

THE REGULAR MONTHLY MEETING OF THE TRUMBULL COUNTY PLANNING COMMISSION WAS OFFICIALLY CALLED TO ORDER BY PLANNING COMMISSION CHAIR, JAMES DAVIES, ON MAY 14, 2024, AT 9:00 A.M. IN THE TRUMBULL COUNTY PLANNING CONFERENCE ROOM

I. ROLL CALL

Roll Call was taken as follows:

| | |
|-----------------------------|---------|
| Mr. David Barran | Excused |
| Mr. Mauro Cantalamessa | Present |
| Mr. James Davies | Present |
| Mr. James DiCenso | Excused |
| Ms. Niki Frenchko | Excused |
| Alternate: Melissa Phillips | Present |
| Mr. Denny Malloy | Excused |
| Mrs. Melissa Miller | Present |
| Mr. Bob Moody | Present |
| Ms. Rachel Nader | Present |
| Mr. Phillip Pegg | Present |
| Mrs. Darlene St. George | Present |

Trumbull County Planning Commission Staff: Julie Green, Director; Nic Coggins, Assistant Director; Andrew Cvetkovich, Danette Manusakis, Emily Moran.

Also in attendance: Meghan Reed, Executive Director, Trumbull County Historical Society and Something Good Initiative Honoree, Mitzi Sabella, Historical Society Board Member, Ray Smith, Tribune Chronicle Reporter.

II. APPROVAL OF AGENDA

III. APPROVAL OF PLANNING COMMISSION MINUTES

IV. APPROVAL OF EXPENSES

V. COMMUNICATIONS

VI. DIRECTOR'S REPORT

VII. REPORTS OF COMMITTEES

VIII. PUBLIC REMARKS

IX. RESOLUTIONS FOR ADOPTION

X. OTHER BUSINESS/UPDATES

XI. ADJOURNMENT

II. APPROVAL OF AGENDA

Mr. Moody made a motion to amend the agenda for May 14, 2024, to move the A. Something Good Initiative under X. Other Business/Updates to the beginning of the meeting; seconded by Mr. Cantalamessa. The motion was carried.

Mrs. St. George made a motion to approve the agenda dated May 14, 2024; seconded by Mr. Cantalamessa. The motion was carried.

X. OTHER BUSINESS/UPDATES

- B. The Something Good Initiative Award was presented to Meghan Reed, Director of the Trumbull County Historical Society, for her outstanding contribution and service to the residents of Trumbull County, Ohio to collect, preserve, and interpret the history of Warren and its surrounding areas in Trumbull County.

III. APPROVAL OF PLANNING COMMISSION MINUTES

- A. Regular Meeting – April 8, 2024

Mrs. St. George made a motion to approve the Planning Commission regular meeting minutes of April 8, 2024; seconded by Mr. Cantalamessa. The motion was carried.

IV. FINANCIAL REPORT

Mr. Pegg made a motion to approve the financial report dated as of April 30, 2024; seconded by Mr. Cantalamessa. The motion was carried.

V. COMMUNICATIONS

There were no communications at this time.

VI. DIRECTOR' S REPORT

The Director's Report was sent out to the members prior to this meeting for review.

Nic Coggins started the discussion with the Girard Leatherworks Clean-Up Grant, stating that the field work is now complete while BRG finalizes the documents to obtain the "No Further Action" covenant. The city of Girard was able to obtain an EPA Technical Assistance grant to help reduce the match for the completion of the NFA, this will potentially save the City of Girard \$50,000. He also stated that the Girard Free Library and Meghan Reed, Director of the Trumbull County Historical Society will be helping to put together a history board for the historical site.

VI. DIRECTOR' S REPORT, Continued:

Nic is also working with the Tourism Bureau, City of Warren, USACE and ODNR to coordinate payment for the use of chemical treatments for Hydrilla, the invasive species growing in Mosquito Lake. He also mentioned that he has been attending meetings and working with several businesses to help create, expand, and relocate in Trumbull County with job creation, possible tax increment financing agreements and tax abatements.

Andrew Cvetkovich reported that ms consultants inc. retained C.P. Braman & Co., Inc. on behalf of Trumbull County Commissioners to perform appraisals of all 5 affected properties found to be non-compliant as a result of the 2020 audit conducted by ODNR and FEMA. These appraisal reports include the "fair market value" conducted for each of the affected properties. However, it is important to note that no property owner is being forced by Trumbull County to sell their home, he also stressed that the purpose of conducting the studies on behalf of the property owners is for their benefit reducing out-of-pocket costs for them. He also stated that a floodplain inquiry received in January 2024 regarding a parcel on North River Rd, in Howland Township is still in progress. The engineering firm working on behalf of the property owner for the project submitted a completed floodplain development application in April, and staff is actively reviewing it before making a determination. Additional documentation was needed.

Emily Moran reported that there are two Fair Housing training courses this month and that the Analysis of Impediments to Fair Housing event will be held on May 28th, this is our 5-year update for the AI. She also reported that she will be initiating the competitive bidding process for the gym roof replacement for the Girard Multi-Generational Center. Once the Commissioners authorize the advertisement for bids the bid documents will be dispersed; all bids must be in by 3pm, Tuesday, June 11, 2024. Lastly, she reported that she met with the GPD Group, the county engineer, our staff and Liberty Township regarding the Liberty Township storm drainage improvement project in order to finalize the design engineering. The final bid document and technical specifications should be delivered soon.

Kim Vaughn reported that there were 18 plats and zoning applications this month and we ended the month with 7 Replats and 4 Zoning Text Amendment that were discussed and voted on at the Plats and Zoning Committee meeting. These resolutions were voted on today.

Lastly, Julie reviewed the 2024 Work Program milestone chart with the members present, which details deadlines and percentages of projects' progress towards completion. She discussed the progress of the Golden Triangle Project, the TCPC Roof Replacement Project and the Implementation of the YARS MIS.

Mrs. St. George made a motion to approve the Director's Report of May 14, 2024; seconded by Mr. Moody. The motion was carried.

VII. REPORTS OF COMMITTEES

A. Plats and Zoning Committee Meeting

Mr. Moody made a motion to approve the minutes of the Plats and Zoning Committee meeting of May 7, 2024; seconded by Mr. Pegg. The motion was carried.

VIII. PUBLIC REMARKS

There were no public comments at this meeting.

IX. RESOLUTIONS FOR ADOPTION

A. Plats and Zoning Committee Resolutions

Mr. Moody made a motion to approve Resolution No. 5-2024-21; seconded by Mrs. Miller. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | n/a |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Mr. Cantalamessa made a motion to approve Resolution No. 5-2024-22; seconded by Mr. Pegg. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Mr. Cantalamessa made a motion to approve Resolution No. 5-2024-23; seconded by Mr. Moody. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
|------------------|-----|

IX. RESOLUTIONS FOR ADOPTION, Continued:

| | |
|-----------------|-----|
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Mr. Cantalamessa made a motion to approve Resolution No. 5-2024-24; seconded by Mr. Moody. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Ms. Nader made a motion to approve Resolution No. 5-2024-25; seconded by Mr. Moody. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Mrs. St. George made a motion to approve Resolution No. 5-2024-26; seconded by Mr. Pegg. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |

IX. RESOLUTIONS FOR ADOPTION, Continued:

Ms. Nader Yes
Mr. Pegg Yes
Mrs. St. George Yes
The motion was carried.

Mr. Moody made a motion to approve Resolution No. 5-2024-27; seconded by Mr. Cantalamessa. Roll Call followed:

Mr. Cantalamessa Yes
Mr. Davies Yes
Mrs. Phillips Yes
Mrs. Miller Yes
Mr. Moody Yes
Ms. Nader Yes
Mr. Pegg Yes
Mrs. St. George Yes
The motion was carried.

Mrs. St. George made a motion to approve Resolution No. 5-2024-28; seconded by Mr. Cantalamessa. Roll Call followed:

Mr. Cantalamessa Yes
Mr. Davies Yes
Mrs. Phillips Yes
Mrs. Miller Yes
Mr. Moody Yes
Ms. Nader Yes
Mr. Pegg Yes
Mrs. St. George Yes
The motion was carried.

Mr. Moody made a motion to approve Resolution No. 5-2024-29; seconded by Mrs. Miller. Roll Call followed:

Mr. Cantalamessa Yes
Mr. Davies Yes
Mrs. Phillips Yes
Mrs. Miller Yes
Mr. Moody Yes
Ms. Nader Yes
Mr. Pegg Yes
Mrs. St. George Yes
The motion was carried.

IX. RESOLUTIONS FOR ADOPTION, Continued:

Mrs. Miller made a motion to approve Resolution No. 5-2024-30; seconded by Mr. Cantalamessa. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

Mr. Pegg made a motion to approve Resolution No. 5-2024-31; seconded by Mrs. Phillips. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.

B. Something Good Initiative Resolution

Mrs. St. George made a motion to approve Resolution No. 5-2024-32; seconded by Mr. Moody for recognition of the Something Good Award to Meghan Reed. Roll Call followed:

| | |
|------------------|-----|
| Mr. Cantalamessa | Yes |
| Mr. Davies | Yes |
| Mrs. Phillips | Yes |
| Mrs. Miller | Yes |
| Mr. Moody | Yes |
| Ms. Nader | Yes |
| Mr. Pegg | Yes |
| Mrs. St. George | Yes |

The motion was carried.


X. **OTHER BUSINESS/UPDATES**

- A. Something Good Initiative – Recognition of Meghan Reed, Director of the Trumbull County Historical Society (This was Presented at the beginning of the meeting)

XI. **ADJOURNMENT**

There being no further business, Mr. Moody made a motion to adjourn; seconded by Mr. Pegg. The motion was carried. The meeting was adjourned at 10:13 a.m.

The next Planning Commission meeting is scheduled for **June 11, 2024, at 9:00 a.m.** in the Planning Commission Conference Room, 185 E. Market Street in Warren.

Signed 

James Davies, Chairperson
Trumbull County Planning Commission

Date 6-11-24

dm