

THE REGULAR MONTHLY MEETING OF THE TRUMBULL COUNTY PLANNING COMMISSION WAS OFFICIALLY CALLED TO ORDER BY THE CHAIRMAN, LEWIS KOSTOFF, ON NOVEMBER 12, 2014, AT 9:00 A.M. IN THE TRUMBULL COUNTY PLANNING CONFERENCE ROOM.

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Roll Call was taken as follows:

Mr. Brown	Absent
Mr. Fuda	Present
Mr. Henn	Absent
Mr. Kostoff	Present
Mr. Mahan	Present
Mr. Musick	Present
Mr. Polivka	Absent
Mr. Shader	Present
Mr. Sliwinski	Present
Mr. Wright	Present

Trumbull County Planning Commission Staff:

Trish Nuskievicz, Executive Director	Anthony Kobak
Jon Baughman	Mitzi Sabella
David Dubiaga	Mark Zigmont
Julie Edwards	

Also in attendance: Ellen Mayfield, Atty. John J. Masternick (D-2014-1); Joe Gonda, Buckeye Design (D-2014-1 and P-2014-5); Zachary Svette, Chairman, Newton Falls Village Zoning and Planning Commission

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- I. APPROVAL OF AGENDA
- II. APPROVAL OF PLANNING COMMISSION MINUTES
- III. APPROVAL OF EXPENSES
- IV. COMMUNICATIONS
- V. DIRECTOR'S REPORT
- VI. REPORTS OF COMMITTEES
- VII. RESOLUTIONS FOR ADOPTION
- VIII. OTHER BUSINESS
- IX. ADJOURNMENT

**I. APPROVAL OF AGENDA**

Mr. Mahan made a motion to approve the agenda dated November 12, 2014; seconded by Mr. Fuda. The motion carried.

**II. APPROVAL OF PLANNING COMMISSION MINUTES**

Mr. Shader made a motion and seconded by Mr. Fuda to approve the Planning Commission minutes of the October 14, 2014, Board meeting. The motion carried.

**III. FINANCIAL REPORT**

Mr. Mahan made a motion to approve the financial report dated as of October 31, 2014; seconded by Mr. Musick. The motion carried.

**IV. COMMUNICATIONS**

No communications were reviewed at the meeting.

**V. DIRECTOR'S REPORT**

Trish Nuskievicz reviewed the Director's Report calling attention to the following:

**A. Newton Falls Village Comprehensive Plan**

Ms. Nuskievicz reported that the final draft of the Newton Falls Comprehensive Plan was presented to the public on October 14, 2014. She stated that the draft plan is on the Planning Commission's web site. She stated that the village council will meet to adopt the final draft plan on Monday, November 17, 2014.

Zachary Svette, Chairman of the Newton Falls Village Zoning and Planning Commission, was in attendance at today's meeting and thanked the Planning Commission staff for the work on the Newton Falls Village Comprehensive Plan. He said that the Comprehensive Plan is a good tool to take Newton Falls into the future.

**V. DIRECTOR'S REPORT – Continued**

B. Champion Township Comprehensive Plan Update

Ms. Nuskievich reported that the staff met with Champion school board members on October 29, 2014, to discuss the school board's plans in Champion Township. She also stated that the staff created a preliminary draft of the future land use map and conducted fieldwork for this plan. She said that work continues in order to complete the draft comprehensive plan by January 2015.

C. HOME Program

Julie Edwards reported that the Warren-Trumbull HOME Consortium received the award letter for the 2014 fiscal year. She stated that the staff anticipates this funding will be able to complete three down payments and two home rehabilitations.

D. Enterprise Zone

Mr. Zigmont reported that Reinforcement Systems, Inc./Van Merksteijn USA, LLC has requested an assignment and transfer of the Enterprise Zone Agreement dated July 15, 2009, to Engineered Wired Products, Inc., He said that Engineered Wired Products, Inc. is purchasing the facility. Mr. Zigmont stated that all terms and conditions of the original agreement will remain including retaining the 60 jobs that are currently at the facility.

Mr. Mahan made a motion to accept the Director's Report of November 12, 2014; seconded by Mr. Musick. The motion carried.

**VI. REPORTS OF COMMITTEES**

A. Plats and Zoning Committee - Lewis Kostoff, Chairman

Copies of the Plats and Zoning Committee Report of November 4, 2014, were included in the Board Members' books for review. Mr. Shader made a motion to accept the November 4, 2014, Plats and Zoning Committee Report; seconded by Mr. Fuda. The motion carried.

**VII. RESOLUTIONS FOR ADOPTION**

The following people were in attendance at this meeting to discuss Resolution No. 11-2014-52: Ellen Mayfield, property owner; Atty. John J. Masternick and Joe Gonda from

**VII. RESOLUTIONS FOR ADOPTION – Continued:**

Buckeye Civil Design. Mr. Gonda and Atty. Masternick both stated that the Planning Commission should grant the requested variances from the Trumbull County Subdivision Regulations that states that there shall not be more than one residential home on a single lot and from the road construction standards for the access drive since approval from the Hubbard Township Zoning Department and the Trumbull County Health Department for this request have been granted. They also stated that the variances should be allowed since Mrs. Mayfield is a widow and her son wants to build a home near her on the same property. Mr. Dubiaga stated that there are two issues in allowing the variances on this case:

1. Accessibility to the proposed second house for fire trucks and other emergency vehicles.
2. The subdividing of the parcel in the future will not comply with the current lot standards specified in the Trumbull County Subdivision Regulations.

A. Plats and Zoning Committee Resolutions

Mr. Shader made a motion to table Resolution No. 11-2014-52; seconded by Mr. Musick. The motion carried.

Mr. Mahan made a motion and seconded by Mr. Wright to adopt Resolution Nos. 11-2014-53, 11-2014-54, 11-2014-55, 11-2014-56, 11-2014-57, 11-2014-58, 11-2014-59, 11-2014-60, 11-2014-61 and 11-2014-62. Mr. Musick abstained from voting on Resolution No. 11-2014-56. The motion carried.

**VIII. OTHER BUSINESS**

Ms. Nuskiewicz stated that this is David Dubiaga's last Planning Commission meeting since he will be retiring at the end of November. The board thanked Mr. Dubiaga for his years of service to the Planning Commission and wished him well in the future.

**IX. ADJOURNMENT**

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

Signed Lew Kostoff

Date 12/9/2014