

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

4 POLAND TOWNSHIP ZONING COMMISSION

5 PRE-DEVELOPMENT MEETING

6 JANUARY 9, 2024 - 6:00 P.M.

7
8 RE: Pre-Development Meeting - ZC-03-23 Quadland Corporation

9 Planned Unit Development (PUD)

10 APPEARANCES

11 POLAND TOWNSHIP ZONING COMMISSION

12 Paul Sherman, Chairman, Member of the Board
13 Frank Mazzocca, Vice Chairman, Member of the Board
14 Bill Gardner, Member of the Board
15 Frank Prusak, Member of the Board
16 Gene McCullough, Member of the Board

17 Patty Magazzino, Zoning Inspector
18 Tom Sawicki, Assistant Zoning Inspector

19 ON BEHALF OF THE APPLICANTS:

20 Attorney Mark Fortunato on Behalf of
21 Quadland Corporation

22 Steve Lukac, Vice President of Operations,
23 Quadland Corporation

24 Robert M. Hallapy, President & CEO of Development
25 On Mark Communities, LLC

Ed Yasechko, Vice President, On Mark Communities,
LLC

Ed Yasechko, President, Quadland Corporation

1 **PLACE:** Poland Township Government Center
2 3339 Dobbins Road
3 Youngstown, Ohio 44514

4
5 **REPORTER:** Dena K. Crissman, M.S., R.P.R., C.R.I.
6 Registered Professional Reporter
7 3656 Tippecanoe Place
8 Canfield, Ohio 44406
9 E-mail: dkcrissman@ysu.edu
10 Office: 330-502-8862
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Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter

P R O C E E D I N G S

PRE-DEVELOPMENT MEETING

(WHEREAS, THE PRE-DEVELOPMENT MEETING OF THE POLAND TOWNSHIP ZONING COMMISSION COMMENCED ON TUESDAY, JANUARY 9TH, 2024, AT 6:00 P.M., ON THE QUADLAND CORPORATION PLANNED UNIT DEVELOPMENT (PUD). THE APPLICANT AND APPLICANT'S REPRESENTATIVES PRESENTED THE PLANS TO THE BOARD. THE BOARD INQUIRED. THE PREVIOUS STIPULATIONS WERE REVIEWED AND DISCUSSED, IN DETAIL, FROM THE AUGUST 16TH, 2023 MEETING. ABUTTING PROPERTY OWNER, PHIL LIPARI, SPOKE AND ASKED IF THERE WOULD BE A BUFFER, AND THE APPLICANT CONFIRMED THAT THERE WOULD BE A BUFFER. THE BOARD AFFIRMED THAT THE APPLICANT MET ALL OF THE FOLLOWING CRITERIA:
REQUESTING 45' DRIVEWAY;
DISCUSSION OF ESTABLISHING THE

1 GREEN BUFFER; ROAD WITH 24';
2 ESTABLISH WATER RETENTION BOND
3 FOR 5 YEARS; ESTABLISH A
4 PREFERRED ROOFLINE FOR DIVIDED
5 UNITS; WOULD LIKE TO SEE
6 MAHONING COUNTY BUILDING
7 STANDARDS FOR DIVIDING WALL;
8 INCLUDED FIRE DISTRICT ON THE
9 FIRE STANDARDS AND REVIEW THE
10 SPLITTING OF UNITS TO BE DONE
11 RIGHT. THERE WAS NO ONE PRESENT
12 TO SPEAK IN OPPOSITION TO THE
13 CASE, AND EVERYONE WAS GIVEN
14 AMPLE OPPORTUNITY TO SPEAK.
15 WITH THOSE STIPULATIONS
16 AFFIRMED, THE FOLLOWING MOTION
17 WAS THEN MADE BY THE POLAND
18 TOWNSHIP ZONING COMMISSION IN
19 THE PRE-DEVELOPMENT MEETING FOR
20 QUADLAND CORPORATION PLANNED
21 UNIT DEVELOPMENT:)

22 MR. SHERMAN: All right. So
23 at this point in time, I will make a motion to
24 approve preliminary plan submitted by Yasechko/
25 Quadland Corporation, referenced as ZC-03-23,

1 with a condition -- prior to any zoning
2 approval of the Final Development Plan, the
3 Applicant must provide certification, by a
4 Licensed Professional Engineer, that the
5 existing detention basin on the property has
6 been built per the approved plan.

7 If it is determined that it is not built
8 per the approved plan -- and does not meet the
9 County's drainage requirements at this time of
10 its original approval, ca. 1991, the Applicant
11 must reconstruct the pond and its outlet
12 structure accordingly in conjunction with the
13 next phase of the development, so this would --
14 which is already in place with the County --
15 has their input for stormwater retention.

16 ATTORNEY FORTUNATO: Correct.

17 MR. SHERMAN: We also, as a
18 Board -- in everything that we have approved
19 since I've been here, and a majority of these
20 members have been -- we're requiring a -- we
21 will require a performance bond for water
22 retention going out. The Trustees will set the
23 monetary value of that -- and we had talked
24 about that before --

25 ATTORNEY FORTUNATO: Okay --

1 yep, yep, yep.

2 MR. SHERMAN: -- just that we
3 do not have problems down the road once
4 everything is up and in place --

5 ATTORNEY FORTUNATO: Yes,
6 sir.

7 MR. SHERMAN: -- with
8 drainage water. Given that motion, I'll do a
9 -- we'll do the roll call vote.

10 MR. MAZZOCCA: Second?

11 MR. SHERMAN: Okay, do I have
12 a second to the motion?

13 MR. MAZZOCCA: I'll second.

14 MR. SHERMAN: All right,
15 Frank seconds -- and if you read roll call,
16 we'll actually vote.

17 MS. MAGAZZINE: Who made the
18 motion?

19 MR. SHERMAN: I made the
20 motion --

21 MS. MAGAZZINE: Okay.

22 MR. SHERMAN: -- and Frank
23 seconded it.

24 MS. MAGAZZINE: Okay, Paul
25 Sherman?

1 MR. SHERMAN: Yes.

2 MS. MAGAZZINE: Frank Prusak?

3 MR. PRUSAK: Yes.

4 MS. MAGAZZINE: Gene

5 McCullough?

6 MR. MCCULLOUGH: Yes.

7 MS. MAGAZZINE: Bill Gardner?

8 MR. GARDNER: Yes.

9 MS. MAGAZZINE: Frank

10 Mazzocca?

11 MR. MAZZOCCA: Yes.

12 (ROLL CALL VOTE: 5, AYE;

13 0, NAY; 0, ABSTAINED.)

14 MR. SHERMAN: Okay, the

15 motion is passed with unanimous vote.

16 ATTORNEY FORTUNATO: Thank

17 you. Thank you very much.

18 MR. SHERMAN: Thank you.

19 Good luck to you guys.

20 ATTORNEY FORTUNATO: You got

21 a second?

22 COURT REPORTER: Are we

23 adjourned?

24 MR. SHERMAN: At this point

25 in time, we have no further business, and we

1 can make a motion to adjourn.

2 COURT REPORTER: I didn't
3 hear the motion -- who made the motion?

4 MR. SHERMAN: I made it to
5 adjourn.

6 MR. MAZZOCCA: Second.

7 COURT REPORTER: Okay, thank
8 you.

9 MR. SHERMAN: All in favor?

10 MR. PRUSAK: Aye.

11 MR. MCCULLOUGH: Aye.

12 MR. GARDNER: Aye.

13 MR. MAZZOCCA: Aye.

14 MR. SHERMAN: Aye.

15 (VOICE VOTE: 5, AYE; 0, NAY;
16 0, ABSTAINED.)

17 (WHEREUPON, THE PRE-DEVELOPMENT
18 MEETING FOR QUADLAND CORPORATION
19 PLANNED UNIT DEVELOPMENT, BEFORE
20 THE POLAND TOWNSHIP ZONING
21 COMMISSION, CONCLUDED AT 6:18
22 P.M. ALL ORIGINAL EXHIBITS AND
23 DOCUMENTATION WERE RETAINED BY
24 THE POLAND TOWNSHIP ZONING
25 OFFICE AND FILED/INCORPORATED

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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 Pre-Development meeting, 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 2-09-2024



	Assistant [1] 1/15 Attorney [1] 1/18 AUGUST [1] 3/16 AYE [7] 7/12 8/10 8/11 8/12 8/13 8/14 8/15	DRIVEWAY [1] 3/24 during [1] 10/10
ATTORNEY FORTUNATO: [5] 5/16 5/25 6/5 7/16 7/20 COURT REPORTER: [3] 7/22 8/2 8/7 MR. GARDNER: [2] 7/8 8/12 MR. MAZZOCCA: [5] 6/10 6/13 7/11 8/6 8/13 MR. MCCULLOUGH: [2] 7/6 8/11 MR. PRUSAK: [2] 7/3 8/10 MR. SHERMAN: [15] MS. MAGAZZINE: [7] 6/17 6/21 6/24 7/2 7/4 7/7 7/9	B basin [1] 5/5 BE [3] 3/19 3/21 4/10 been [3] 5/6 5/19 5/20 before [2] 5/24 8/19 BEHALF [2] 1/17 1/18 Bill [2] 1/13 7/7 Board [9] 1/12 1/12 1/13 1/13 1/14 3/12 3/12 3/21 5/18 bond [2] 4/2 5/21 BUFFER [3] 3/19 3/21 4/1 BUILDING [1] 4/6 built [2] 5/6 5/7 business [1] 7/25	E E-mail [1] 2/7 Ed [1] 1/24 Engineer [1] 5/4 ESTABLISH [2] 4/2 4/3 ESTABLISHING [1] 3/25 EVERYONE [1] 4/13 everything [2] 5/18 6/4 EXHIBITS [1] 8/22 existing [1] 5/5 Expires [1] 10/15
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about [1] 5/24 above [1] 10/8 ABSTAINED [2] 7/13 8/16 ABUTTING [1] 3/17 accordingly [1] 5/12 actually [1] 6/16 adjourn [2] 8/1 8/5 adjourned [1] 7/23 AFFIRMED [2] 3/22 4/16 ALL [5] 3/23 4/22 6/14 8/9 8/22 already [1] 5/14 also [1] 5/17 AMPLE [1] 4/14 any [1] 5/1 APPEARANCES [1] 1/10 APPLICANT [5] 3/10 3/20 3/22 5/3 5/10 APPLICANT'S [1] 3/10 APPLICANTS [1] 1/17 approval [2] 5/2 5/10 approve [1] 4/24 approved [3] 5/6 5/8 5/18 Are [1] 7/22 as [3] 4/25 5/17 10/10 ASKED [1] 3/18	D Dena [2] 2/5 10/14 DETAIL [1] 3/15 detention [1] 5/5 determined [1] 5/7 development [14] didn't [1] 8/2 DISCUSSED [1] 3/15 DISCUSSION [1] 3/25 DISTRICT [1] 4/8 DIVIDED [1] 4/4 DIVIDING [1] 4/7 dkcrissman [1] 2/7 do [4] 6/3 6/8 6/9 6/11 Dobbins [1] 2/1 DOCUMENTATION [1] 8/23 does [1] 5/8 DONE [1] 4/10 down [1] 6/3 drainage [2] 5/9 6/8	

<p>L LLC [2] 1/21 1/23 luck [1] 7/19 Lukac [1] 1/19</p>	<p>POLAND [8] 1/2 1/4 1/11 2/1 3/4 4/17 8/20 8/24 pond [1] 5/11 PRE [7] 1/5 1/8 3/2 3/3 4/19 8/17 10/10 PRE-DEVELOPMENT [7] 1/5 1/8 3/2 3/3 4/19 8/17 10/10 PREFERRED [1] 4/4 preliminary [1] 4/24 presence [1] 10/11 PRESENT [1] 4/11 PRESENTED [1] 3/11 President [4] 1/19 1/21 1/22 1/24 PREVIOUS [1] 3/13 prior [1] 5/1 problems [1] 6/3 Professional [2] 2/5 5/4 property [2] 3/17 5/5 provide [1] 5/3 Prusak [2] 1/13 7/2 Public [2] 10/12 10/14 PUD [2] 1/9 3/9</p>	<p>stenotype [1] 10/10 Steve [1] 1/19 STIPULATIONS [2] 3/14 4/15 stormwater [1] 5/15 structure [1] 5/12 submitted [1] 4/24</p>
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