

May 16, 2018

Special Meeting

Public Hearing

Request of Zone Change: ZC-01-18, ZC-02-18, ZC-03-18

Mr. Ungaro calls the meeting to order for the request of the Zone Changes for case numbers ZC-01, 02 & 03.

Mr. Leone leads the Pledge of Allegiance.

Roll call vote- Ungaro, Wollet, and Kempers are all present.

ZC-01-18

Mr. Monus speaks on Zone Change ZC-01-18, request to rezone from Office Zoning district to a Town Center zoning district. The request is to rezone one parcel of land from office zoning district to town center with a frontage of 358' on Center Rd. with depth of 429.37' this parcel is located on the north east corner of Center Rd.(ST.RT. 224) and Olde Stone Crossing Intersection. Mr. Monus requests for Mr. Susany to provide some testimony to the board in terms of what he is looking to do. Mr. Susany expresses to the Board what he is wishing to do.

Mr. Monus calls for the first time if anyone is in favor of this zone change to please come forward and state your name and address for the record. Mr. David Kosec of 3498 Center Rd. who represents the Robeson Land Company Ltd, comes forward and is in favor of this change.

Mr. Monus calls for the second time if anyone who is in favor to come forward. Attorney Vito Abruzzino from Harrington, Hoppe & Mitchell is present on behalf of Don Duran of Medi RX Pharmacy. They are in favor of change as long as their requirements are met. The building falls 3 to 5 feet to the property line and would like a higher buffer between the two locations to keep it clandestine. Attorney Abruzzino speaks of a green belt that is found in the zoning code which provides at least a 10 feet of earth and mound with some trees as to not expose the nature at this business.

Don Duran of Medi RX, 6401 Olde Stone Crossing, expresses to the Board why he feels a buffer is needed. The Board discusses and asks questions to the opposing parties and Mr. Monus, zoning inspector.

Mr. Monus asks for the third and final time for anyone in favor of this change... nobody comes forward.

Mr. Monus request for the first time those in opposition of zone change to please come forward and be heard...nobody in opposition.

Mr. Monus request for the second time to all those in opposition of this change to come forward
Attorney Abruzzino states for the record that they do object to it without the green buffer.

Mr. Monus request for the third and final time all those in opposition to please come forward...nobody
in opposition.

Mr. Ungaro motions to approve zone change ZC-01-18 from Office (OF) District to Town Center (TC),
seconded by Ms. Wollet. Voting yes- Ungaro, Wollet and Kempers. Motion passed.

Mr. Ungaro motions to require the green belt. Mr. Kempers addresses a question to Mr. Susany and Mr.
Monus. More discussion ensues and Mr. Ungaro makes a motion to require a green belt. Motion
seconded by Mr. Kempers. Voting yes- Ungaro, Kempers and Wollet.

Motion passed.

Zone change will be in effect in 30 days.

ZC-02-18

Mr. Monus speaks on Zone Change ZC-02-18 by Mr. Dave Kosec of Robeson Land Co, LTD. The request
is to rezone from Office District to a Town Center zoning district. This request is to rezone two parcels of
land located along the north right of way of Center Rd. State Route 224, located approximately 358.00'
east of Olde Stone Crossing-Center Rd. State Route 224 intersection. Mr. Monus requests Mr. Kosec of
Robeson Land Company LTD to provide some testimony to the board if so desired, he comes forward to
speak. Mr. Kosec expresses to the Board what he wishes to accomplish.

Mr. Monus identifies that there are two parcels and he will read them into record. Parcel 35-014-0-
011.00-0 has frontage of 429.93' and depth of 250.00' and contains 2.453 acres in area. The request is to
rezone the entire parcel from office district to town center district.

Parcel 35-014-0-009.00-0 has width of 429.93' and depth of 1045.97' and contains 9.952 acres in area.
The request is to rezone the entire width of 429.93' and depth of 214.37' from Office District to Town
Center. The remaining 429.93' and depth of 831.6' from office and residential-2 to residential-2 in its
entirety.

Mr. Monus requests for the first time if anyone is in favor of this zone change to please come forward to
state your name and address for record. Mr. Susany speaks in favor of this change.

Mr. Monus asks for the second time if anyone who is in favor of this change...no one comes forward.

Mr. Monus asks for the third and final time for anyone to come forward in favor of this change... no one comes forward.

Mr. Monus request for the first time for those in opposition of zone change please come forward and be heard...nobody in opposition.

Mr. Monus calls for the second time to all those in opposition of this change to come forward... nobody in opposition.

Mr. Monus calls for the third and final time all those in opposition to please come forward...nobody in opposition.

Mr. Ungaro motions to approve ZC-02-18 from Office District (OD) to Town Center (TC). Motion seconded by Ms. Wollet. Voting yes- Ungaro, Wollet and Kempers.

Motion passed.

Zone change will be in effect in 30 days.

ZC-03-18

Mr. Monus speaks on a request to rezone ZC-03-18 by Mike Kassem from a Business Park (BP) zoning district to a Town Center (TC) zoning district. The request is to rezone the first 500' of parcel 35-028-0-001.00-0 from Business Park zoning district to a Town Center zoning district. The remainder of the parcel shall remain a Business Park district. Located on the south right way of Center Rd. State Route 224 approximately 506.4' East of Stymie Rd. and Center Road State Route 224 intersection. Mr. Monus request Mr. Kassem to provide some testimony to the board if so desired, he comes forward to speak. Mr. Kassem expresses to the Board what he wishes to accomplish.

Mr. Monus requests for the first time if anyone is in favor of this zone change to please come forward to state your name and address for record. Nancy Kassem, 4401 Olde Charted Trail, speaks in favor.

Mr. Monus asks for the second time if anyone who is in favor of this change. Dave Kosec of Robeson land Co. speaks in favor of the zone change.

Mr. Monus asks for the third and final time if there is anyone else who is in favor of this change to come forward... nobody comes forward.

Mr. Monus asks for the first time if anyone opposing this zone change to please come forward to state your name and address for the record. Joyce Kotchmar, 6868 Poland Center Rd. speaks of opposition.

Mr. Ungaro asks for the second time if anyone opposing of this zone change. John Kotchmar 6868 Poland Center Rd. speaks of the concern that this was going to turn into a truck wash. Mr. Monus returns comment that if a truck wash is something he would have to file for a conditional use and a public hearing will be held. He also speaks on behalf of a few people. They feel like this will be a

devaluation of life long investments of their homes and land. He also speaks of concerns about earthquakes and induced hydraulic fracking.

More discussion ensues back and forth from the audience.

Mr. Ungaro asks for the third and final time if anyone opposition this zone change... nobody comes forward.

Mr. Monus states for the record that this is not a truck stop and explains why.

Mr. Ungaro motions to approve ZC-03-18 from Business Park (BP) District to Town Center (TC) District, motion seconded by Mr. Kempers. Voting yes- Ungaro, Kempers and Wollet. Motion passed.

Zone change will take effect in 30 days.

Mr. Ungaro motions to adjourn at 6:08 p.m., 2nd by Ms. Wollet. Voting yes – Ungaro, Kempers and Wollet. Motion passed.

Eric C. Ungaro, Chairman

Joanne Wollet, Vice-Chair

Edward Kempers, Trustee

Paul J. Canter, Fiscal Officer