

Canfield Township Zoning Commission

April 5, 2023

6:30 p.m.

Canfield Township Hall

Meeting called by Chairperson Jon Ulicney

In attendance: Mr. Ulicney, Mrs. Smith, Mr. Dietz, Mr. Resnick, Mr. Russo, Mr. Zuzik

Type of meeting Public Hearing

Case Number #23-01-ZC

Others Present: Traci DeCapua

Court Reporter Dena Crissman

Agency

Called to order at 6:31 p.m. Pledge of Allegiance. Minutes of March 1, 2023, were approved. Motion by Mr. Dietz and seconded by Mrs. Smith.

PUBLIC HEARING SUMMARY #23-01-ZC

Mrs. DeCapua, Zoning Inspector, summarized the request as follows:

Mr. Joshua Cohol, 6883 N. Palmyra Rd., is requesting a zone change for Parcel 326-011-0-015.00-0, from a Single Family Residential District (R-1) to a Business District (B). The Mahoning County Planning Commission recommended approval of this change on March 28, 2023. She also reiterated that all information had been mailed to the board on March 17, 2023 to review prior to the hearing.

Mr. Ulicney asked for Mr. Cohol to present his information to the board.

Mr. Cohol explained that his business, Youngstown Tile and Terrazzo, located at 6883 N. Palmyra Rd., was outgrowing its current space. He added that he had purchased the lot behind (to the north) the property that he leases for his business, in order to build additional storage space. He continued by saying that the lot zoned as R-1 limited him in building size so he decided to request a zone change. He also stated that he felt the zone change to Business would not detract from the surrounding area which was already zoned Business.

Mr. Ulicney asked if anyone was present who was in opposition to the request. No one was present. He asked Mrs. DeCapua if the surrounding neighbors had been notified. She responded, yes, that all letters had been mailed on March 16, 2023.

Mr. Ulicney opened the hearing up for board discussion. Mr. Zuzik asked what Mr. Cohol's plans were for the small house on the property. Mr. Cohol responded by saying that he was cleaning out the house and fixing it up in the hopes that maybe a small business might want to move in.

Mr. Ulicney asked for a motion. Mr. Resnick motioned to approve the request as presented. Mr. Dietz seconded.

Roll call – an aye signifying a yes vote.

- A **Mr. Russo**
- A **Mr. Zuzik**
- A **Mrs. Smith**
- A **Mr. Resnick**
- A **Mr. Dietz**
- A **Mr. Ulicney**

The Zoning Commission voted 6-0 to recommend approval to the Canfield Township Trustees. The request will be heard by the Trustees on April 11, 2023, 6:30 p.m.

ADJOURN

Mr. Ulicney adjourned the hearing at 6:39 p.m.

X

Jon Ulicney
Chairman

X

Jamie Dietz
Vice Chairman

X

Andrew Resnick

X

Ken Zuzik

X

Veronica Smith

X

Tony Russo
Alternate