

BAZETTA TOWNSHIP TRUSTEES
PUBLIC HEARING MINUTES

Public Hearing Zone Change Correction
Tuesday August 13, 2019
4:30PM
Township Administration Building
3372 State Route 5 N.E.

PRESENT: Trustee Paul Hovis- Present
Trustee Frank Parke- Present
Trustee Ted Webb- Present
Fiscal Officer Jeannie Eddy- Present

Chairman Trustee Hovis called the hearing to order at 4:30PM

Fiscal Officer Eddy will read the attached Legal Ad/Notice of Publication

Fiscal Officer Eddy will read the attached Trumbull County Planning Commission Recommendation for the following parcels 33-076446 and 33-076445

Fiscal Officer Eddy will read the Bazetta Township Zoning Board Commission's recommendations

Chairman Webb will read the Taking of Testimony Speech

Testimony of Residents:

- Amelia Ulbricht asked questions on zoning

Discussion and Comments by the Board of Trustees:

163-19 To accept the Zone Change Correction
Motion: Hovis
Second: Parke
Vote: Hovis YES, Parke YES, Webb YES

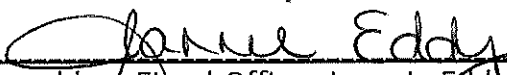
164-19

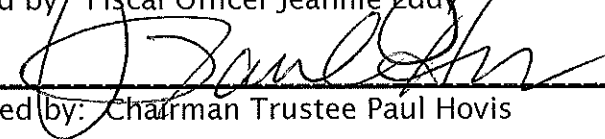
To adjourn the hearing at 4:39PM

Motion: Hovis

Second: Parke

Vote: Hovis YES, Parke YES, Webb YES


Attested by: Fiscal Officer Jeannie Eddy 9-10-19
Date


Approved by: Chairman Trustee Paul Hovis 9-25-19
Date

Tribune-Chronicle Legal Ads Print Ad Proof

ADNo: 4209 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: 8-3-2019 Stop: 8-3-2019
Lines: 18 Inches: 1.74 Words: 108

Credit Card: Expire:
Order Number:
Cost: 121.93 Extra Charges: .00 Adjustments: .00
Payments: .00 Discount: .00
Balance: 121.93

LEGAL NOTICE

The Bazetta Township Board of Trustees, Trumbull County, Ohio, gives notice that a Public Hearing will be held on August 13, 2019 at 4:30pm on a zoning correction change a regular monthly meeting will start at 5:00pm at the Township Administration Building located at 3372 State Route 5, N. E., Cortland, Ohio. Parcel # 33-076446 aka 2384 Bianca Ln and Parcel #33-076445 aka 2389 Bianca Ln All persons have a right to appear in person or by representation to question or give testimony for or against the corrected zone change.
BY ORDER OF THE BAZETTA TOWNSHIP TRUSTEES
By Jeannie Eddy, Fiscal Officer
#215-1T-August 3, 2019 #4209

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, May 1, 2018

Vienna Township:

- Vienna Township Trustees have been contacted. A response is pending.
- Vienna Township Zoning has no objection to the replat.

Trumbull County Engineer:

- The Trumbull County Engineer has advised that based on a previous plat/replat, it appears that a 50' strip of land was reserved for a street (Forest View Drive), but never formally dedicated as road R/W.

Trumbull County Sanitary Engineer:

- The Trumbull County Sanitary Engineer has no reservations concerning approval.

Trumbull County Health Department:

- The Trumbull County Health Department has no objections to this replat.

Soil and Water Conservation District:

- The Trumbull Soil and Water has noted the presence of wetlands to the east and north in addition to soils containing hydric components.

Recommendation:

Mr. Marino made a motion to recommend approval of the proposed Replat Lot No. 1 - Forest View Plat No. 1 Lot No. 2A-Replat of Forest View Plat No. 1 in Vienna Township with notes to the plat in regards to the 50' strip of land reserved for a street (Forest View Drive), but never formally dedicated, subject to approvals of all required agencies; seconded by Mr. Musick. The motion carried.

ZONING:

**Z-2018-07 – TOMA LEVETO ZONE CHANGE– BAZETTA TOWNSHIP – SUBMITTED
3/28/2018**

Applicant: Bazetta Township

Owner: Toma Leveto

Parcel: 33-076445

Location: Bianca Lane, Bazetta Township

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, May 1, 2018

Proposal: The applicant desires to change the zoning located at 2389 Bianca Lane from C-3 Commercial to R-1 Residential. This request is being made so that the zoning is consistent with the land use.

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

Site and Area Description:

- The parcel to be rezoned is a .55 acre site that has a home, pool and bath house.
- The primary land use on Bianca Lane is single family residential housing.
- Sanitary sewer and public water are available at the site.

Agency Comments:

Planning Commission: Bazetta's future land use map indicates the area to be rezoned is to be used for single family housing represented by the Township's R 1 zoning classification.

Bazetta Township: The zoning is being corrected by the Township.

Recommendation:

Mr. Musick made a motion to recommend approval of the proposed zone change for parcel 33-076445 in Bazetta Township due to compatibility with the township's future land use map and the parcel's current use; seconded by Mr. Marino. The motion carried.

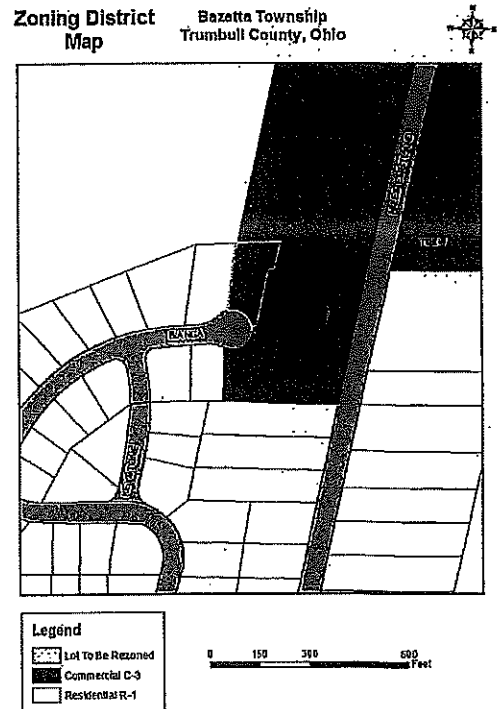
Z-2018-08 – FRED GOODLETT ZONE CHANGE – BAZETTA TOWNSHIP – SUBMITTED 3/28/2018

Applicant: Bazetta Township

Owner: Fred Goodlett

Parcel: 33-076446

Location: Bianca Lane, Bazetta Township



Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, May 1, 2018

Vienna Township:

- Vienna Township Trustees have been contacted. A response is pending.
- Vienna Township Zoning has no objection to the replat.

Trumbull County Engineer:

- The Trumbull County Engineer has advised that based on a previous plat/replat, it appears that a 50' strip of land was reserved for a street (Forest View Drive), but never formally dedicated as road R/W.

Trumbull County Sanitary Engineer:

- The Trumbull County Sanitary Engineer has no reservations concerning approval.

Trumbull County Health Department:

- The Trumbull County Health Department has no objections to this replat.

Soil and Water Conservation District:

- The Trumbull Soil and Water has noted the presence of wetlands to the east and north in addition to soils containing hydric components.

Recommendation:

Mr. Marino made a motion to recommend approval of the proposed Replat Lot No. 1 - Forest View Plat No. 1 Lot No. 2A-Replat of Forest View Plat No. 1 in Vienna Township with notes to the plat in regards to the 50' strip of land reserved for a street (Forest View Drive), but never formally dedicated, subject to approvals of all required agencies; seconded by Mr. Musick. The motion carried.

ZONING:

**Z-2018-07 – TOMA LEVETO ZONE CHANGE– BAZETTA TOWNSHIP – SUBMITTED
3/28/2018**

Applicant: Bazetta Township

Owner: Toma Leveto

Parcel: 33-076445

Location: Bianca Lane, Bazetta Township

Trumbull County Planning Commission
Plats and Zoning Meeting
Tuesday, May 1, 2018

Proposal: The applicant desires to change the zoning located at 2384 Bianca Lane from C-3 Commercial to R-1 Residential. This request is being made so that the zoning is consistent with the land use.

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

Site and Area Description:

- The parcel to be rezoned is a .48 acre site that has a home.
- The primary land use on Bianca Lane is single family residential housing.
- Sanitary sewer and public water are available at the site.

Agency Comments:

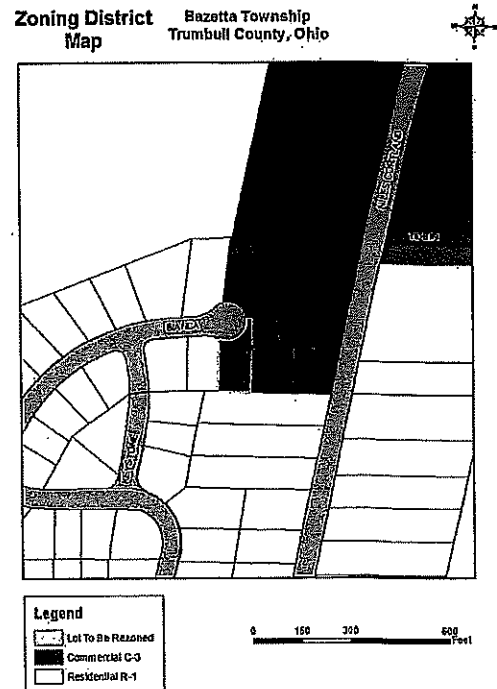
Planning Commission: Bazetta's future land use map indicates the area to be rezoned is to be used for single family housing represented by the Township's R 1 zoning classification.

Bazetta Township: The zoning is being corrected by the Township.

Recommendation:

Mr. Marino made a motion to recommend approval of the proposed zone change for parcel 33-076446 in Bazetta Township due to compatibility with the township's future land use map and the parcel's current use; seconded by Mr. Musick. Then motion carried.

There being no further business, Mr. Marino made a motion to adjourn; seconded by Mr. Musick. The meeting was adjourned at 9:25 a.m.



Signed _____

Date _____

RESOLUTION NO. 05-2018-26

ZONING

- WHEREAS: The Plats and Zoning Committee of the Trumbull County Planning Commission met on May 1, 2018, and reviewed with the Commission Staff all pertinent documentation, research, and data relative to case number Z-2018-08 entitled Fred Goodlett Zone Change – Bazetta Township; and
- WHEREAS: The minutes of this meeting are on file; and
- WHEREAS: The proposed zone change is 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 in the best interest of Bazetta Township;
- NOW, THEREFORE,
BE IT RESOLVED The Trumbull County Planning Commission recommends approval 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.

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 · Secretary: Janessa Patrick

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

July 10, 2019

RE: Proposal for Zone Change to Parcel # 33-076446 and Parcel #33-076445

Dear Board of Trustees:

At a Special Public Hearing of the Township Zoning Commission held on the 10th day of July 2019. The Zoning Commission **Recommended to adopt** the proposed zoning amendment to re-zone Parcel # 33-076446 aka 2384 Bianca Ln and Parcel #33-076445 aka 2389 Bianca Ln to be fully residential.

Enclosed please find the following:

1. Trumbull County Planning Commission recommendation.
2. July 10, 2019 Zoning Board Commission meeting minutes.

Sincerely,

Janessa Patrick
Zoning Board Commission Secretary

Bazetta Township Zoning Commission – Special Meeting

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 · Secretary: Janessa Patrick

On July 10, 2019 at 6:30PM at the Township Administration Building the Bazetta Zoning Commission held a **Special meeting** concerning zoning changes on Parcel # 33-076446 aka 2384 Bianca Ln and Parcel #33-076445 aka 2389 Bianca Ln.

Members Present: Curtis Lonsbrough, Rita Benoit and Walter Maycher

Members Absent: Howard Wetzel

Also Present: Secretary Janessa Patrick, Zoning Inspector Pete Pizzulo

Chairman Lonsbrough called the meeting to order at 6:44 PM.

Chairman Lonsbrough asked Secretary Janessa Patrick to take a roll call of members.

Secretary Janessa Patrick read Legal Ad

Owner of 2384 Bianca Ln. gave testimony agreeing with the zoning amendment to change listed properties fully to residential zoning.

Walter Maycher made a motion to adopt proposed zoning amendment, seconded by Rita Benoit.

Roll Call Vote: Curtis Lonsbrough **YES**, Rita Benoit **YES**, Walter Maycher **YES**

YES: 3

NAY: 0 Motion Passed

Rita Benoit made a motion to adjourn the special meeting, seconded by Walter Maycher.

Roll Call Vote: Curtis Lonsbrough **YES**, Walter Maycher **YES**, Rita Benoit **YES**.

YES: 3

NAY: 0 Motion Pass

Meeting was adjourned at 6:53pm

Curtis Lonsbrough, Chairman

Janessa Patrick, Secretary