

---

# RECORD OF PROCEEDINGS

MINUTES OF THE

BOARD OF CANFIELD TOWNSHIP TRUSTEES

---

45

Meeting held on April 27, 2021 at 6:30 P.M.

---

**State of Ohio - County of Mahoning**  
**Canfield Township Board of Trustees Case #21-01-ZC**  
**Public Hearing - Tuesday, April 27, 2021 @ 6:30 P.M.**  
**Approved 3 to 0**

**Request by:** #21-01-ZC      **Requested by Ken Zuzik**

**Request #21-01-ZC:** Mr. Ken Zuzik is requesting a zone change for 5.2294 acres, located at 6688 S. Raccoon Rd., from a Single-Family Residential (R-1) District to an Office (B-2) District.

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

**Place:** Virtual Meeting

**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 #21-01-ZC, and she did so as listed above under “request”. The legal notice ran in *The Vindicator, an edition of the Tribune Chronicle* on April 20, 2021.

The Mahoning County Planning Commission made its recommendation to approve the request on **March 23, 2021**, and the Canfield Township Zoning Commission approved the request on **April 15, 2021**.

No one was in attendance via Webex to either speak on behalf of the applicant or oppose the applicant’s request.

Chairman Governor opened up the floor for discussion. Ms. Cartwright stated that she had reservations about the way in which the application process was handled. She had no objection to the zone change but the process. The discrepancy between the name of the applicant and the person who wrote the letter of intent and paid for the application fee, Joel Matthews. She pointed out that currently The Township zoning rules have no provision for anyone but the owner or lessee of a property to make a zone request of which Mr. Matthews is neither. As Mrs. DeCapua explained, Mr. Matthews is the prospective buyer of the 5.2294 acres pending the zone change. Trustee Cartwright indicated if there is a purchase agreement in place then it should have been part of the package provided to the Board. Ms. Cartwright also had an issue with the Zoning Commission minutes. She

---

# RECORD OF PROCEEDINGS

46

MINUTES OF THE

BOARD OF CANFIELD TOWNSHIP TRUSTEES

---

Meeting held on April 27, 2021 at 6:30 P.M.

---

stated that the minutes should have specified that even though Mr. Zuzik was in attendance for the public hearing he was not a voting member and was therefore, a member of the audience during the hearing.

After a brief discussion, the Trustees made it known that they did not have an issue with the zone change but the way in which it was handled. Mrs. Cartwright wanted it stated for the record that she is disappointed in the Zoning Commission's procedural handling of the request.

## RESOLUTION 2021-04-27-65

### Zoning Change – Case #21-01-ZC

Mr. Governor moved to affirm the decision of the Zoning Commission in case # 21-01-ZC as requested by Traci DeCapua, Zoning Inspector, to grant the re-zone of 5.2294 acres located at 6688 S. Raccoon Rd., from a Single-Family Residential District (R-1) to an Office District (B-2). Ms. Cartwright seconded the motion with the recommendation that the Zoning commission revisit the application form and its content, her disappointment in the Zoning Commission, and the amending of the Zoning Commission minutes. Roll Call: Mr. Paloski, yes; Mr. Governor, yes; Ms. Cartwright, yes. The Board approved the request 3-0.

### ADJOURNMENT:

With no further business before the Board, Chairman Governor adjourned the meeting at 7:00pm.

\_\_\_\_\_  
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:

Cindy Williams

*Administrative Assistant to the Board of Trustees*