

**Zoning Commission Meeting  
April 26, 2023  
ZC-02-23**

Members/Attendance:       X     Gene McCullough  
                                  X     Frank Mazzocca  
                                  X     Frank Prusak  
                                  X     Bill Gardner  
                                  X     Paul Sherman

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

Paul Sherman called the meeting to order at 6:00 p.m.

**1<sup>st</sup> Order of Business:**

Frank Mazzocca motioned to approve the minutes of April 13, 2023. Frank Prusak seconded the motion.

Members in agreement:    X     Frank Mazzocca  
                                  X     Frank Prusak  
                                  X     Bill Gardner  
                                  X     Gene McCullough  
                                  X     Paul Sherman

Motion carried.

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

*Case #ZC-02-23 – This is a zone change request by Attorney Mark Fortunato, representing Edward T. Yasechko Trust & Quadland Corporation, to rezone two parcels of land which together contain approximately five point thirty (5.30) acres of land and are located along the northwest r/w of Youngstown Pittsburgh Road at the intersection of Youngstown Pittsburgh Road and East Western Reserve Road and along the southwest r/w of Harvest Run Trail at the intersection of Harvest Run Trail and Youngstown Pittsburgh Road. The two parcel numbers are located in Poland Township, Poland, Ohio, Mahoning County and are known as 35-071-0-037.01-0 (lot 281) and 35-071-0-037.00-0 (lot 235). The two parcels have a combined frontage of 676.94 feet along Youngstown Pittsburgh Road. The current zoning classification for both parcels is (OF) Office District in their entirety and the proposed zone change is to a (R-1) Residential-1 zoning district in their entirety.*

Items included in packet submitted:

1. Application for Zone Change
2. List of Abutting Property Owners
3. Letter of Intent
4. Mahoning County Auditor Property Information (2)
5. GIS Aerial Map
6. Zoning District Map
7. Warranty Deed (2)

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**Mark Fortunato**  
**3296 Stones Throw Avenue**

Fortunato stated he represents Quadland Corporation and the Edward T. Yasechko Trust, who are the owners of the two parcels. He stated this request is to rezone two parcels consisting of 5.3 acres from (OF) Office District to (R-1) Residential-1. This property was zoned commercial years ago, then the township rezoned it to office as part of the comprehensive zoning plan. Mr. Yasechko, who was alive at the time, attempted to get it rezoned back to commercial but was not successful in doing that. He stated that given the size of the lot, it is impractical to develop it as Office District Use considering all of the necessary buffering, storm water retention, etc. From that standpoint, residential makes a lot more sense. The site is surrounded on two sides by very nice and expensive residential homes and probably the last thing the residents would want would be a lot of activity with the building of a bank, health facility, etc. that is permitted in the Office District. He stated that his client plans to develop it and feels a residential development would be more successful and benefit the township. He stated they may come forward with a PUD villa development or a single family residential, but they do not know that at this time. It needs to be rezoned to residential first so they can start to plan. They would like to move forward with an (R-1) Residential-1 zoning classification so they can build beautiful homes on that site.

Paul Sherman asked if there were any questions from the Board. There were none.

Paul Sherman stated from a real estate standpoint, they are basically taking a step backward in value. They had Town Center, which was the most lucrative full blown retail franchising (McDonalds, etc.) then it was changed by township zoning to Office. They are looking to step back to a lesser intrusive property classification for R-1. Fortunato agreed to that statement.

Sherman asked Monus if he was present at the Planning Commission meeting and if there were any objections or concerns at the County level. Monus stated yes, he was present at the meeting, and there were no objections or concerns.

Paul Sherman asked if anyone would like to speak in favor of this request. No one responds. Paul Sherman asked if anyone would like to speak against this request.

**Susan Clutter**  
**3442 Harvest Run Trail**

Susan Clutter stated that she is not opposed, she just has a question. She asked if the road for the possible development would come in from Harvest Run, from Route 170, or Western Reserve Road. Fortunato stated he does not know at this time. Sherman stated that the property has three public rights of way.

A member of the audience voiced concerns about his driveway cracking when it rains hard. He stated he has complained to the township for years about this issue. He stated he does not want something that will make this issue worse. Paul Sherman stated that this issue does not have anything to do with the case being presented.

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**Mark Garancovsky  
3502 Harvest Run Trail**

Mark Garancovsky asked about there being ten home sites on the two properties. Paul Sherman stated under the township requirements the minimum lot that can be created is 20,000 square feet. There is five acres of land, so that would be ten home sites if it is developed as R-1 Use.

Paul Sherman asked if there were any other questions or comments. There were none.

The following motion was made:

***Motion***

*Frank Mazzocca made a motion in Case ZC-02-23 to approve the zone change request and to forward to the Trustees for their approval. Gene McCullough seconded the motion.*

Members in agreement:	X	Frank Mazzocca
	X	Gene McCullough
	X	Frank Prusak
	X	Bill Gardner
	X	Paul Sherman

Motion carried.

Meeting adjourned at 6:30 p.m.

Submitted by:  
Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (6)  
Zoning Commission (6)  
Paul Canter, Fiscal Officer (1)  
File (1)