

## Zoning Commission

February 15<sup>th</sup>

2012

### ATTENDING:

Larry Schrader  
Bill Arnold  
John Yeargin  
Janelle Albertoni  
David Duma

Jeff Childers (Alternate)  
David Vartenuk (Alternate)  
Jim Demboski  
Jim Albertoni  
David Polen  
Tom Calcei

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The meeting was called to order by Mr. Schrader with the roll call and the reciting of the Pledge of Allegiance at 7:05 p.m.

Mr. Schrader asked the commission to review the January meeting minutes. Mr. Arnold made a motion to approve the minutes as written. The motion was seconded by Mr. Yeargin, all of the commission members voted to approve the minutes.

Mr. Schrader wanted to begin the meeting by continuing the width times depth topic from page 38 of the Zoning Resolution. He emailed Todd Peetz of PCRPC to get his opinion on the matter, Todd believes we should leave it in the resolution as exempted over 5 acres. Mr. Albertoni stated that he would like to see the exemption removed.

Mr. Schrader turned to Mr. Arnold asking about the rules Springfield has in place. He replied that it is not addressed, but he believes we should leave it alone.

Mr. Yeargin added that his opinion hasn't changed in the past month; leave it.

Mr. Duma simply said leave it.

Mrs. Albertoni said she had mixed feelings about this one; you cannot split lots later on with this one.

Mr. Duma added that he was all for flag lots, the problem without having them is you then have land lock. Mr. Childers agreed, saying he doesn't see a problem with flag lots as long as they have the frontage.

Mr. Schrader suggested that we just end this topic there and leave it exempted at five (5) acres and over. The Trelleborg issue is another tough one, PCRPC and the building department isn't sure what to do here and we don't have a demo permit.

Mr. Arnold said Stark County has the EPA sign off on the Asbestos abatement before demo begins.

Mr. Schrader said that during his conversation with Todd, he stated that the Suffield site had to go through the EPA sign off and went beyond our current application process.

Mr. Calcei added that he was told the EPA would not come down unless the ground is disturbed or water is contaminated. It is a loop hole the new owners have in their favor. Mr. Albertoni said all of the water wells on the property are contaminated. Mr. Calcei responded by saying the EPA cannot do anything until it leaches into Congress Lake and kills some fish.

Mr. Arnold said Summit County has a stricter policy to remove everything, he added that he would have to get a copy.

Mr. Calcei let everyone know that the Heimbaugh property has a number of possible deals going with the bank for a purchase.

Mr. Polen wanted to tell the commission about a class he sat through about foreclosed properties and the use of 505.87, a code that triggers a lien effect that moves the bank towards mowing a property. There are townships that have had good luck using this to get the bank to take care of the problem. Mr.

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Arnold said Springfield hasn't had the same luck with it. Mr. Schrader asked if as far as zoning is there anything needed.

Mr. Calcei said he wanted to go back to the razing issue, as far as that goes we need something that says they need to return the property to its original state. Mr. Schrader said if the county is going to put something into place we would need to expand the book considerably to include it. Mr. Calcei replied that they are going to do something so they are not caught with this again. Mr. Albertoni suggested the commission address the demolitions as residential and commercial with time limits for debris removal. Mr. Schrader said we won't be able to write up every scenario. Mr. Calcei said to keep it simple then to the BZA so we know their intentions. Keep it simple! Mr. Schrader agreed that the most important part is to keep it simple and know their intentions. He then asked the commission to come into the next meeting with some ideas for Demolition guidelines. Mr. Yeargin suggested that we insert it into the general provisions, but wait for the county to complete theirs in so we don't step on it. Mr. Arnold added that ours would supersede if it is stricter.

Mr. Schrader asked if anyone has heard anything on gaming. Mr. Duma said the state is talking about legalizing it because they are losing money in taxes. We need to write something or we will have them everywhere. Mr. Calcei said there will be higher taxes to protect the racetracks, and then asked if there is anything we can put into zoning to protect us. Mr. Arnold added that the new legislation says communities have a one time opportunity to permit or deny them.

The next meeting will be held on the 14<sup>th</sup> of March 2012.

Mr. Schrader asked if there was any further business. With nothing else presented a motion was made by Mr. Duma to adjourn the meeting. Mr. Yeargin seconded the motion and all of the commission members voted in favor of the motion to adjourn at 8:25 p.m.

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Larry Schrader - Chairman

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Adam Bey – Zoning Com. Sec.

During the Zoning Commission Meeting held on March 14<sup>th</sup> 2012 a motion was made to approve these minutes as written by Mr. Arnold. Mrs. Albertoni seconded that motion which was approved by all of the commission members.