
RECORD OF PROCEEDINGS

MINUTES OF THE

BOARD OF CANFIELD TOWNSHIP TRUSTEES

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Meeting held on August 25, 2021 at 6:30 P.M.

State of Ohio - County of Mahoning
Canfield Township Board of Trustees Case #21-03-ZC
Public Hearing - Wednesday, August 25, 2021 @ 6:30 P.M.
Denied 1 to 2

Request by: #21-03-ZC **Requested by** Universal Development

Request #21-03-ZC: Mr. Ron Anderson, of Universal Development, is requesting a zone change of six parcels off of N. Palmyra Rd., Canfield Township, from an Agricultural (A) District to a Planned Unit Development (PUD) District.

Present: Mr. Governor, Chairman; Ms. Cartwright, Vice-Chairman; Mr. Paloski, Trustee; Mr. Rogers, Township Administrator; and Mrs. DeCapua, Township Zoning Inspector were present.

Place: Canfield Township Hall, 21 S. Broad St., Canfield, OH 44406

Proceedings: Chairman Governor called the meeting to order at 6:30 p.m. The Chairman then asked Mrs. DeCapua to poll the Board for attendance – Mr. Paloski, aye; Ms. Cartwright, aye; Mr. Governor, aye.

Chairman Governor requested that Mrs. DeCapua present the case known as #21-03-ZC, and she did so as listed above under “request”. The legal notice ran in *The Vindicator, an edition of the Tribune Chronicle* on August 16, 2021. The Mahoning County Planning Commission made its recommendation to approve the request on July 27, 2021. The Canfield Township Zoning Commission approved to recommend to the Trustees on August 5, 2021.

Chairman Governor led the *Pledge of Allegiance*, swore in the room, and noted that the hearing was being recorded. Mr. Governor opened up the room for public comment, explaining that each speaker would have up to three minutes for comment and at the end of all comments Universal Development would have the opportunity to rebut.

The following comments opposing the request are as follows:

Lindsay Lodge, 7755 N. Palmyra Rd. – concerned with flooding issues and curious as to whether EPA/conservation studies had been done.

Denise Stewart, 6111 Calico Ln. – had questions concerning the traffic study, the wetland delineation, and the respect for nature and wildlife.

Robert McGowan, 6111 Calico Ln - stated his total opposition to the request as presented.

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Bill Leone, 6063 Calico Ln. – commented that the land should be developed as single-family housing and that green space should be respected, as well. He also stressed his concern with water run-off issues.

Len Remias, 5957 Calico Ln. – inquired if the parcels on the north side of the road were also included in the project and also voice his concern with the increase in traffic.

Mark Miller, 6005 Calico Ln. – reiterated the concerns of increases traffic and water run-off.

Susanne Leone, 6063 Calico Ln. – made it clear that she is opposed to the request of a zone change.

At the conclusion of public comment, Mr. Governor asked for a representative from Universal Development to comment. Joe Gonda, licensed engineer with Buckeye Civil Design, addressed the public's concerns as follows:

- JM Environmental, a wetland professional, was hired to delineate the wetlands and submit the report to the Army Corps of Engineers to review. That process is in motion. He also added that at least 90% of the wetlands are being avoided entirely.
- Chidester Dr. is not a flood concern as it is higher than the proposed development.
- As for the lower Calico Ln., detention/retention ponds will be engineered to accept the run-off from the proposed buildings and roadways. Per Mr. Gonda, this will hold the water and release it at a lower rate which will reduce flooding and major run-off.
- He stressed that the project will retain a large amount of green space and natural environment as only 47 out of 97 acres will be developed.

Barb Leali, a representative from Universal Development, added that there were no updates on the traffic study as they are waiting for direction from the township. Mrs. DeCapua addressed the question regarding the parcels on the north side of the road by saying that they were separate parcels and not a part of the Universal Development project.

Mr. Governor asked for comment from the Trustees. Ms. Cartwright made it known that there was, indeed, a clause in the traffic analysis that made concessions for the COVID-19 pandemic and the traffic data (*Exhibit A*). Ms. Cartwright also addressed the peak times of the study and the percent increase in traffic at those times (*Exhibit B*). Ms. Cartwright asked Township Administrator, Keith Rogers, to pull the elevations for the areas of Calico Ln., Chidester Dr., and N. Palmyra Rd. Mr. Rogers then explained that the elevations from Chidester Dr. to the proposed project site was a decrease in elevation of approximately 20 feet, proving that the project site would be taking on the water from Chidester Dr. He further explained that from the project site to Calico Ln. the elevation rises quite steeply but the retention ponds will be designed to accept the water and, in turn, aide in the water run-off to Calico Ln.

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Mr. Paloski was concerned with the percentage of rentals that the project would provide. He also voiced his concern over the preliminary plan revision that was presented at the start of the hearing. He ended by saying that he was not a fan of the plan.

Mr. Governor said his main concern was where the water line was coming from, how it was getting to the development, and who was paying for it.

After more discussion amongst Mr. Anderson, the Trustees, and the public, Mr. Governor closed comments.

RESOLUTION 2021-08-25-97

Re-Zone – Case #21-03-ZC

Mr. Governor moved to approve the request of Mr. Ronald Anderson of Universal Development for the rezone of the following six parcel: 26-008-0-005.00-0, 26-008-0-003.00-0, 26-011-0-004.00-0, 26-011-0-005.00-0, 26-011-0-006.00-0 and 26-011-0-006.01-0 from an Agricultural District (A) to a Planned Unit Development District (PUD). Ms. Cartwright seconded the motion. Roll Call: Mr. Paloski, no; Mr. Governor, no; Ms. Cartwright, yes. The Board denied the request 2-1.

ADJOURNMENT:

With no further business before the Board, Chairman Governor adjourned the meeting at 7:16pm.

Mr. Brian W. Governor, Chairman

Mr. Joseph N. Paloski, Trustee

Ms. Marie Izzo Cartwright, Vice-Chairman

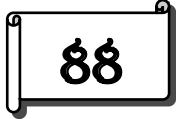
Mrs. Denise M. Joseph, Fiscal Officer

Minutes prepared by:

Traci DeCapua

Zoning Inspector, Canfield Township

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