

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 #23-03-ZC

Others Present: Traci DeCapua

Court Reporter Dena Crissman

Agency

Called to order at 7:26 p.m. Pledge of Allegiance.

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

PUBLIC HEARING MINUTES #23-03-ZC

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

Mr. Randy Walter, RDW Development, of 6600 Seville Dr., Suite 1, asked for an amendment to his PUD Final Development Plan, the Villas at Tippecanoe Woods. The original plan was approved in August of 2005. Mrs. DeCapua cited the following changes to the plan: changes in the number of villas, new retention pond, increased off street parking, cabana, increase in distance between buildings, an additional Cluster Box Unit (CBU). 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. Walter to present his information to the board.

Mr. Walter began by saying that he plans on increasing the number of villas from 3 to 13 and decrease the number of condos from 18 to 6. The other changes can be seen on the attached document Exhibit A/ Letter of Intent.

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

Mr. Resnick asked what type of Green Space or Open Space there would be within in the PUD. Mr. Walter answered that there were existing ponds and space around the existing units/homes.

Mr. Ulicney asked about the proposed retention pond. Mr. Walter stated that the pond would be put in as it is on the plan.

Mr. Zuzik asked if the the proposed units would be fee simple lots? Mr. Walter answered, no.

Mrs. DeCapua did discuss the court order that mandated Mr. Walter to put the retention pond in.

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. Walter would have the opportunity to rebut after public comment.

The public comments are as follows:

Roberta Fuller, 4201 Timberland Trl., voiced that the retention pond was her primary issue. She asked what the timeframe would be for its installation.

Lisa Ekert, 4253 Timberland Ct., asked how the center area would be used and also expressed concern over the placement of the additional CBU and its closeness to existing driveways.

Lauren Cicero, 4160 Timberland Trl., expressed concern about the developer's proposed buildings since his last building in the development was built in 2011.

Tom Matey, 4113 Timberland Trl., voiced additional concern about the placement and use of the additional CBU(s).

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

Mr. Walter addressed the pond concern by saying that it would take about 60 days to engineer and about 60 days to construct. His reply regarding the center island question was that there would be six total units, three units per building. Mr. Walter did not comment regarding the CBU concerns.

Mr. Ulicney opened discussion among the board.

Mr. Resnick referred to the PUD regulations stating that 30% of the PUD must be Open Space and that part of that space is to be used as community space. He stated that he does not see this on the plans. Also, he questioned the three plexes as, he felt, that is a change in the character of the community. He reaffirmed that he does not think that the plan as presented "is there yet".

Mr. Zuzik stated that he would like to see it finished to help increase the value of the surrounding properties.

Mr. Russo asked if the tri-plex was a new change. And Mr. Ulicney voiced concerns about the Riparian setback in regard to future build sites.

Mr. Dietz made a motion to accept the request as proposed. Mr. Zuzik seconded. Mr. Ulicney called for discussion. Mr. Ulicney wanted to amend the motion to read "approve to recommend contingent on: the zoning office approves storm water calculations and SWPPP, the retention pond is put in per plan with an outside inspector being hired, paid by the developer, to oversee pond project, three-plex and duplex plans be reviewed by Zoning Commission, and a Certificate of Completion be sent to the Zoning Office once the retention pond is complete. No permits will be issued until these contingencies are met. Mr. Russo seconded. made a motion to table the recommendation until the next meeting. Mr. Russo seconded the motion.

Roll call – an aye signifying a yes to recommend with changes.

Mr. Russo

A Mr. Zuzik

A Mrs. Smith

N Mr. Resnick

A Mr. Dietz

A Mr. Ulicney

The Zoning Commission voted 4-1 to recommend the request, with changes, to the Trustees.

Mr. Ulicney adjourned the hearing at 8:13 p.m.

X

Jon Ulicney
Chairman

X

Jamie Dietz
Vice Chairman

X

Andrew Resnick

X

Ken Zuzik

X

Veronica Smith

X

Tony Russo
Alternate