

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

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POLAND ZONING BOARD OF APPEALS

5

PUBLIC HEARING

6

MAY 1, 2014 AT 7:00 P.M.

7

APPEAL CASE ZA-03-14

8

9 RE: Is a request by Dairy Queen/Covelli Enterprises,
10 Represented by Brad Petro of Cicogna Sign Co. to obtain a
variance for an increase in size for a building mounted
11 sign and to obtain relief to retain an existing pole sign
for property located at 3044 Center Road, known as parcel
12 #35-007-0-187.00-0, Great Lot 15. Parcel is located in
Poland Township, Poland, Ohio, in a (TC) Town Center Zoned
13 District.

14 APPEARANCES:

15 James Burgham, Chairperson and Member of the Board

16 Rick Morrison, Member of the Board

17 Holly Grant, Member of the Board

18 Hank Gronever, Member of the Board

19 Michael Johnston, Member of the Board

20 Bob Monus, Zoning Inspector

21 Jodie L. Algarin, Court Reporter

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1 MR. BURGAM: Someone care to make a
2 motion in this case?

3 MS. GRANT: I'll make a motion. In Case
4 No. ZA-03-14, I make a motion that we grant a variance
5 permitting the sign to exceed the 24-square foot area
6 and be placed as it is shown in the diagrams in the
7 drawings, that size; and that we also grant a variance
8 allowing the pole sign that is existing to stay as it
9 is.

10 MR. BURGAM: Are you able to read that
11 back to us?

12 (The record was read as requested.)

13 MR. BURGAM: Motion made. Seconded?

14 MR. GROVER: Second.

15 MR. BURGAM: Are you able to poll the
16 board?

17 MR. MONUS: I can poll the board. Motion
18 on the floor in Case ZA-03-14, motion made by Ms. Holly
19 Grant, seconded by Mr. Grover. Roll call vote.
20 Ms. Grant?

21 MS. GRANT: Yes.

22 MR. MONUS: Mr. Grover?

23 MR. GROVER: Yes.

24 MR. MONUS: Mr. Burgham?

25 MR. BURGAM: Yes.

1 MR. MONUS: Mr. Johnston?

2 MR. JOHNSTON: Yes.

3 MR. MONUS: Mr. Morrison?

4 MR. MORRISON: Yes.

5 MR. MONUS: Motion carries.

6 MR. BURGHAM: You've been granted your
7 variances and probably as early as tomorrow you can
8 obtain whatever permits you need.

9 HEARING CONCLUDED

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REPORTER'S CERTIFICATE

I certify that this transcript, consisting of 4 pages, is a complete, true, and correct transcript of the proceedings had and the testimony taken in this case as shown by my stenotype notes taken at the time said testimony was taken.

Jodie L. Algarin

Jodie L. Algarin
Registered Professional Reporter
Certified Realtime Reporter

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

4 POLAND ZONING BOARD OF APPEALS

5 PUBLIC HEARING

6 MAY 1, 2014 AT 7:00 P.M.

7 APPEAL CASE ZA-04-14

8
9 RE: Is a request by Rick and Colleen Walker, to obtain a
10 variance to construct an accessory building which exceeds
11 size regulations for square footage and height, for
12 property located at 5455 Struthers Road, known as Parcel
13 #39-018-0-010.00-0, Lot 2. Parcel is located in Poland
14 Township, Struthers, Ohio, in an (E) Zoned District.

15 APPEARANCES:

16 James Burgham, Chairperson and Member of the Board

17 Rick Morrison, Member of the Board

18 Holly Grant, Member of the Board

19 Hank Grover, Member of the Board

20 Michael Johnston, Member of the Board

21 Bob Monus, Zoning Inspector

22 Jodie L. Algarin, Court Reporter

1 MR. GROVER: Let me restate the motion,
2 please. In Case No. ZA-04-14, I make a motion to grant
3 the variance request as requested and as designated in
4 the request package with the building having a height
5 not more than 21 feet, 4 inches and a square footage of
6 not more than 1,200 square feet.

7 MR. BURGAM: Could you read that back to
8 us, please?

9 (Whereupon the record was read as requested.)

10 MR. BURGAM: Second to that motion?

11 MR. MORRISON: I'll second.

12 MR. MONUS: Motion on the floor in Case
13 ZA-04-14 by Mr. Grover, second by Mr. Morrison. Roll
14 call vote. Mr. Grover?

15 MR. GROVER: Yes.

16 MR. MONUS: Mr. Morrison?

17 MR. MORRISON: Yes.

18 MR. MONUS: Mr. Burgham?

19 MR. BURGAM: Yes.

20 MR. MONUS: Ms. Grant?

21 MS. GRANT: Yes.

22 MR. MONUS: Mr. Johnston?

23 MR. JOHNSTON: Yes.

24 MR. MONUS: Motion carries.

25 MR. BURGAM: Your variance has been

1 granted, you can come as early as tomorrow to pick up
2 whatever permits you still need to obtain.

3 MR. WALKER: Thank you.


4 MR. BURGHAM: You're welcome. Thank you.

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

4 POLAND ZONING BOARD OF APPEALS

5 PUBLIC HEARING

6 MAY 1, 2014 AT 7:00 P.M.

7 APPEAL CASE ZA-05-14

8
9 RE: Is a request by EDM Management, Inc., represented by
10 Rob Rupeka, to obtain a conditional use permit for an
11 assisted living facility and for topsoil removal. A
12 variance is requested to reduce front, side and rear yard
13 building setbacks, relief from landscaped buffering, and
14 parallel access road. Property is owned by Robeson Land
15 Co., Inc., and is located approximately one thousand seven
16 hundred (1,700) feet east of the Clingan-Center Road
17 intersection, known as Parcel #35-023-0-004.02.0, Great
18 Lot Number 26. Parcel is located in Poland Township,
19 Poland, Ohio, in an (OF) office zoned district.

20 APPEARANCES:

21 James Burgham, Chairperson and Member of the Board

22 Rick Morrison, Member of the Board

23 Holly Grant, Member of the Board

24 Hank Grover, Member of the Board

25 Michael Johnston, Member of the Board

Bob Monus, Zoning Inspector

Jodie L. Algarin, Court Reporter

1 MS. GRANT: Okay. I will make a motion in
2 Case No. ZA-05-14, first, that we grant the conditional
3 use request for the construction of the facility as
4 presented in the plans.

5 Second, we deny the request for any further
6 de grubbing and topsoil removal. We will allow for the
7 removal of the existing soil mounds on this property,
8 and this removal is to take place between 9:00 and 5:00
9 only on Monday through Fridays.

10 Third, we grant the variance for the front yard
11 setback as shown on the site plan. We grant the
12 variance for the east side yard setback as requested,
13 and this is conditioned on the language that there will
14 be additional landscaping added to this area including
15 evergreen elements to supplement the visible separation
16 of the buildings.

17 We deny the rear yard setback variance request that
18 is asking for the waiver of the landscaping green belt
19 requirement so that landscaping green belt requirement
20 is required.

21 Five, we grant relief to eliminate the parallel
22 access road and permit the construction of a
23 perpendicular road built to the standards required by
24 the Mahoning County Planning Commission and the Mahoning
25 County Engineer's Office. I think that's all.

1 MR. BURGHAM: Is there a second to that
2 motion?

3 MR. JOHNSTON: I'll second that.

4 MR. BURGHAM: Motion made and seconded.

5 MR. MONUS: Motion on the floor in Case
6 ZA-05-14. Motion made by Holly Grant, seconded by
7 Michael Johnston. Any discussion on the motion? Roll
8 call vote. Holly Grant?

9 MS. GRANT: Yes.

10 MR. MONUS: Michael Johnston?

11 MR. JOHNSTON: Yes.

12 MR. MONUS: Jim Burgham?

13 MR. BURGHAM: Yes.

14 MR. MONUS: Ricky Morrison?

15 MR. MORRISON: Yes.

16 MR. MONUS: Hank Grover?

17 MR. GROVER: Yes.

18 MR. MONUS: Motion passes.

19 MR. BURGHAM: May not be as easy to come
20 get your permits tomorrow.

21 HEARING CONCLUDED

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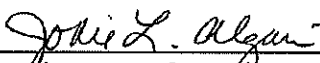
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