

Canfield Township Zoning Commission

May 1, 2024

6:30 p.m.

Canfield Township Hall

Meeting called by Chairperson Jon Ulicney

Type of meeting Public Hearing

Case Number #24-01-ZC

Court Reporter

Agency

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

Absent: Mr. Resnick

Others Present: Traci DeCapua

Called to order at 6:31 p.m. Pledge of Allegiance. Minutes of April 3, 2024, were approved. Motion by Mr. Dietz and seconded by Mrs. Smith.

PUBLIC HEARING SUMMARY #24-01-ZC

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

Mr. Anthony Bettile, 8696 Columbiana-Canfield Rd., and owner of the adjacent property known as Parcel #26-031-0-007.04-0, requested a partial zone change from a Single Family Residential District (R-1) to an Industrial District (I). This property is currently split zoned .31 acres as R-1 and 4.54 acres as I. The zone change was approved by the Mahoning County Planning Commission on April 23, 2024, and is in alignment with the Canfield Comprehensive Land Use Plan.

All information was sent to board members on April 23, 2024 and property owners within 200' on March 28, 2024. This hearing was noticed on March 22, 2024 in *The Vindicator*, and edition of the *Tribune Chronicle*.

Mr. Ulicney asked for those in favor of the request to stand and present. No one was present.

Mr. Ulicney asked for anyone opposed to stand and present. The following people addressed the Board: Mr. Frank Rulli (property owner across the street), Mark and Melinda Rulli (son of Frank Rulli).

Their concerns were as follows:

1. To protect the rights of the residents.
2. To think about the future of the land development in that area.
3. To consider future development of the property across from the zone change and its value if all Industrial is across the street.

Mrs. DeCapua did interject that the property on the west side of Columbiana-Canfield Rd. has been zoned Industrial for many, many years and that this zoning distinction is not new. Mr. Ulicney concurred.

During board discussion, comments were made regarding the size of the area to be rezoned. Mr. Dietz commented that by rezoning the small portion of the parcel, the parcel would now be a conforming lot and zoned in its entirety.

After a brief discussion, Mr. Dietz made a motion to approve the request as presented. Mrs. Groubert seconded.

Roll Call: Mrs. Groubert; Aye, Mr. Russo; Aye, Mrs. Smith; Aye, Mr. Zuzik; Aye, Mr. Dietz; Aye, Mr. Ulicney; Aye. The Zoning Commission voted 6-0 to recommend the approval of the request. The Trustees will hear this request on May 28, 2024.

Mr. Dietz motioned to adjourn the meeting. All were in favor.

ADJOURN

Mr. Ulicney adjourned the hearing at 6:57 p.m.

X

Jon Ulicney
Chairman

X

Andrew Resnick
Vice Chairman

X

Ken Zuzik

X

Jamie Dietz

X

Veronica Smith

X

Tony Russo
Alternate

X

Andrea Groubert
Alternate

