

# RECORD OF PROCEEDINGS

MINUTES OF THE

## BOARD OF CANFIELD TOWNSHIP TRUSTEES

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Meeting held on May 13, 2014 at 6:00 P.M.

Canfield Township Trustees met in Special Session in the Canfield Township Hall on Tuesday, May 13, 2014 at 6:00pm to conduct a public hearing on Case #14-01-ZC – Zoning District change from (R) Residential to (B) Business.

### Attendance Roll Call

Chairman Maszczak requested that Dave Morrison, Zoning Inspector, call the attendance roll:

Mr. Governor	present,
Ms. Cartwright	present,
Mr. Maszczak	present,

**Request By:** Windsor House, 101 W. Liberty Street, Girard, Ohio 44420

**Request:** To rezone 6 parcels from (R-1) Residential to (B) Business located at 7075 State Route 446, Canfield, Ohio 44406. Parcels 26-019-0-001, 26-022-0-001, 26-029-0-006.01, 26-029-0-007, 26-029-0-008 and 26-029-0-009 a total of 18.6005 acres.

**Present:** John J. Masternick and John P. Daliman Windsor House Inc.

**Also Present:** Canfield Township Trustees Stephen Maszczak, Marie Cartwright and Brian Governor, Zoning Inspector Dave Morrison and Court Reporter Cyn Allen Steno Scribe, Township residents Billy Arnaut and Pat Acri

**Place:** Canfield Township Hall, 21 South Broad Street, Canfield, OH 44406. In as much as this hearing was tape recorded in addition to having a Court Reporter present to take the record, these minutes are to provide information of the most salient points, and are not intended to describe all conversations and testimony verbatim. Tapes of the hearing are available for listening in the Township Hall, and transcriptions may be obtained upon request of the Fiscal Officer at a per typed page rate. All plans and data pertaining to this case, including the attendance sheet are public record, on file in the Canfield Township Hall, and available for review.

**Proceedings:** Chairman Maszczak opened the hearing with the Pledge of Allegiance, Chairman Maszczak asked Mr. Morrison to proceed. Mr. Morrison stated this case will be known as 14-01-ZC, the purpose of the meeting is to hear the recommendations of the Mahoning County Planning Commission and the Canfield Township Zoning Commission. The legal Ad for tonight's meeting ran in the *Youngstown Vindicator* on April 26<sup>th</sup> 2014. The Mahoning County Planning Commission (MCPC) heard the case at their 2036<sup>th</sup> meeting on April 22, 2014 and unanimously approved to recommend the zone change unanimously. The Canfield Township Zoning Commission on May 8, 2014 recommended the Zone change by a vote of 3 in favor to 2 against. Mr. Morrison then turned the meeting back to Chairman Maszczak.

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Chairman Maszczak called upon John Masternick and JP Daliman to present their case for the zone change request. Mr. Masternick and Mr. Daliman commented that the reason for the zone change from (R-1) Residential to (B) Business is required to build and operate a 72 room skilled nursing facility approximately 60,000 square foot, with a tax benefit to Canfield Schools of approximately \$135,000.00 per year.

Chairman Maszczak asked for comments not in favor of the zone change, Billy Arnaut stated he was not in favor of the zone change, water wells and a commercial septic system would be a poor choice and would be a negative for the neighborhood, Mr. Arnaut also stated that the majority of the employees would not be from Canfield as stated earlier. Pat Acri neighborhood resident agreed with Mr. Arnaut and made similar comments.

**Motion:** Ms. Cartwright made the motion to accept the zoning change for 14-01-ZC as approved by the Planning Commission and the Zoning Commission. Motion seconded by Mr. Maszczak. Discussion: Ms Cartwright asked Mr. Morrison if conditions could be made as part of the resolution and he responded yes, so Ms. Cartwright stated she wanted to add that commercial septic and water systems wouldn't be acceptable.

Ms. Cartwright amended the motion to accept the zoning change for 14-01-ZC as approved by the Planning Commission and the Zoning Commission but on the condition that public water and sanitary service was provided. Motion seconded by Mr. Maszczak.

Zoning Inspector confirmed that no construction would be permitted without public water and sanitary service on site.

**Roll Call:** Chairmen Mr. Maszczak Aye; Vice Chairman Ms. Cartwright Aye; Trustee Mr. Governor, Aye; Motion carried 3 to 0.

**Resolution Number:** 2014-05-13-104

**Adjournment:** Chairman Maszczak adjourned the meeting at 6:40 PM thereupon Case # 14-01-ZC was heard.

Mr. Stephen M. Maszczak, Chairman

Ms. Marie Izzo Cartwright, Vice-Chairman

Absent

Mr. Brian Governor, Trustee

Mrs. Carmen I. Heasley, Fiscal Officer