2/3 5/5 6/3 8/12 roll [4] 4/25 5/11 6/9 8/21</p>
<p>J</p> <p>Jay [5] 1/9 1/12 2/8 6/19 8/23 Jessica [2] 1/9 1/12 John [6] 2/4 4/11 5/8 6/6 7/19 8/15 Johnston [6] 2/3 4/11 5/3 6/1 6/14 8/19 just [2] 4/14 5/16</p>	<p>O</p> <p>Office [2] 2/16 11/19 OH [1] 2/15 OHIO [4] 1/1 1/14 2/12 12/1 Okay [5] 5/22 9/22 10/4 10/5 10/10 old [3] 4/1 4/7 6/12 one [2] 5/14 6/22 OPPORTUNITY [1] 6/21 OPPOSITION [1] 6/23 order [1] 9/1 ORIGINAL [1] 11/16 other [1] 10/20 our [1] 10/21 over [1] 10/22</p>	<p>S</p> <p>S.W [1] 2/15 Say [1] 10/13 seals [1] 10/11 second [4] 7/14 7/17 7/19 11/9 see [1] 8/25 seen [2] 5/17 5/20 SENDING [2] 3/11 3/22 set [1] 5/14 seventy [1] 1/14 SHARE [1] 3/23 shown [1] 12/10 six [1] 1/13 Smerechansky [1] 5/16 So [3] 4/23 9/15 9/23 some [2] 4/7 9/13 somebody [1] 11/3 sorry [1] 5/2 SPEAK [2] 6/22 6/23 SPEAKING [1] 3/16 spirit [1] 5/14 square [4] 1/12 1/13 1/14 7/11 ss [2] 1/1 12/1 staff [1] 10/21 STATE [2] 1/1 12/1 STATED [1] 3/15 stenotype [1] 12/10 submitted [1] 7/13 sure [4] 4/15 8/9 9/24 10/11</p>
<p>K</p> <p>Kay [1] 12/14 Knoll [1] 1/14 know [2] 9/24 10/13 KNOWLEDGEABLE [1] 3/18 known [1] 1/14</p>	<p>P</p> <p>P.M [3] 1/6 3/7 11/16 PACKETS [1] 3/24 PAGE [1] 8/5 paperwork [1] 9/1 parcel [1] 1/15 partial [1] 12/9 Patty [3] 2/5 4/25 8/25 people [1] 9/14 per [1] 7/12 permit [1] 9/18 PLACE [1] 2/11 plans [1] 7/13 please [2] 7/21 8/8 POLAND [11] 1/2 1/4 1/14 1/14 2/2 2/11 3/4 3/10 6/25 11/13 11/18 poll [3] 5/24 7/21 8/8 prepared [1] 7/4 presence [1] 12/11 present [2] 4/10 6/22 PRESENTED [1] 6/19 PREVIOUS [1] 4/4 problem [1] 8/2 PROCEEDING [1] 3/7 PROCEEDINGS [2] 4/3 8/6 Professional [1] 2/14 property [1] 1/13 propose [1] 7/10 PUBLIC [7] 1/5 3/2 3/3 11/12 12/10 12/12 12/14</p>	<p>T</p> <p>technical [1] 10/21 thank [7] 3/19 6/11 8/7 9/3 10/16 10/19 10/21 THANKFUL [1] 3/10 thanks [2] 8/24 10/8 that [15] them [2] 3/22 4/16 then [1] 10/8 THERE [2] 3/15 6/22 there's [1] 10/20 these [4] 4/15 4/20 5/17 5/23 they [1] 9/14 this [4] 1/12 4/18 5/15 10/22 THOSE [2] 3/22 3/25</p>
<p>L</p> <p>LEGAL [1] 6/15 let [1] 10/12 let's [2] 7/8 7/23 letter [1] 10/14 LIBRARY [1] 3/14 like [2] 4/14 10/21 LINE [1] 8/5 little [1] 9/7 Ln [1] 1/14 located [1] 1/14 look [1] 4/13 Lot [1] 1/15 luck [1] 10/18 Lyntz [1] 2/15</p>	<p>Q</p> <p>questions [1] 5/18 quick [1] 4/25 quorum [1] 4/10</p>	
<p>M</p> <p>M.S [1] 2/14 made [5] 6/25 8/10 11/2 11/7 12/9 Magazine [2] 2/5 6/16 MAHONING [2] 1/1 12/2 mail [1] 2/16 make [7] 4/14 4/23 5/22 7/4 7/16 10/10 11/3 me [1] 12/11 meeting [4] 4/4 4/7 4/13 5/15 meetings [1] 4/15 Member [3] 2/3 2/3 2/4 MEMBERS [3] 3/12 3/21 3/23 Michael [5] 2/3 4/11 5/3 5/25 8/18 mind [1] 7/25 minutes [11] 4/4 4/7 4/13 4/16 4/20 4/24 5/15 5/18 5/21 5/23 12/9 more [1] 5/14 Morrison [1] 7/6 motion [13] motions [2] 4/3 12/9 move [1] 9/2 moving [2] 4/6 6/12 MR [4] 3/8 3/15 4/11 8/4 Mr. [2] 5/16 8/23 Mr. Jay [1] 8/23 Mr. Smerechansky [1] 5/16 MS [1] 6/16</p>		

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time [1] 12/11
Timothy [1] 1/14
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tonight [3] 4/8 4/10 10/20
Townline [1] 2/15
TOWNSHIP [10] 1/2 1/4 1/14 2/2 2/11
3/4 3/10 6/25 11/13 11/18
transcript [1] 12/9
true [1] 12/8
TRUSTEES [2] 3/11 3/20
TUESDAY [1] 3/6
two [3] 1/14 4/8 5/17

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UNABLE [1] 4/1
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V
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very [4] 3/9 3/17 6/11 10/16
VOTE [3] 5/11 6/9 8/21

W
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Warren [1] 2/15
was [8] 3/13 3/15 3/17 4/2 4/18 6/21
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WERE [4] 3/25 4/5 8/6 11/17
WHEREAS [4] 3/3 4/1 6/14 8/3
WHEREUPON [1] 11/12
while [1] 9/7
who [5] 3/17 3/23 3/25 8/9 11/2
will [2] 3/23 9/25
without [1] 10/14
witnesses [1] 12/11
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Y
Yeah [1] 10/12
yes [12] 4/17 5/3 5/4 5/7 5/10 6/2 6/5
6/8 8/14 8/17 8/20 9/12
yet [2] 9/6 9/7
you [20]
you're [2] 8/24 9/15
Youngstown [1] 2/12
your [1] 9/1
ysu.edu [1] 2/16

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ZA-08-24 [2] 4/14 4/24
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ZA-10-24 [8] 1/7 1/9 1/12 3/8 6/16 7/2
7/10 11/15
zoning [12] 1/4 1/15 2/2 2/5 3/5 3/11

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