

Canfield Township Zoning Commission

September 6, 2023

6:30 p.m.

Canfield Township Hall

Meeting called by Chairman Jon Ulicney

Type of meeting Public Hearing
Continuance from 6/7

Case Number #23-02-ZC

Court Reporter Dena Crissman

Agency

In attendance: Mr. Ulicney, Mrs. Smith, Mr. Dietz, Mr. Resnick,, Mrs. Groubert

Mr. Zuzik - Recused

Others Present: Traci DeCapua

Called to order at 6:33 p.m. Pledge of Allegiance.

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

Mr. Ulicney explained the Sunshine Law and also stated that each speaker was no to exceed three minutes, was to stand and address the board, and that only one person was to speak at a time.

A motion was made by Mrs. Smith to approve the minutes of August 16, 2023. Seconded by Mr. Resnick.

PUBLIC HEARING MINUTES #23-02-ZC-CONTINUANCE

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

Mr. Ken Zuzik and Mr. Matthew Zuzik, 3911 Fox Haven Dr., have asked for a zone change of three parcels, totaling 12.36 acres, from a Single Family Residential (R-1) District to a Multi-Family Residential (R-2) District. These parcels are located on S. Raccoon Rd., between Rt. 224 and Leffingwell Rd. The hearing was noticed in the *Vindicator, an edition of the Tribune Chronicle*, on May 23, 2023.

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

Mr. Walter began by saying that he has been in the building business since 1987 and has built over 135 homes, 80 of which are in the township. He continued by saying there has been no new condo developments since 2005 and he feels that there is a need and a demand for such housing, especially for seniors. Mr. Zuzik stated the following:

1. Increased the minimum square footage from 1400 to 1600 square feet,
2. Removed all 4-plexes and replaced with 3-plexes,
3. Reduced number of units from 52 to 48 units,
4. Increased starting price from low \$200,000's to \$320/\$340,000.

He addressed the following concerns from the previous meeting on 6/7:

1. Traffic, as with all developments, will be affected.
2. There will be no government housing, section 8.

3. As far as devaluing the existing properties, Mr. Zuzik does not see how \$350,000 will impact the value of homes averaging \$131,000.
4. This development will generate \$54,000 to the schools per year.

Mr. Zuzik ended by saying that he has tried to address all the issues and he feels that this project will be good for the township and community. He then introduced his son, Matthew Zuzik, a pharmacist and Canfield Graduate who works with the Veterans Administration.

Mr. Ulicney asked the board if they had questions for Mr. Zuzik. There were no questions at this time and no one else to speak on behalf of the applicant.

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:

Joel Matthews, 9768 Covington Cove, stated that he purchased the five acres to the north and adjacent to the proposed project. He expressed his concern with possible transient housing.

Ann Reed, 6949 S. Raccoon Rd., heatedly commented that three months ago the project was to be 20-23 units and now it has risen to 48 units! She also stated that she was insulted when Mr. Zuzik's comments to the residents on S. Raccoon Rd. regarding their age, value of their home, failing septic systems. She adamantly said that she feels that he has a personal agenda.

Michal Naffah, P.O. Box 738, raised concern over the increase in traffic and the possibility of the property selling to another developer who proposes something different. He asked the board if the township really needs a condo development.

Chad Cromer, Raccoon Rd., explained that he was building on one of Mr. Zuzik's two acre parcels on S. Raccoon Rd. and was aware of the condo project from Mr. Zuzik. He asked that, if approved, could a "plan change" clause be put in to make sure that what is proposed is what is done.

Susan Greco, 6180 S. Raccoon Rd., feels that this development will be too dense and that there is no guarantee Mr. Zuzik will do what he is proposing.

Lisa Zetts, 6969 S. Raccoon Rd., feels that this development will affect many different areas and feels that those living along S. Raccoon Rd. currently, most of whom are public servants, should not feel less important.

Sharon Bettura, 4300 Westford Pl, Unit 20A, said that she has been Canfield for 35 years and has worked as a teacher and worked in a construction company. She says the main problem is that once the zone change is approved, the plan can always change.

Mark Zetts, 6969 S. Raccoon Rd., says the traffic study for S. Raccoon Rd., south of Rt. 224 is outdated and that the board should reject the request.

Kristin Carlisle, 7435 S. Raccoon Rd., expressed looking at a PUD instead with owner occupancy only.

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

Mr. Matthew Zuzik explained that this project was not a "bait and switch" ploy. That was not the intention. He expressed that the object was to make the community better and not to insult people.

Mr. Ken Zuzik apologized to Ann Reed. He again expressed the need for such a development.

Mr. Ulicney opened discussion among the board.

Mr. Dietz started off by saying that he takes his job on the board very seriously. He proceeded to say that according to the Canfield Township Land Use Plan this type of housing has been recommended because there is a need. He went to say that township residents sat on the committees that

researched and wrote the land use plan. He concluded by saying that the Zoning Commission is a recommending board only and that the final decision is in the hands of the Trustees. And he said, yes he understands that once there is a zone change a property's plan can be changed but, as a board, "we rely on what is presented to us".

Mr. Ulicney said that he liked the idea but not the district. He also thought a PUD might be a better option because it is better regulated.

Mrs. Smith had no comment.

Mr. Resnick understood the increase in traffic. Mr. Resnick also stated that the land use plan cited this area as an area for growth and for diversity in housing and continued by saying that the zoning intent (R-2 or PUD) doesn't really matter as long as the result is the same.

Mrs. Groubert said she was torn and that both sides seemed passionate about their opinions and causes.

Mr. Zuzik stated again that there were at least six other condo developments in the township.

Mr. Resnick made a motion to deny the request as proposed. Mrs. Smith seconded. Roll call – an eye signifying a yes to deny the request.

Mr. Zuzik - Abstain

- A Mrs. Smith**
- A Mr. Resnick**
- A Mr. Dietz**
- A Mrs. Groubert**
- A Mr. Ulicney**

The Zoning Commission voted 5-0 to recommend to deny the request to the Trustees.

Mr. Ulicney adjourned the hearing at 7:33 p.m.

X

Jon Ulicney
Chairman

X

Jamie Dietz
Vice Chairman

X

Andrew Resnick

X

Ken Zuzik

X

Veronica Smith

X

Tony Russo
Alternate

X

Andrea Groubert
Alternate