

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 25, 2024 - 7:00 P.M.

7 CASE #ZA-03-24

8  
9 RE: Case #ZA-03-24 - Julie Shoen Huston

10 Variance Request

11  
12 Case # ZA-03-24 This case is a request of Julie Shoen  
13 Huston who is pursuing relief from accessory building square  
14 foot and height requirements to construct a (1,296) one  
15 thousand, two hundred, ninety-six square foot structure,  
16 dimensions are (36' w by 36' d) and a maximum height of no  
17 more than (23) twenty-three feet. The building will have  
18 two attached porches which will be (432) four hundred,  
19 thirty-two square feet each (both porches will equal 864 sq.  
20 feet. The porch dimensions are (36' w by 36' d) however,  
21 the variance is for the accessory building portion only.  
22 The total overall square feet combined (building & porches)  
23 will be (2,160) two thousand, one hundred, sixty square  
24 feet. The property is located at 5272 Miller Rd., Poland  
25 Township, Lowellville, Ohio known as Lot 5, parcel number  
35-040-0-010.00-0 and is in an Agricultural (AG) zoning  
district.

1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 Michael Johnston, Chairman and Member of the Board  
4 Ricky Morrison, Vice-Chairman/Member of the Board  
5 Robert Durick, Member of the Board  
6 John Grahovac, Member of the Board  
7 David Long, Member of the Board

8 Patty Magazzino, Zoning Inspector

9 **ON BEHALF OF THE APPELLANT:**

10 Julie Shoen Huston, Appellant  
11 Antoun Dibo, Owner/Builder, Dibo Construction, LLC

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13  
14 **PLACE:** Poland Township Government Center  
15 3339 Dobbins Road  
16 Youngstown, Ohio 44514

17 **REPORTER:** Dena K. Crissman, M.S., R.P.R., C.R.I.  
18 Registered Professional Reporter  
19 3656 Tippecanoe Place  
20 Canfield, Ohio 44406  
21 E-mail: dkcrissman@ysu.edu  
22 Office: 330-502-8862  
23  
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1                                   **P R O C E E D I N G S**

2                                   **PUBLIC HEARING**

3                                   (WHEREAS, THE PUBLIC HEARING OF  
4                                   THE POLAND TOWNSHIP BOARD OF  
5                                   ZONING APPEALS COMMENCED ON  
6                                   THURSDAY, APRIL 25th, 2024, AT  
7                                   7:00 P.M., IN CASE #ZA-03-24.  
8                                   THE APPELLANT, JULIE SHOEN  
9                                   HUSTON, PRESENTED THE CASE TO  
10                                  THE BOARD. THE BOARD INQUIRED.  
11                                  EVERYONE WAS GIVEN AMPLE  
12                                  OPPORTUNITY TO SPEAK. FOR THE  
13                                  RECORD, THERE WAS NO ONE IN  
14                                  ATTENDANCE TO SPEAK IN  
15                                  OPPOSITION OF THE VARIANCE  
16                                  REQUEST. THE POLAND TOWNSHIP  
17                                  BOARD OF ZONING APPEALS MADE THE  
18                                  FOLLOWING MOTION IN CASE  
19                                  #ZA-03-24:)

20                                  MR. MORRISON: I'll make a  
21                                  motion. I would like to make a motion in Case  
22                                  ZA-03-24, to construct a 36' x 36' -- 1,296  
23                                  square foot pole barn, with a maximum height of  
24                                  23 feet -- per the plans submitted.

25                                  MR. JOHNSTON: Could you read

1           that back, Dena?

2                           COURT REPORTER:  Sure.

3                           (WHEREAS, THE COURT REPORTER  
4                           READ THE MOTION BACK, VERBATIM,  
5                           ON PAGE 3, LINES 20-24.

6                           PROCEEDINGS WERE AS FOLLOWS:)

7                           MR. JOHNSTON:  Do I hear a  
8                           second?

9                           MR. GRAHOVAC:  I'll second  
10                           it.

11                           MR. JOHNSTON:  Thank you --  
12                           so seconded by Mr. Grahovac -- motion was made  
13                           by Ricky Morrison.  If you wouldn't mind  
14                           polling the Board?

15                           MS. MAGAZZINE:  Okay -- Ricky  
16                           Morrison?

17                           MR. MORRISON:  Yes.

18                           MS. MAGAZZINE:  John  
19                           Grahovac?

20                           MR. GRAHOVAC:  Yes.

21                           MS. MAGAZZINE:  David Long?

22                           MR. LONG:  Yes.

23                           MS. MAGAZZINE:  Robert  
24                           Durick?

25                           MR. DURICK:  Yes.

1 MS. MAGAZZINE: Michael  
2 Johnston?

3 MR. JOHNSTON: Yes.

4 (ROLL CALL VOTE: 5, AYE;  
5 0, NAY; 0, ABSTAINED.)

6 MR. JOHNSTON: Thanks for  
7 coming in, guys.

8 MS. HUSTON: Thank you.

9 MR. JOHNSTON: You're free to  
10 construct. Now catch up with Patty, and get  
11 your paperwork in order -- and thank you.

12 MS. HUSTON: Perfect, thank  
13 you. I appreciate your time.

14 MR. JOHNSTON: Thank you --  
15 any other business tonight, gentlemen?

16 (WHEREAS, THERE WAS NO RESPONSE  
17 FROM THE BOARD, AND PROCEEDINGS  
18 WERE AS FOLLOWS:)

19 MR. JOHNSTON: Motion to  
20 adjourn -- good evening, everyone. Thank you.

21 MS. HUSTON: Thank you.

22 (WHEREUPON, THE PUBLIC HEARING  
23 BEFORE THE POLAND TOWNSHIP BOARD  
24 OF ZONING APPEALS, IN APPEAL  
25 CASE #ZA-03-24, CONCLUDED AT

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7:08 P.M. ALL ORIGINAL EXHIBITS  
AND DOCUMENTATION WERE RETAINED  
BY THE POLAND TOWNSHIP ZONING  
OFFICE AND FILED/INCORPORATED  
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



	ATTENDANCE [1] 3/14 AYE [1] 5/4	<b>G</b>
COURT REPORTER: [1] 4/2 MR. DURICK: [1] 4/25 MR. GRAHOVAC: [2] 4/9 4/20 MR. JOHNSTON: [8] MR. LONG: [1] 4/22 MR. MORRISON: [2] 3/20 4/17 MS. HUSTON: [3] 5/8 5/12 5/21 MS. MAGAZZINE: [5] 4/15 4/18 4/21 4/23 5/1	<b>B</b> back [2] 4/1 4/4 barn [1] 3/23 be [2] 1/15 1/17 BEFORE [1] 5/23 BEHALF [1] 2/7 BOARD [14] both [1] 1/15 Builder [1] 2/9 building [4] 1/12 1/14 1/16 1/17 business [1] 5/15	gentlemen [1] 5/15 get [1] 5/10 GIVEN [1] 3/11 good [1] 5/20 Government [1] 2/14 Grahovac [3] 2/4 4/12 4/19 guys [1] 5/7
1		<b>H</b>
1,296 [2] 1/13 3/22		have [1] 1/14 hear [1] 4/7 HEARING [6] 1/5 3/2 3/3 5/22 7/10 7/12 height [3] 1/13 1/14 3/23 however [1] 1/16 hundred [3] 1/13 1/15 1/17 Huston [4] 1/9 1/12 2/8 3/9
2	<b>C</b>	<b>I</b>
2,160 [1] 1/17 2-08-2029 [1] 7/15 20-24 [1] 4/5 2024 [2] 1/6 3/6 2029 [1] 7/15 23 [1] 1/14 23 feet [1] 3/24 24 [8] 25 [1] 1/6 25th [1] 3/6	C.R.I [1] 2/17 CALL [1] 5/4 Canfield [1] 2/18 case [10] catch [1] 5/10 Center [1] 2/14 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [2] 2/3 2/3 combined [1] 1/17 coming [1] 5/7 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 5/25 construct [3] 1/13 3/22 5/10 Construction [1] 2/9 Could [1] 3/25 COUNTY [2] 1/1 7/2 COURT [1] 4/3 Crissman [2] 2/17 7/14	I'll [2] 3/20 4/9 I'll make [1] 3/20 INCORPORATED [1] 6/4 INQUIRED [1] 3/10 Inspector [1] 2/6 is [6] 1/12 1/12 1/16 1/18 1/19 7/8 it [1] 4/10
3		<b>J</b>
330-502-8862 [1] 2/19 3339 [1] 2/14 35-040-0-010.00-0 [1] 1/19 36 [4] 1/14 1/14 1/16 1/16 36' [2] 3/22 3/22 3656 [1] 2/18		John [2] 2/4 4/18 Johnston [2] 2/3 5/2 Julie [4] 1/9 1/12 2/8 3/8
4	<b>D</b>	<b>K</b>
432 [1] 1/15 44406 [1] 2/18 44514 [1] 2/15	David [2] 2/5 4/21 Dena [3] 2/17 4/1 7/14 Dibo [2] 2/9 2/9 dimensions [2] 1/14 1/16 district [1] 1/19 dkcrissman [1] 2/19 Do [1] 4/7 Dobbins [1] 2/14 DOCUMENTATION [1] 6/2 Durick [2] 2/4 4/24 during [1] 7/10	Kay [1] 7/14 known [1] 1/18
5		<b>L</b>
5272 [1] 1/18		like [1] 3/21 LINES [1] 4/5 LLC [1] 2/9 located [1] 1/18 Long [2] 2/5 4/21 Lot [1] 1/18 Lowellville [1] 1/18
7		<b>M</b>
7:00 [2] 1/6 3/7 7:08 [1] 6/1		M.S [1] 2/17 made [3] 3/17 4/12 7/9 Magazzine [1] 2/6 MAHONING [2] 1/1 7/2 mail [1] 2/19 make [2] 3/20 3/21 maximum [2] 1/14 3/23 me [1] 7/11 Member [5] 2/3 2/3 2/4 2/4 2/5 Michael [2] 2/3 5/1 Miller [1] 1/18 mind [1] 4/13 minutes [1] 7/9 more [1] 1/14 Morrison [3] 2/3 4/13 4/16 motion [6] 3/18 3/21 3/21 4/4 4/12 5/19 motions [1] 7/9 Mr. [1] 4/12 Mr. Grahovac [1] 4/12 My [1] 7/15
8	<b>E</b>	<b>N</b>
864 [1] 1/15 8862 [1] 2/19	E-mail [1] 2/19 each [1] 1/15 equal [1] 1/15 evening [1] 5/20 everyone [2] 3/11 5/20 EXHIBITS [1] 6/1 Expires [1] 7/15	NAY [1] 5/5
<b>A</b>	<b>F</b>	
above [1] 7/8 ABSTAINED [1] 5/5 accessory [2] 1/12 1/16 adjourn [1] 5/20 AG [1] 1/19 Agricultural [1] 1/19 ALL [1] 6/1 AMPLE [1] 3/11 Antoun [1] 2/9 any [1] 5/15 APPEAL [1] 5/24 APPEALS [5] 1/4 2/2 3/5 3/17 5/24 APPEARANCES [1] 2/1 APPELLANT [3] 2/7 2/8 3/8 appreciate [1] 5/13 APRIL [2] 1/6 3/6 are [2] 1/14 1/16 as [4] 1/18 4/6 5/18 7/10 attached [1] 1/15	feet [6] 1/14 1/15 1/16 1/17 1/18 3/24 FILED [1] 6/4 FILED/INCORPORATED [1] 6/4 FOLLOWING [1] 3/18 FOLLOWS [2] 4/6 5/18 foot [3] 1/13 1/13 3/23 foregoing [1] 7/8 four [1] 1/15 free [1] 5/9	



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ninety-six [1] 1/13  
no [3] 1/14 3/13 5/16  
Notary [1] 7/14  
notes [1] 7/10  
Now [1] 5/10  
number [1] 1/18

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one [3] 1/13 1/17 3/13  
only [1] 1/16  
OPPORTUNITY [1] 3/12  
OPPOSITION [1] 3/15  
order [1] 5/11  
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overall [1] 1/17  
Owner [1] 2/9  
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PLACE [2] 2/14 2/18  
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Professional [1] 2/17  
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pursuing [1] 1/12

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Rd [1] 1/18  
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RECORD [2] 3/13 6/5  
Registered [1] 2/17  
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REPORTER'S [1] 7/1  
request [3] 1/10 1/12 3/16  
requirements [1] 1/13  
RESPONSE [1] 5/16  
RETAINED [1] 6/2  
Ricky [3] 2/3 4/13 4/15  
Road [1] 2/14  
Robert [2] 2/4 4/23  
ROLL [1] 5/4

**S**  
second [2] 4/8 4/9  
seconded [1] 4/12  
Shoen [4] 1/9 1/12 2/8 3/8  
shown [1] 7/10  
six [1] 1/13  
sixty [1] 1/17  
so [1] 4/12  
SPEAK [2] 3/12 3/14  
sq [1] 1/15  
square [6] 1/12 1/13 1/15 1/17 1/17  
3/23  
ss [2] 1/1 7/1  
STATE [2] 1/1 7/1  
stenotype [1] 7/10  
structure [1] 1/13  
submitted [1] 3/24  
Sure [1] 4/2

**T**  
than [1] 1/14  
thank [7] 4/11 5/8 5/11 5/12 5/14 5/20  
5/21  
Thanks [1] 5/6  
that [2] 4/1 7/8  
THERE [2] 3/13 5/16  
thirty [1] 1/15  
thirty-two [1] 1/15  
This [1] 1/12  
thousand [2] 1/13 1/17  
three [1] 1/14  
THURSDAY [1] 3/6  
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Tippecanoe [1] 2/18  
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total [1] 1/17  
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transcript [1] 7/9  
true [1] 7/8  
twenty [1] 1/14  
twenty-three [1] 1/14  
two [4] 1/13 1/15 1/15 1/17

**U**  
up [1] 5/10

**V**  
variance [3] 1/10 1/16 3/15  
VERBATIM [1] 4/4  
Vice [1] 2/3  
Vice-Chairman/Member [1] 2/3  
VOTE [1] 5/4

**W**  
was [4] 3/11 3/13 4/12 5/16  
WERE [3] 4/6 5/18 6/2  
WHEREAS [3] 3/3 4/3 5/16  
WHEREUPON [1] 5/22  
which [1] 1/15  
who [1] 1/12  
will [4] 1/14 1/15 1/15 1/17  
witnesses [1] 7/11  
would [1] 3/21  
wouldn't [1] 4/13  
written [1] 7/11

**Y**  
Yes [5] 4/17 4/20 4/22 4/25 5/3  
you [9]  
You're [1] 5/9

Youngstown [1] 2/15  
your [2] 5/11 5/13  
ysu.edu [1] 2/19

**Z**  
ZA [7] 1/7 1/9 1/12 3/7 3/19 3/22 5/25  
ZA-03-24 [7] 1/7 1/9 1/12 3/7 3/19 3/22  
5/25  
zoning [8]