

PUBLIC HEARING  
AUSTINTOWN ZONING COMMISSION  
December 3, 2015

In accordance with Section 519.12 of the Ohio Revised Code, the Austintown Township Zoning Commission held a public hearing on Thursday, December 3, 2015, at the Township Hall, 82 Ohltown Road, Austintown, Ohio, for consideration of and recommendation to the Board of Township Trustees amendment request 2015-04-Z.

The following Commission members were in attendance:

Bonnie Sovik – Chair  
Atty. Robert Price – Vice-Chair  
Brett Hendricks  
Keith Marstellar  
Ron Latone

The Public Hearing was opened at 6:00 P.M. by Mrs. Sovik leading the Pledge of Allegiance.

Court Reporter in attendance, complete transcript taken of the hearing.

Motion by Mr. Hendricks to **APPROVE** the minutes of the October 29, 2015 public hearing.

Seconded by Mr. Marstellar.

Roll call vote: Mr. Latone - YES; Atty. Price – YES; Mr. Hendricks – YES; Mr. Marstellar – YES; and Mrs. Sovik – YES.

**AMENDMENT 2015-04-Z**

Joe Koch Construction, 7068 Mahoning Avenue, Austintown, Ohio, 44515, requests the rezoning of a parcel of land containing approximately 7.625 acres, Lot No. 26, Boulder Creek Plat No. 1 Re-Plat, Parcel 48-121-0-032.26, Austintown Township, from a Residence R-1 District and an Agricultural A-SER District to a Residence R-1 District in its entirety. Said property is located on the south side of the Boulder Creek Drive right-of-way, at the eastern cul-de-sac terminus, and abuts Lot Nos. 8, 10, 12, 14, 16, 18, 20, 22, and 24 of the Boulder Creek Plat No. 1; is irregular in shape, having a frontage of 60 feet on the cul-de-sac, an easterly property measurement of approximately 521 feet and a southerly property line measurement of 1,052.93 feet. The southerly 7.175 acres are zoned as an Agricultural A-SER District with the north-easterly remainder zoned as a Residence R-1 District in Austintown Township, Mahoning County, State of Ohio.

Zoning Inspector Crivelli read the applicant's letter dated November 5, 2015 into the case record, referenced three plat maps submitted with the letter of request, a legal description of the property, the case mailing list, and three plat maps provided by the zoning office.

Zoning Inspector Crivelli read the following recommendation into the case record: **MAHONING COUNTY PLANNING COMMISSION:** Recommended **APPROVAL** of the request per the agenda at their hearing held on Tuesday, November 24, 2015.

Mrs. Sovik stated the mailing list for case 2015-04-Z will be incorporated into the case record.

Joe Koch, 7068 Mahoning Avenue, Austintown, Ohio, 44515, stated the request is harmonious with the area for Residence R-1 zoning.

Mr. Hendricks inquired about a trail or road along the property as viewed on the Mahoning County GIS map. Mr. Koch stated there are four-wheelers and that portion of the site was cleared for the proposed heliport in the late 1990's. He has not walked the property recently and there is no gas well on the property. It was speculated the clearing may currently be a campsite set up by a neighbor.

Atty. Price asked if anything was happening with the land. Mr. Koch stated that land is vacant.

Mr. Hendricks inquired about the frontage on Boulder Creek. Mr. Koch advised it was 60 feet at the front property line and over 100 feet at the building line and the Boulder Creek portion of the lot is zoned R-1. Mr. Koch emphasized no access will come from Boulder Creek. Access will be from the Herons sub-division and advised Lot No. 26 had to be platted with frontage on Boulder Creek, otherwise, it would have been land-locked. There was reference to the original 1999 request that was approved by the MCPC and later withdrawn at the zoning commission hearing. Mr. Koch also stated he has an agreement with another developer within Herons to extend the roadway.

No one else in attendance to speak in favor of the request.

No one in attendance to speak in opposition of the request.

The Zoning Commission adjourned at 6:10P.M.

The Zoning Commission reconvened at 6:13 P.M.

**2015-04-Z- Joe Koch Construction**

Motion by Atty. Price to accept the recommendation of the Mahoning County Planning Commission and recommend **APPROVAL** of the request to Residential R-1 District.

Seconded by Mr. Marstellar.

AUSTINTOWN ZONING COMMISSION – DECEMBER 3, 2015

Roll call vote: Mr. Latone - YES; Atty. Price – YES; Mr. Hendricks – YES; Mr. Marsteller – YES; and Mrs. Sovik – YES.

Motion by Mr. Marsteller to adjourn the public hearing. Seconded by Mr. Hendricks.

Roll call vote: Mr. Latone - YES; Atty. Price – YES; Mr. Hendricks – YES; Mr. Marsteller – YES; and Mrs. Sovik – YES.

There being nothing further to come before the Commission, the hearing was adjourned at 6:15 P.M.

AUSTINTOWN ZONING COMMISSION

Darren L. Crivelli, Zoning Inspector

APPROVED: \_\_\_\_\_  
Mrs. Sovik – Chair

DATE: \_\_\_\_\_