

**Zoning Commission Meeting  
November 22, 2022**

Members/Attendance:       X     Gene McCullough  
                                  X     Frank Mazzocca  
                                  X     Frank Prusak  
                                  X     Bill Gardner  
                                  N/A  Paul Sherman

Also in attendance:        X     Bob Monus, Zoning Inspector  
                                  X     Michele Richards, Recording Secretary

Frank Mazzocca called the meeting to order at 6:03 p.m.

**1<sup>st</sup> Order of Business:**

Gene McCullough motioned to approve the minutes of July 27, 2022. Bill Gardner seconded the motion.

Members in agreement:    X     Gene McCullough  
                                  X     Bill Gardner  
                                  X     Frank Prusak  
                                  X     Frank Mazzocca

Motion carried.

**New Business:**

This is a pre-application meeting for Ron Anderson of Universal Development.

**Ron Anderson  
Universal Development  
1607 Motor Inn Drive  
Girard, Ohio**

Anderson stated he has been in business since 1970. He has done several developments in the area such as Stone Bridge and Clingan Crossing.

The proposed development is targeted for those over 50 years of age. The units will be one floor, no basement or steps. The location is on Center Road, approximately one mile away and across the road from the assisted living facility. There will also be a community center.

Gene McCullough asked Anderson if he has done a similar development. Anderson replied yes, Clingan Crossing.

Bill Gardner asked Anderson who currently owns the land. Anderson stated Ambrosia.

Bob Monus stated that Anderson is looking to have this property rezoned as a PUD. This is a pre-application hearing. It is currently zoned commercial in the front and residential in the back.

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There is no housing permitted on the commercial section, so the zone change would have to be in place to allow for any additional units up front. These are the only issues that he sees with the property and it is consistent with what Anderson has done in the past.

Gene McCullough stated he has concerns with the traffic on U.S. Route 224 as far as the residents entering and exiting the community. Anderson stated generally they do not have traffic issues with these communities. He stated people like it when they can get out and see in both directions. It is nice and open and they can see a mile up or down the road. McCullough asked who will be plowing the snow. Anderson stated the community will take care of that.

Gene McCullough asked Anderson if this will be built according to county specifications with roads being 21 or 24 feet wide. Anderson stated it will be built according to the proper specifications.

**Barb Leali  
Universal Development  
1607 Motor Inn Drive  
Girard, Ohio**

Barb Leali stated that when their engineer prepares a design for a preliminary plan, he always contacts the county and township to find out the specifications of the road for the fire department, police department, and all emergency services, to make sure the road is the proper width to accommodate them. This is the same for cul-de-sacs as well.

Frank Mazzocca asked what the road width is in James Place and Roberto Place. Bob Monus stated they are usually twenty (20) feet.

Frank Mazzocca stated that living in a condo development himself, it appears that the road or the drives going into the homes of this proposed community is going to be small for traffic going in and out between the homes. Anderson stated their engineer is experienced and he will design what is proper for the project.

The following motion was made:

***Motion***

*Frank Mazzocca made a motion to accept this preliminary project and to move to the next step.  
Frank Prusak seconded the motion.*

Voting:

Yes Frank Mazzocca  
Yes Frank Prusak  
No Gene McCullough  
Yes Bill Gardner

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Motion carried.

Meeting adjourned at 6:29 p.m.

Submitted by:  
Michele Richards/Recording Secretary

cc: Trustees (3)  
Board of Zoning Appeals (6)  
Zoning Commission (6)  
Paul Canter, Fiscal Officer (1)  
File (1)