
RECORD OF PROCEEDINGS

MINUTES OF THE

BOARD OF CANFIELD TOWNSHIP TRUSTEES

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Meeting held on July 11, 2023 at 6:15 P.M.

State Of Ohio – County of Mahoning
Canfield Township Board of Trustees Case #23-03-ZC
Public Hearing – Tuesday, July 11, 2023 @ 6:15 P.M.
Denied 3 to 0

Request by: Randy Walter, 6600 Seville Dr., Suite 1, Canfield, OH

Request: The purpose of this Public Hearing is to consider the recommendation from the Canfield Zoning Commission to amend the Final PUD Development Plan, Villas at Tippecanoe Woods, with the following contingencies: Storm Water Calculations must be submitted, a Physical Engineer (PE) hired by the Township and paid for by the developer be present for retention pond installation and final inspection, a Certificate of Completion be submitted to the zoning office, a bond be obtained for the retention work, a review of the triplex plans by the Trustees, and a review of the Riparian Setbacks regarding four proposed building sites.

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

Others In Attendance: Randy Walter, RDW Development

Court Reporter: Dena Crissman

Place: Canfield Township Hall, 21 South Broad Street, Canfield, Ohio 44406

Inasmuch 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 Township Hall, and transcriptions may be obtained upon request of the Canfield Township Trustees at actual cost to the Township. 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 Governor called the meeting to order and asked the court reporter to swear in the room. She did so. The Chairman then asked Mrs. DeCapua to poll the Board for attendance – Mr. Paloski, present; Mrs. Cartwright, present; Mr. Governor, present.

Chairman Governor, requested that Mrs. DeCapua present the case known as #23-03-ZC and she did so as listed above under “request”. The legal ad ran in the *Vindicator, an edition of the Tribune Chronicle*, July 1, 2023.

The Canfield Township Zoning Commission approved the request, 4-1, with contingencies on **Wednesday, June 7, 2023.**

Chairman Governor recognized Mr. Walter who presented the amendments to his plan: increasing the number of villas and decreasing the number of duplexes, increasing green space, and increasing parking spaces. He added that the retention pond will also be going in, as well.

Chairman Governor asked if anyone was present to speak on behalf of the request. No one stood to comment. He then asked for those opposed. The following concerns were presented:

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1. Opposed having triplexes in the development,
2. Adamantly opposed to having additional storage building on very small pieces of property,
3. Retention pond concerns,
4. Questioned who would be the builder of the proposed project.

Mr. Governor turned the floor back to Mr. Walter for rebuttal. Mr. Walter responded to the issue of the triplexes by saying they were to be built on a more undesirable lot at a cost of \$300,000 and up and did not see the value of the surrounding homes diminishing.

As for the storage buildings, he explained that those were always part of the original plan that was adopted in 2005 but can reduce the number (#11) if that is an issue. He also stated that the intended use of the storage areas are for resident use only, although currently he does have a friend using the building now.

He continued his rebuttal by saying that he would be building the homes with the possibility of a partner. That is not definite as of yet. He concluded by stating that the time frame for this project was approximately 2-3 years.

Mr. Governor opened up the meeting for the Trustee's discussion. Mrs. Cartwright stated her concern over the Riparian Setbacks for four of the proposed lots. She added that she doesn't feel that a vote can be made until the pond is put in per the court order.

Mr. Walter said that no permits could be pulled until the pond is put in per the Zoning Inspector. Mr. Paloski asked if Mr. Walter had been paying his fines per the court order. Mr. Walter said he has not. He added that he sees no risk granting the request as he understands that the pond must be put in.

Mr. Governor voiced his concerns over green space, the retention pond, and the addition of the triplexes. Mr. Paloski and Mrs. Cartwright agreed.

MOTION 2023-82

Amending - Case #23-03-ZC

Mr. Governor moved to deny the request of Mr. Randy Walter, in case #23-03-ZC, to amend the Final Development Plan for the Villas at Tippecanoe Woods. Mr. Paloski seconded the motion. Roll Call: Mr. Paloski, no; Mr. Governor, no; Mrs. Cartwright, no. Motion denied 3 to 0.

ADJOURNMENT:

With no further business before the Board, Chairman Governor adjourned the meeting at 7:03pm.

Mr. Brian W. Governor, Chairman

Mr. Joseph N. Paloski, Trustee

Mrs. Marie Izzo Cartwright, Vice-Chairman

Mrs. Denise M. Joseph, Fiscal Officer

Minutes prepared by:

Cindy Williams

Administrative Assistant to the Board of Trustees