

Canfield Township Zoning Commission

June 7, 2023

6:30 p.m.

Canfield Township Hall

Meeting called by Chairman Jon Ulicney

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

Type of meeting Public Hearing

Case Number #23-02-ZC

Others Present: Traci DeCapua

Court Reporter Dena Crissman

Agency

Called to order at 6:35 p.m. Pledge of Allegiance. Minutes of April 5, 2023, were approved. Motion by Mr. Resnick and seconded by Mr. Dietz.

The room was sworn in by Dena Crissman, Court Reporter.

PUBLIC HEARING SUMMARY #23-02-ZC

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

Mr. Ken Zuzik of 3911 Fox Haven Dr., was requesting a zone change for three unaddressed parcels, totaling 12.36 acres, from a Single Family Residential (R-1) District to a Multi-Family Residential (R-2). The parcels are located on S. Raccoon Rd., south of Rt. 224. The Mahoning County Planning Commission recommended approval of this change on May 23, 2023. She also reiterated that all information had been mailed to the board on May 18, 2023 to review prior to the hearing. Letter to neighbors within 200 feet of the property was mailed on May 18th, as well. The hearing was noticed in the *Vindicator*, an edition of the *Tribune Chronicle*, on May 23, 2023.

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

Mr. Zuzik explained that he and his son, Matthew, are interested in doing a project together and thought that this would be a good project to develop together. Mr. Zuzik continued by saying that his intention was to keep four parcels of the property that he owned as a Single Family Residential District but the remaining three parcels (two are 1.5 acres and one is 9.36 acres) to rezone to a Multi-Family Residential District which would be used for 3-plex condominiums. He further explained that the units would have no basements and would be between 1500-1600 square feet and have no shared/common walls. He also said that the property would be mounded and treed, with a private gate which would have a safe and private feel. Mr. Zuzik added that he feels a need for this type of housing in the township as there is nothing available currently meeting this housing need.

Mr. Ulicney asked the board if they had questions for Mr. Zuzik.

Mr. Resnick asked what the number of units would be and the cost of the condos. Mr. Zuzik answered that, even though there were no concrete design plans as of yet, he estimated about 52 units and a selling price between \$160,000 and \$180,000. At this time, no other board members asked questions.

Mr. Ulicney asked for those who signed in to speak in opposition to the request to present their questions and/or concerns. He again stated that comments would be held to three minutes and that Mr. Zuzik would have the opportunity to rebut after public comment.

The public comments are as follows:

Elizabeth Smith, 6811 S. Raccoon Rd., expressed concern for the increase in traffic and the speed of the cars that use S. Raccoon Rd.

Dino Costello, 5038 Macy Lane, questioned what the price point of the proposed condos would do to the values in the surrounding neighborhood.

Michal Naffah, 62 Oak Tree Dr., added that back when the adjacent Zuzik parcel was being rezoned to a Business District, Mr. Zuzik stated that the remainder of the parcels would remain a Single Family District (R-1). He stated that he was not in favor of any rental properties.

Mark Zetts, 6969 S. Raccoon Rd., continued by saying that he, as well as other, were in support of R-1 housing but not of R-2 housing. He voiced his concerns about the number of units planned to go in which he believed to be a "huge" difference in number and the increase in traffic and safety. He said it was very disappointing.

Lisa Zetts, 699 S. Raccoon Rd., also voiced that Mr. Zuzik gave his word that the remaining property would stay R-1.

Kristin Carlisle, 7435 S. Raccoon Rd., also expressed concern with the traffic and asked if there was a way to decrease the number of units. She also asked if the units would be considered owner occupancy.

At this time, Chairman Ulicney asked Mr. Zuzik if he would like to answer the questions and concerns presented by the public.

Mr. Zuzik addressed the traffic concern by saying that there would be only one entrance in and out, and that he felt the bulk of the traffic would be heading north to Rt. 224 and not south. But ultimately, he said, that he has no control over the speed. Mr. Zuzik also stated that the goal of this development was to sell the units and not to rent them. As far as keeping the land R-1, he does not remembering saying that.

Chairman Ulicney asked the zoning inspector to research the minutes from the meeting in question. He then opened discussion among the board.

Chairman Ulicney began by saying that he did not believe that the entire area in question should be R-2. If, anything, he said, it should be a PUD.

Mr. Dietz believed that the request did coincide with the land use plan and did agree that more diverse housing, i.e. condos, in the Township was needed. He stated that he was not opposed to request if it was done correctly.

Mr. Resnick agreed that it does fit the land use plan but that a PUD approach was the best option.

Mr. Russo voiced that he would like to see a preliminary layout first. Mr. Zuzik asked if he would decrease the acreage to nine acres would that make a difference. Mr. Zetts interjected and said that the board was not listening and that there were too many units. He pointed to the board and said the board was moving things around to meet Mr. Zuzik's needs.

Mr. Ulicney made a motion to table the recommendation until the next meeting. Mr. Russo seconded the motion.

Roll call – an aye signifying a yes vote to table.

A Mr. Russo

Mr. Zuzik - abstain

- A Mrs. Smith
- A Mr. Resnick
- N Mr. Dietz
- A Mr. Ulicney

The Zoning Commission voted 4-1 to recommend tabling the recommendation until the next meeting, July 5, 2023.

Mr. Ulicney adjourned the hearing at 7:17 p.m.

X _____
Jon Ulicney
Chairman

X _____
Jamie Dietz
Vice Chairman

X _____
Andrew Resnick

X _____
Ken Zuzik

X _____
Veronica Smith

X _____
Tony Russo
Alternate