

**Zoning Commission Meeting**  
**June 29, 2022**  
**ZC-01-21**  
**(Reorganization)**

Members/Attendance:	X	Gene McCullough
	X	Frank Mazzocca
	X	Frank Prusak
	X	Bill Gardner
	N/A	Paul Sherman
Also in attendance:	X	Patty Magazzine, Assistant Zoning Inspector
	X	Michele Richards, Recording Secretary

Frank Mazzocca called the meeting to order at 6:10 p.m.

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

Frank Mazzocca motioned to approve the minutes of May 26, 2021. Bill Gardner seconded the motion.

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

Motion carried.

**2nd Order of Business:**

Reorganization of the Board.

Frank Mazzocca motioned to keep the Board as is, retaining Paul Sherman as Chair of the Board and Frank Mazzocca as Vice Chair of the Board. Gene McCullough seconded the motion.

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

Motion carried.

**Case # ZC-01-21:**

Doug Susany is in attendance to present the Final Development Plan for the proposed project known as Villa Nora. He has submitted all required plans and paperwork for his final plans.

Gene McCullough asked Susany about the number of units being reduced from 40 to 37. Susany stated that units 18, 19, 20, and 21 may be either eliminated or combined into two units.

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Frank Mazzocca asked Susany if he is going to have a retention or detention pond. Susany stated yes, a detention pond.

Gene McCullough stated that he called the Mahoning County Planning Commission about the road width. They recommend the road width be twenty (20) feet with no gutters or curbs, a Class B street. Susany stated a Class B street, in his opinion, is a street with no curbs or ditches on each side. These streets will be inverted crown with no ditches and the water will run down the center of the road into a catch basin.

Frank Mazzocca asked Susany how many of the units will have basements. Susany replied most of them will, and there will also be an option for a slab unit as well.

Gene McCullough asked Susany what the cost is per square foot for the units, \$165? Susany stated that he cannot even build anything for that amount. McCullough stated when he looked it up on the computer it said \$135-165 a square foot, but that was a year and a half ago. Susany stated approximately \$230 per square foot. He stated when he started he wanted to sell them for \$160 a square foot, but now he cannot even build them for that amount.

Frank Mazzocca stated there no further question from the Board.

**Motion**

Gene McCullough made a motion in Case ZC-01-21 that the Zone Change be officially accepted by the Board and be forwarded to the Mahoning County Planning Commission for their recommendation. Frank Prusak seconded the motion.

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

Motion carried.

Patty Magazzine explained that once the Planning Commission makes their recommendation, the case will be forwarded back to the Zoning Commission Board for another public hearing. Then it will be forwarded to the Trustees for their action.

**Good of the Order:**

Bill Gardner suggested that going forward, a time frame be put on issues that come before the Board. Gardner gave examples of the property on Clingan Road by the lake and the Krakusy Club. These issues had come before the Board for action. Patty Magazzine stated that they could not do anything about the Clingan Road property due to litigation and Krakusy Club property was sold. Frank Mazzocca agreed and stated that once the Board approves an issue and the Trustees approve the issue, there should be a time frame imposed.

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Patty Magazzine explained that sometimes there are issues that are brought to the floor, but then just die out. She stated that she doesn't think a time frame can be imposed when cases come in.

Gene McCullough stated that no matter what happens it is a cumbersome process to get anything done. He referenced the property by the swim club that the Board approved to be rezoned, but the Trustees would not approve it. He stated that the Board has authority and for the Trustees to overrule the Board, it must be all three Trustees. He stated that the state statute is explicit that if the Board approves something, to be overruled it must be unanimous.

Meeting adjourned at 6:40 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)