

BAZETTA TOWNSHIP TRUSTEES ZONING HEARING MINUTES

Date: June 12, 2018 @ 5:30pm
Bazetta Township Administration Building
3372 State Route 5
Cortland, Ohio 44410

Present:

Trustee Frank Parke
Chairman Trustee Ted Webb
Fiscal Officer Rita Kay Drew

- Trustee Webb called the meeting to order
- Fiscal Officer Drew called the roll to determine if quorum was present to conduct business
- Trustee Webb read the following Introduction Speech
- Fiscal Officer Drew read the attached Legal Ad and Notice of Publication
- Fiscal Officer Drew read the attached Application for Zone Change
- Fiscal Officer Drew read the attached Trumbull County Planning Commission Recommendation
- Fiscal Officer Drew read the Bazetta Township Zoning Commission Recommendation
- Trustee Webb read the Taking of Testimony Speech
- Testimony of Petitioner for a Zone Change
 - None
- Testimony of Residents
 - Proponents
 - None
 - Opponents
 - Richard Fleischer of Cornerstone Drive
 - Zoning Board recommendation is a good thing because it doesn't fit
 - Good thing about the township is the homes are in one area and businesses are in another
 - Robin Hineman of Northview Drive
 - Attended the previous zoning meeting and thought this was done then
 - Totally agrees with what the Zoning Commission decided
 - Questioned when the property was ever zoned C-3
 - Trustee Webb said it had a non-conforming status, but once two years have passed without the status being in use, it reverts back to the original R-1
 - Asked if letters had been sent to all property owners


- Zoning Inspector Mills produced the Certified receipts for all addresses to which letters were sent
 - Asked why a specific letter had not been read at the Zoning Commission meeting
 - Zoning Inspector Mills said he did not receive the letter until after the meeting
 - Trustee Webb read the attached letter
 - Jack Hineman of Northview Drive
 - Understand the legal procedure is that letters are sent to abutting properties
 - There are already problems with trucks affecting the entire street
 - Increased traffic and noise would affect the whole neighborhood
- Discussion and comment by the Board of Trustees
 - Trustee Webb said they have everything they need in front of them to make a decision

167-18 To deny the attached *Application for Zone Change*.

Motion: Trustee Parke
Second: Trustee Webb
Vote: Trustee Hovis – Absent Trustee Parke - Yes Trustee Webb - Yes

168-18 To adjourn the hearing at 5:50pm.

Motion: Trustee Parke
Second: Trustee Webb
Vote: Trustee Hovis – Absent Trustee Parke - Yes Trustee Webb - Yes



 Attested by: Fiscal Officer Rita Kay Drew

Dated: 06-12-18



 Approved by: Chairman Trustee Ted Webb

Dated: 6/26/18

5-3-2018

Dear Michael Mills,

We purchased our home at 2656 Niles Cartland Rd. in Bayetta TWP in 1994. Over these 24 years we have raised a family, made improvements and always taken pride in home ownership.

We are against changing the zoning of the property next door to R3.

We feel it will affect our property values in a negative way and change this area of Bayetta.

Even though our home frontage is on Niles Cartland Rd, we have always enjoyed that this area is all residential homes and families. Please take into consideration our opinion on this matter.

Sincerely,
Thomas & Stephanie Abbey
2656 Niles Cartland Rd.
Cartland, Oh 44410

note: Cannot attend meeting } family member surgery
that day

May 23, 2018

Tribune Chronicle
Cindy Simpson, Legal Ad Classifieds
240 Franklin Road
Warren, OH 44483

The Board of Trustees of Bazetta Township, Trumbull County, Ohio, gives notice that a Public Hearing will be held on the 12th day of June, 2018 at 5:30 PM at the Township Administration Building located at 3372 State Route 5, N. E., Cortland, Ohio on the Application for a Zone Change Amendment changing the use classification of the following property:

Owner: Paul W. Hovis, Sr.
Property Address: 2664 Niles Cortland Road. Cortland, Ohio 44410
Tax Parcel ID#: 33-075260
Current Classification: R-1
Proposed Classification: C-3

A copy of the application for the zone change is on file with the Fiscal Officer and is available for inspection and copying upon request to the Fiscal Officer at (330) 637-8816.

All persons have a right to appear in person or by representation to question the owner or give testimony for or against the proposed zone change amendment.

At the conclusion of the hearing, the matter will be submitted to the Board of Trustees for its action.

BY ORDER OF THE BOARD OF TRUSTEES
OF BAZETTA TOWNSHIP
By Rita K. Drew, Fiscal Officer

Tribune-Chronicle Legal Ads Print Ad Proof

ADNo: 3655 Customer Number: W03822
Customer Name: Company: BAZETTA TOWNSHIP
Address: 3372 STATE ROUTE 5
City/St/Zip: CORTLAND ,OH 44410
Phone: (330) 637-8816 Solicitor: 153
Category: 9000 Class: 9005 Rate: LE-0 Start: 5-25-2018 Stop: 5-25-2018
Lines: 31 Inches: 3.00 Words: 184

Credit Card: Expire:
Order Number:
Cost: 195.01 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 195.01

LEGAL NOTICE

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BY ORDER OF THE BOARD OF TRUSTEES
OF BAZETTA TOWNSHIP
By Rita K. Drew, Fiscal Officer
#145-1T-May 25, 2018 #3655

Bazetta Township Zoning Commission

3372 State Route 5, N.E. · Cortland, Ohio 44410

Phone (330) 637-8816 · Fax (330) 637-4588

Chairman: Curtis Lonsbrough · Vice Chairman: Rita Benoit

Walter Maycher · Howard Wetzel · Chuck Sayers

Secretary: Jeannie Eddy

Bazetta Township Trustees
3372 State Route 5 NE
Cortland, Ohio 44410

May 14, 2018

RE: Denial for Zone Change to the Bazetta Township Zoning Resolution

Dear Board of Trustees:

At a Special Public Hearing of the Township Zoning Commission held on the 9th day of May 2018. The Zoning Commission **Recommended** the **Denial** of the proposed zoning amendment to re-zone Parcel number 33-075260 owned by Paul W. Hovis Sr. from "Residential R-1 to Commercial C-3" to the Bazetta Township Zoning Resolution.

Enclosed please find the following:

1. Resolution to deny a Zone Change Amendment to the Bazetta Township Zoning Resolution.
2. Trumbull County Planning Commission recommendation.
3. May 9, 2018 Zoning Board Commission meeting minutes.

Sincerely,

Jeannie Eddy
Zoning Board Commission Secretary

Bazetta Township Administration

3372 State Route 5, N.E. *Cortland, Ohio 44410
Office: 330-637-8816 Fax: 330-637-4588

* APPLICATION FOR ZONING CHANGE *

To the Bazetta Township Zoning Commission, Trumbull County, Ohio:

The undersigned owner of the property described on the attached "Property Description Form" hereby makes application to the Bazetta Township Zoning Commission and the Bazetta Township Board of Trustees for an amendment to the present Bazetta Township Zoning Ordinance as follows:

1. Property Owner's: Name PAUL W. HOVIS SR.
Address 2517 Northview Dr.
Phone 330 716 2517

2. Street Address (location) of Property of which Zone Change is requested:

33-075260 - ~~XXXXXXXXXX~~ 2664 Niles Cortland Ohio

3. The property is now zoned as: R1- ? used to be C-3- Please state one of the following: Residential (R-1 or R-2); Residential Apartments (RA), Manufactured Home Park (MH), Commercial (C-1, C-2, C-3), or Industrial (I).

4. The Zone Change being requested is: C-3 - quick lube (State one of the above zones).

5. State your reason for requesting this zone change. car wash

This property used to be C-3 BUT NO BUSINESS ACTIVITY ON THIS PROPERTY FOR LAST 8-10 YEARS

6. Describe in detail your proposed plan of operational use for this property:

DRIVE thru - self serve car wash AND DRIVE thru quick oil change place

7. No Attorney for an applicant is required; however, if you wish to hire one and want your attorney to be notified of the public hearing date regarding this zone change, please list his name and complete address:

N/A

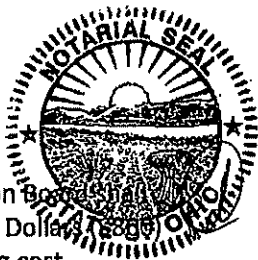
PROPERTY DESCRIPTION FORM

The following described property is that for which an amendment to the present Bazetta Township Zoning Ordinance is being requested in attached application and which is hereby incorporated into and made a part of said application.

1. Property Owners Name: PNH Enterprises
2. List the streets or roads by which the property is surrounded – indicate direction (north, south, east, or west): 3 RT 46
Northview Dr. Saddle Brook
3. State the number and type of buildings which now occupy the property:
There was (2) But we took them just ^{back} down to build future business
4. Attach the following documents (which will also become a part of this application and property description):
A. Copy of the Property Deed or Legal Description
B. Plot Plan Sketch of the Property showing:
 (a) Location of present buildings thereon
 (b) Owner's name and location of properties neighboring to and directly across the street from the subject property of this application.
C. A list of names and addresses from tax duplicate of All Owners of property adjacent to and directly across the street from the subject property of this application.

5. Owner/Owners Signature: [Signature] Percent of Ownership% 100%

6. This form must be notarized: State of Ohio, Trumbull County
Sworn to and subscribed in my presence this 16th day of March, 2018



JEAN EDDY
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES OCT. 6, 2017
adaa

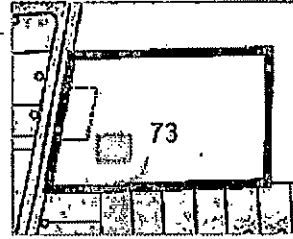
[Signature]
Notary Public

The Zoning Commission Board shall receive Eight Hundred Dollars (\$800) Deposit for the hearing cost.

Data For Parcel 33-075260

Sketch Data

Parcel:	33-075260
Owner:	PWH ENTERPRISES LLC
Address:	2664 NILES CORTLAND
Dist/Map/Route:	33036 04200



Sketch

Card:

A sketch is unavailable for this parcel.

Sketch Labels

Fr	Frame
Br	Brick
FrBr	Frame Brick
Mtl	Metal
Stc	Stucco
Stn	Stone
CnBl	Concrete Block
A	Attic

B	Bsmt
C	Crawl
OH	Overhang
Slab	Slab
.25SLQ	1/4 Living Quarters Over Addition
.5SLQ	1/2 Living Quarters Over Addition
1BGAR	1 Car Bsmt Garage
1SFROH	1 Story Frame Overhang
1SLQ	Full Story Living Quarters Overhang Addition
2BGAR	2 Car Basement Garage
BAL	Balcony
BENT	Basement Entry
BRGAR	Brick Attach Garage
BW	Bay Window
CARP	Attach Carport Attach
CATH	Cathedral Ceiling
COVER	Cover / Canopy
EBP	Enclosed Brick Porch
EBZ	Enclosed Breezeway
EFP	Enclosed Frame Porch
FRGAR	Frame Attach Garage
GZB	Gazebo
OBP	Open Brick Porch
OBZ	Open Breezeway
OPF	Open Frame Porch
OH	Overhang
P	Patio (Attach)
POOLENC	Pool Enclosure (Attach)
SHED	Shed
STP	Stoop
WDDK	Wood Deck
BARN	General Purpose Barn
BATHHSE	Bath House
BKBN	Bank Barn
BOATHSE	Boat House
BUNKSILO	Bunker Silo
CARSHED	Car Shed
COOP	Frame Poultry House
COTTAGE	Cottage
DECK	Detach Wood Deck
DGARBR	Detach Brick Garage
DGARFR	Detach Frame Garage
DOCK	Loading Dock
DOCKCN	Dock Concrete
DOCKSTL	Dock Steel
DOCKWD	Dock Wood
DYBN	Dairy Barn

FENCE	Fence
GAZEBO	Gazebo
GRHS	Green House
GRNBIN	Grain Bin
GRNRY	Grainary
HGBN	Hog Barn
KENNEL	Kennel
LEANTO	Lean To
MHHKUP	Motor Home Hookup
MILKHSE	Milk House
MILL	Mills (Various)
OP	Open Frame Porch (Detach)
PATIO	Patio/Concrete Slab (Detach)
PAVING	Paving (Asph/Conc)
PLBARN	Pole Barn
PLBLDG	Pole Building
PLGAR	Pole Garage
POOLENC	Pool Enclosure
POULHSE	Poultry house - Steel
QUNST	Quonset.
RFSHEL	Roof/Picnic Shelter
RIDAR	Riding Arena
SHOPFR	Frame Shop
SHOPPL	Pole Shop
SILOCS	Silo Concrete Stave
SILOHR	Silo Harvester
SOLARRM	Sun Room
SUMKITC	Summer Kitchen
SVBOAT	SV Boat House
SVCOM	SV Comm Bldg
SVCONDO	SV Condo
SVDWELL	SV Res Dwelling
SVEX	SV Exempt
SVEXT	SV Exterior Feature
SVIND	SV Ind Bldg
SVMFDH	SV MFD Home
SWIMPL	Swimming Pool
TENSCT	Tennis Court
TRENSILO	Trench Silo
TURKEYHS	Turn Key House
UPGCELL	Upground Cellars
WRCRIB	Wire Crib

GIS parcel shapefile last updated 2/28/2018 5:22:46 AM.

The CAMA data presented on this website is current as of 2/28/2018 4:05:36 AM.

Bazetta Township Zoning Commission

3372 State Route 5, N.E. · Cortland, Ohio 44410

Phone (330) 637-8816 · Fax (330) 637-4588

Chairman: Curtis Lonsbrough · Vice Chairman: Rita Benoit

Walter Maycher · Howard Wetzel · Chuck Sayers

Secretary: Jeannie Eddy

April 23, 2018

Warren Tribune Chronicle

Legal Ad Classifieds

Cindy Simpson

LEGAL NOTICE

The Zoning Commission of Bazetta Township, Trumbull County, Ohio, gives notice that a Public Hearing will be held on the 9th day of May, 2018 at 6:30 PM at the Township Administration Building located at 3372 State Route 5, N. E., Cortland, Ohio on the Application for a Zone Change Amendment changing the use classification of the following property:

Owner: Paul W. Hovis Sr.

Property Address: 2664 Niles Cortland Rd., Cortland, Ohio 44410

Tax Parcel ID#: 33-075260

Current Classification: R-1

Proposed Classification: C-3

A copy of the application for the zone change is on file with the Zoning Commission and is available for inspection and copying upon request to the Zoning Commission at (330) 637-8816.

All persons have a right to appear in person or by representation to question the owner or give testimony for or against the proposed zone change amendment.

At the conclusion of the hearing, the matter will be submitted to the Board of Trustees for its action.

**BY ORDER OF THE ZONING COMMISSION
OF BAZETTA TOWNSHIP
By Jeannie Eddy, Secretary**

Resolution No. 18-05-001

Township Zoning Commission

**RESOLUTION TO CONSIDER ZONING TEXT AMENDMENT(S)
TO THE TOWNSHIP ZONING RESOLUTION
(§519.12(2) OR)**

Moved by: Walter Maycher, Seconded by: Howard Wetzel

WHEREAS, the board of Zoning Commissioners has determined that it is in the interest of the public health and safety of the township to recommend denial of the proposed zoning amendment to re-zone Parcel number 33-075260 owned by Paul W. Hovis Sr. from "Residential R-1" to "Commercial C-3".

THEREFORE BE IT RESOLVED, that the following zoning amendment to the Township Zoning Resolution be considered for recommendation of denial to the Township Board of Trustees.



Trumbull County Planning Commission

www.planning.co.trumbull.oh.us
185 E. Market Street NE, Suite A • Warren, Ohio 44481
Telephone: (330) 675-2480 • Fax: (330) 675-2790

Trish A. Nuskievicz
Executive Director

April 11, 2018

Jeannie Eddy, Secretary
Bazetta Township Zoning Commission
3372 State Route 5, NE
Cortland, OH 44410

Dear Ms. Eddy:

Re: Z-2018-05 -- Entitled Paul Hovis Zone Change -- Bazetta Township -- SUBMITTED
03/16/2018

Enclosed is a copy of Resolution No. 04-2018-17 which was adopted by the Trumbull County Planning Commission at its regular board meeting on April 10, 2018. This resolution approves forwarding of the proposed correspondence recommending denial, to the Township of Bazetta. Also, enclosed is a copy of the Plats and Zoning report of April 3, 2018.

If you have any questions or comments, please contact Rich Fender of this office.

Respectfully,

A handwritten signature in cursive script that reads "Trish A. Nuskievicz - caw".

Trish A. Nuskievicz
Executive Director

caw

Enclosures

RESOLUTION NO. 04-2018-17

ZONING

- WHEREAS:** The Plats and Zoning Committee of the Trumbull County Planning Commission met on April 3, 2018, and reviewed with the Commission Staff all pertinent documentation, research, and data relative to case number Z-2018-05 entitled Paul Hovis Zone Change – Bazetta Township; and
- WHEREAS:** The minutes of this meeting are on file; and
- WHEREAS:** The proposed zone change is not in conformity with Bazetta Township's future land use map and zoning regulations; and
- WHEREAS:** The Plats and Zoning Committee of the Trumbull County Planning Commission has determined that the proposed zone change is not in the best interest of Bazetta Township;
- NOW, THEREFORE,
BE IT RESOLVED** The Trumbull County Planning Commission recommends denial of the proposed zone change;
- NOW, THEREFORE,
BE IT RESOLVED** That the Trumbull County Planning Commission approves forwarding of the proposed correspondence to the Township of Bazetta.

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

A meeting of the Plats and Zoning Committee of the Trumbull County Planning Commission was held on Tuesday, April 3, 2018, at 9:00 a.m. in the Conference Room of the Trumbull County Planning Commission. Those in attendance included the following:

James Shader, Chairman
Bob Moody
Richard Musick

Trish Nuskievicz, Executive Director
Shane Burkholder
Rich Fender
Cheryl Wood

Also in attendance: Peter Ross, Zoning Inspector Howland Township

DEEDS:

D-2018-03 -- HESS DEED-- CHAMPION TOWNSHIP -- SUBMITTED 3/7/2018

Applicant: Pat Ballantine, President - South Park Title Agency

Owner: Vera M. Hess

Parcels: 46-105360, 46-105370, 46-105360 and 46-141950

Location: Mahoning Avenue, Champion Township

Proposal: The owner wishes to have four parcels combined into one parcel with the resulting parcel split into two parcels. The proposed parcel is to be sold to facilitate the building of a home with the owner keeping the residual parcel that contains their residence.

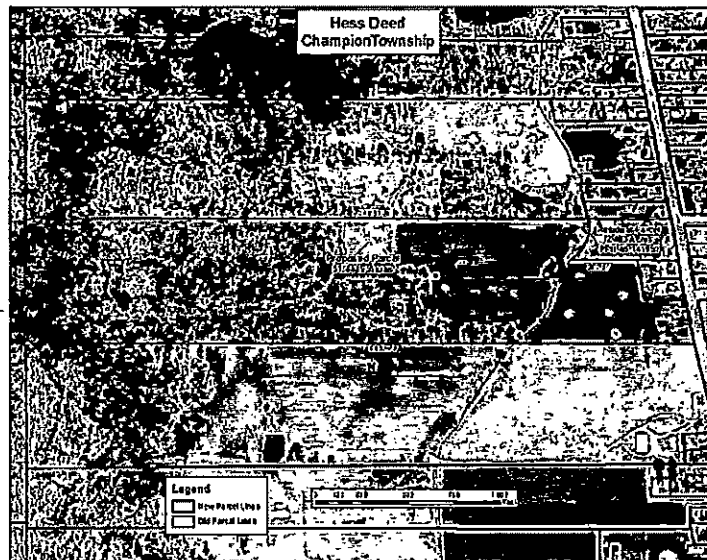
Proposed Lot Dimensions:

Proposed Parcel:

- 245.00' frontage
- 3,652.73' depth
- 51.4419 acres

Residual Parcel:

- 227.23' frontage
- 478.84' depth
- 2.4630 acres



Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

Site Conditions/Improvements:

- The proposed parcel has a house, garage and commercial structure that the new owner will demolish
- The residual parcel has a house, garages, barn and a shed
- This site has public water but no sewer service
- The area is zoned for single and two family residences

Agency Comments:

Planning Commission:

- The proposed parcel requires a variance from Section 405.25 Lot Width and Depth because its depth is more than four times its width.

Champion Township:

- The Champion Township Zoning Inspector approves of the division.

County Health Department:

- The County Health Department approves of the division.

Recommendation:

Because the proposal remedies the situation of having two landlocked properties Mr. Musick made a motion to approve of a variance from 405.25 Lot Width and Depth for the proposed parcel, subject to approval from all required agencies; seconded by Mr. Moody. The motion carried.

PLATS:

**P-2014-09 – KLINE'S FARM PLAT NO.1 LOT B PHASE 2 PRELIMINARY PLAN
EXTENSION – LIBERTY TOWNSHIP – SUBMITTED 3/19/2018**

Applicant: Home & Land Developers

Owner: Home & Land Developers

Parcels: 12-764703

Location: Potters Circle, Liberty Township

Proposal: The developer is seeking a two year extension of the Kline's Farm Plat No. 1 Lot B Phase 2 Preliminary Plan that was extended on April 12, 2016 by resolution No. 04-2016-15

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

Agency Comments:

Planning Commission:

- According to Trumbull County Subdivision Regulations, preliminary plan approval is good for two years.
- This preliminary plan is for the second phase of a 16 acre residential cluster housing development originally approved by the Planning Commission on March 15, 1999, by resolution No. 03-99-35.
- The time extension is requested due to a slow real estate market for new construction.

Recommendation:

Mr. Moody made a motion to approve the Kline's Farm Plat No. 1 Lot B Phase 2 Preliminary Plan extension, subject to all the conditions of the original approval; seconded by Mr. Musick. The motion carried.

P-2018-07 – REPLAT LOT 2C REPLAT KLINE'S FARM PLAT NO.1 – LIBERTY TOWNSHIP – SUBMITTED 3/16/2018

Applicant: Matt Hart, Surveyor - Advanced Land Measurement

Owner: Home & Land Developers

Parcel: 12-764703

Location: Potters Circle, Liberty Township

Proposal: Plat one lot along a previously constructed street for a single family house.

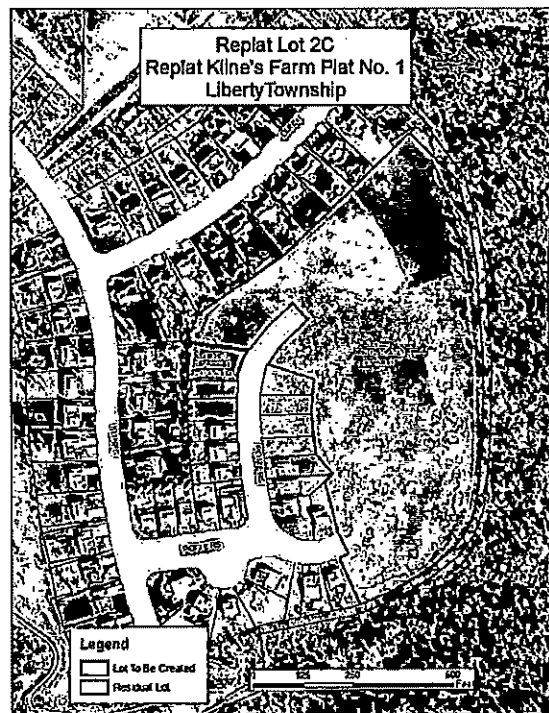
Proposed Lot Dimensions:

Lot B36:

- 48.81' frontage
- 127.67' depth
- .2174 Acres

Site Conditions/Improvements:

- Lot B36 is a vacant residential lot served by public sewer and water
- The area is zoned as a PUD (Planned Unit Development) by Liberty Township



Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

Agency Comments:

Planning Commission:

- The replat is part of the second phase of a 16 acre residential cluster housing development, originally approved by the Planning Commission on March 15, 1999.
- Preliminary plan approval for the second phase of the development was approved by the Planning Commission on June 10, 2014.
- The preliminary plan was extended for two years on April 12, 2016 subject to all of the conditions of the original approval.
- The proposed replat is compliant with the preliminary plan extended on April 12, 2016.
- Lot B36 lacks the 60 feet of frontage required under Section 405.20 for areas with sewers.

Liberty Township:

- Liberty Township Trustees have been contacted
- Liberty Township Zoning approves of the replat

County Highway Engineer:

- The County Highway Engineer has no objections.

County Sanitary Engineer:

- The County Sanitary Engineer has been contacted. A response is pending

Soil & Water:

- Soil and Water approves of the replat.

Recommendation:

Mr. Moody made a motion to approve a variance from 405.20 and approve of the Replat of Lot 2C Replat of Kline's Farm Plat No. 1, subject to approval from all required agencies, because the replat conforms to the previously approved Kline's Farm Plat No. 1 Lot B Phase 2 Preliminary Plan; seconded by Mr. Musick. The motion carried.

ZONING:

**Z-2018-05 – PAUL HOVIS ZONE CHANGE – BAZETTA TOWNSHIP – SUBMITTED
3/16/2018**

Applicant: Paul Hovis

Owner: Paul Hovis

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

Parcel: 33-075260

Location: Niles Cortland Road, Bazetta Township

Proposal: The applicant desires to change the zoning located at 2664 Niles Cortland Road from R-1 Residential to C-3 Commercial. This request is being made so the owner can build a quick lube and carwash.

Zoning: The owner's property is currently zoned R-1 Residential which allows for single family dwellings. The owner would like their property to be rezoned to C-3 Commercial which allows for a variety of uses including movie theaters, department stores, repair garages and animal shelters.

Site and Area Description:

- The parcel to be rezoned is a 6.291 acre vacant site.
- The primary land uses surrounding the area to be rezoned are single family residential housing and agriculture.
- Sanitary sewer is available at the site but not public water.

Agency Comments:

Planning Commission:

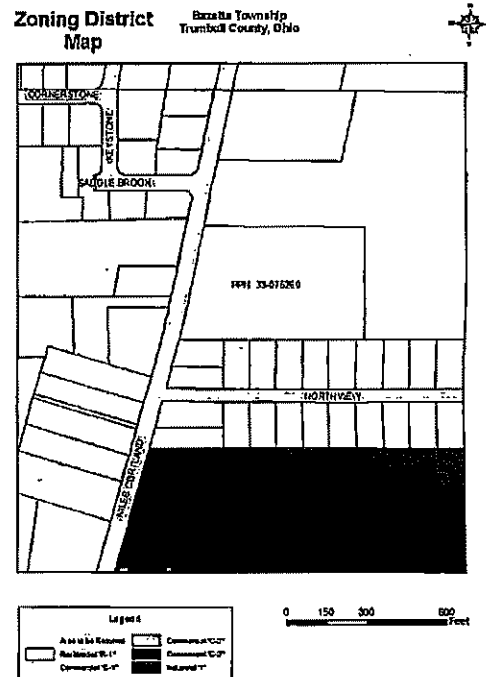
- Bazetta's future land use map indicates the area to be rezoned is to be used for businesses represented by the Township's C2 zoning classification such as beauty salons and hobby shops.

Bazetta Township:

- The Township Zoning Inspector has stated that because the area to be rezoned was once used for commercial purposes they have no objection to the zoning change.

Recommendation:

Mr. Musick made a motion to deny the proposed zone change for parcel 33-075260 in Bazetta Township due to incompatibility with the township's future land use map and the township's zoning regulations; Mr. Moody abstained; seconded by Mr. Shader. The motion carried.



Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

**Z-2018-06 – JORDAN-KLEESE ZONE CHANGE – HOWLAND TOWNSHIP –
SUBMITTED 3/26/2018**

Applicant: Jason Altobelli, Real Estate Broker - Altobelli Real Estate

Owners: Judy Jordan and Kleese Development Associates

Parcels: 28-663000 and 28-901414

Location: Avalon Drive, Howland Township

Proposal: The proposal is to change the zoning for part of parcels 28-663000 and 28-901414 from Corridor Review District-Office and Institution (CRD-OI) to Single-Family Residential (R-1). This request is being made to facilitate a future replatting of three lots fronting Avalon Drive for use as single family residential homes.

Zoning: The area proposed to be rezoned is currently zoned (CRD-OI) which allows for such uses as adult day care centers, banking facilities and real estate offices. The applicant would like the zoning to be changed to Single-Family Residential (R-1).

Site and Area Description:

- The zoning change proposal is for an area of .5876 acres
- The area to be rezoned is undeveloped
- Sanitary sewer and public water are available at the site

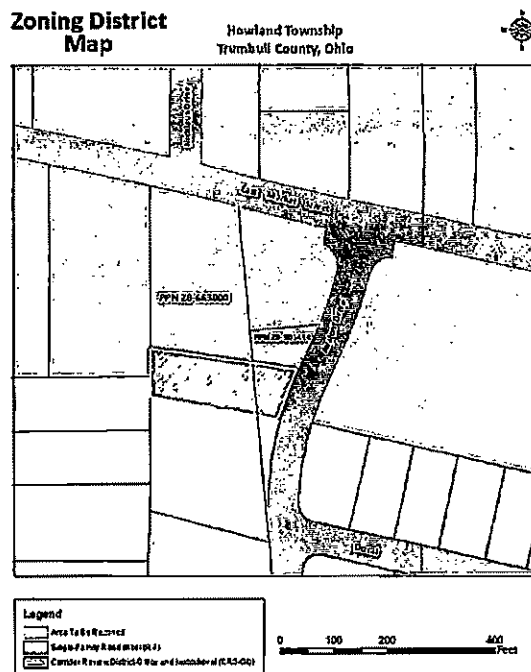
Agency Comments:

Planning Commission:

- The township's future land use map indicates the area to be rezoned is to be for single family residential housing.
- It should be noted that since the future land use map is from 1999 it should be updated.

Howland Township:

- The township has noted that the rezoning will encourage infill development at a site where utilities already exist.



Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, April 3, 2018

Recommendation:

Mr. Peter Ross was in attendance for this matter. Mr. Musick made a motion to approve the proposed zoning change for part of parcels 28-663000 and 28-901414, because the zoning change is compatible with the township's future land use map; seconded by Mr. Moody. The motion carried.

There being no further business, Mr. Musick made a motion to adjourn; seconded by Mr. Moody. The meeting was adjourned at 9:12 a.m.

Signed _____

Date _____

caw