

Northfield Center Township
Zoning Commission Public Hearing
December 5, 2006

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Secretary Judy Flauto read into the minutes the Summit County Planning Commission recommendations dated 11/17/06, and received at the Town Hall on 11/20/06 (copy of letter attached to these minutes.)

Mr. Youel said that the signed petition turned in by Mr. Lawton would also be attached to these minutes.

Greg Estrich, HZW Environmental Consultants explained that his firm developed a map identifying streams and wetlands. They are expecting a verbal approval of their mapping from the Army Corp. of Engineers. They have also coordinated with the U.S. Dept. of Natural Resources and the Dept. of Fish and Wildlife.

Tony Olszko said that he had met with the National Park head biologist and staff. He would work with them on water control issues.

Pete DeFranco, Civil Engineer with Richard Bowen and Associates addressed some of the Summit County Planning Commission's comments regarding storm water management. They would have to reduce the rate of exiting storm water.

Mr. Campbell pointed out that the S.C. Planning Commission said they could not support rezoning for a site with so many constraints. How would these issues mesh?

Mr. DeFranco said that a wooded area is better than a development, but there are ways to design to account for storm water management.

Mr. Lovano explained that this site has been examined in the past. 10 years ago, a 6-month study was done. Wetlands were determined. That's probably one of the reasons why this land hasn't been developed with condos. Northfield Center Township looked at this for industrial use, couldn't do it.

Mr. Schade asked if Mr. DeFranco is stating that they can build on this property?

Mr. DeFranco said they haven't done borings yet.

Don Stybol, 212 N. Oakmont said he has studied Brandywine Creek for 37 years. He asked where the water would go, and did Mr. Olszko realize what would happen downstream at the narrow?

Paul Buescher said that he has seen this property in 4-5 feet of water, and he is opposed to it being developed.

Mr. Olszko said he can't do borings until environmental studies are done.

Jim Lawton, Brandywine Preserve, said that comments were made that the downstream situation would be addressed, but he doesn't see any plan for the land in Boston Township that would be affected. Also, buildings could be raised, but parking lots could not be. Flooding would cover cars.

Mr. Leonard Griffin, 476 E. Twinsburg Rd. said that his property runs along Mr. Olszko's property. Years ago, sewage was being dumped into Brandywine Creed. He found out that the water treatment plant on Hines Hill Rd. is allowed to dump into the creek.

Iris Starn, Brandywine Preserve, has seen septic cleaning tank trucks dumping into Brandywine Creek.

Mark Haber, Shallow Creek, asked what would happen if the area remains R-1?

Mr. Lovano said that it would go to the county for subdivision development.

Mr. Olszko said that if he gets a zoning request granted, then they would do boring testing.

Mr. Campbell asked if Mr. Olszko is asking for zoning to be changed to C-4, then he'll decide what goes in there? Northfield Center Township would have no control.

Mr. Olszko said that he doesn't know what testing would show until it's done after zoning has been changed.

Mr. Youel told all in attendance that this vote will be held on December 11, 2006, at 7:00 p.m. at the Zoning Commission Regular Meeting. All present are invited to attend.

C. ADJOURNMENT:

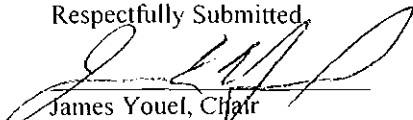
Mr. Schade moved to adjourn at 7:45 p.m.

Seconded by Mr. Lovano.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

12-11-06
Date


Judith Flauto, Township Secretary

12-11-06
Date

SUMMIT COUNTY, OHIO

JAMES B. MCCARTHY, EXECUTIVE

November 17, 2006

Judy Flauto
Northfield Center Township
9546 Brandywine Road
Northfield Center, OH 44067

RECEIVED
NOV 20 2006

COPIES TO: TRUSTEES
 CLERK MISC.
 ROAD DEPT. ZONING
 FIRE DEPT. W.D.D.

RE: Rezoning Request (Twinsburg Rd. – Parcel # 4001540, 4001541, 4001542)

Dear Ms. Flauto:

The purpose of a review of proposed Township zoning amendments by a County or Regional Planning Commission, as required by Section 519.12 of the Ohio Revised Code, is to assist the Township Zoning Commission by providing it with recommendations based on expert opinion and/or planning and development considerations that often extend beyond township boundaries and which might not be obvious from the local point of view.

It is not the function or the intent of the County of Summit Planning Commission to dictate local policies or to regulate the decisions of local governing bodies. It was in the spirit of assistance and advice that the County of Summit Planning Commission considered the proposed rezoning that was submitted for review.

The County of Summit Planning Commission took action at its last meeting held November 16, 2006 on **Item #6, File 11-2006-02-Z:**

- **REQUEST:** The applicant requested that parcels #4001540, 4001541, 4001542 be rezoned from the R-1 Residential zoning classification to the C-4 Commercial zoning classification (10 acres retail, 37 acres C-4 PRD condominiums, 4.3 acres park).
- **RECOMMENDATION:** Staff recommended to the County of Summit Planning Commission that the requested rezoning be **DISAPPROVED** with due consideration to comments.
- **ACTION:** The County of Summit Planning Commission **DISAPPROVED** the proposed rezoning per the staff recommendation.

Attached is the final report.

Sincerely,



Nick Lautzenheiser
GIS Technical Applications Administrator

Cc: Trustee Brent Sommer, Donald Saunders

PLANNING COMMISSION

175 S. MAIN STREET • AKRON, OHIO 44308-1306

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CASE NO. : **Item #6, File #11-2006-02-Z**
TOWNSHIP : Northfield Center
PROPOSED ACTION : Rezoning
DATE : November 16, 2006
PROCESSOR : Nick Lautzenheiser

APPLICANT : Tony Olszko, II
LOCATION : Twinsburg Rd.
PARCEL NUMBERS : 4001540, 4001541, 4001542
LOT SIZE : 51.3251 acres
EXISTING ZONING : R-1 Residential
PROPOSED ZONING : C-4 Commercial (10 acres Commercial, 37 acres PRD, 4.3 acres Park)
EXISTING LAND USE : Vacant, wooded residential lots

DISCUSSION

Rezoning Request

The applicant is requesting a rezoning of three (3) parcels from R-1 residential to C-4 commercial. The request includes the creation of two (2) new parcels (8.4 and 1.6 acres) fronting Twinsburg Road for retail and office uses. The applicant has submitted a preliminary drawing of proposed buildings for the site in question. The commercially zoned area would include two retail buildings/offices. The applicant is also proposing the creation of a 4.3 acre park to be donated to Northfield Center Township. The remaining 37 acres would be rezoned C-4 Planned Residential Development and include 10 multi-family condominium units (one to four stories). The maximum permitted density for C-4 is 5 units per acre or 12 units on any one acre. The applicant could have a maximum 185 units within the 37 residential acres. The applicant notes that this is a mixed use development project and cites speculative future development in and around this area.

Existing Zoning

These vacant, wooded lots are currently zoned R-1 residential. Nearly all of the area is located in the FEMA 100-year floodplain. Most of the area is also on hydric soils. The Brandywine Creek crosses through the properties.

Staff Comments

All save a small portion of the subject rezoning site is located in the FEMA 100-year floodplain. The Summit County General Land Use Development Plan (2006) strongly discourages any development in these extremely sensitive areas. Floodplains must remain undisturbed to maintain their natural storm water management functions. Increased runoff from accelerated development and the consumption of woodlands and open space along the Route 8 corridor makes this low lying, riparian and floodway area especially important for preservation. The soil, Canadice Silty Clay Loam, is identified as hydric. Hydric soils indicate potential wetland presence and limited permeability. The area is also densely wooded and relatively undisturbed. This wooded undeveloped area provides a nice visual and sound buffer between the existing residential community and the expressway.

The Northfield Center Township Zoning Resolution (2000, p. 53-54) explicitly prohibits the development of areas within an identified FEMA floodway. The code only permits the erection, alteration, enlargement, or repair of the following uses:

- a) *outdoor recreational facilities, playing fields, courts, trails, and other similar recreational facilities;*
- b) *fencing that allows the passage of water*
- c) *off-street parking areas built with pervious materials*

Thus, the construction of retail/office buildings and condominiums would be in direct violation of the zoning resolution for Northfield Center Township.

The Northfield Center Township Comprehensive Plan (1998) calls for the *conservation of natural resources and significant natural features as much as possible in areas zoned for residential uses and the conservation of large wooded areas* (p. 32). The proposed project, if rezoned, would eliminate a large forested area and involve the construction of multiple structures on hydric soils in a designated floodplain. Staff cannot support a rezoning for a site with so many natural constraints and conflicts with the Township and County planning guidelines.

RECOMMENDATION

Staff recommends to the Summit County Planning Commission that the requested rezoning be **DISAPPROVED** with due consideration to staff comments.

COUNTY PLANNING COMMISSION ACTION: DISAPPROVAL per staff recommendation

Item #6	Present	Motion	Second	Yea	Nay	Abstain
Paul Gallagher	X			X		
Helen Humphrys	X			X		
Don Jenkins	X		X	X		
Alice Kanieski	X			X		
Nick Kostandaras	X	X		X		
Allen Mavrides	X			X		
Joe Migliorini						
Louis Sharpe						
Rose Mary Snell	X					X
Dennis Stoiber						
Robert Terry	X			X		

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 ROAD DEPT. ZONING
 FIRE DEPT. W.D.D.

RECEIVED

NOV 29 2006

PETITION

We, the undersigned, are requesting The Summit County Planning Commission, The Northfield Center Township zoning Board and The Northfield Center Trustees seriously consider the DENIAL of the request by American Dream Productions, LLC to rezone 5 acres at the southeast corner of Route 8 and East Twinsburg Road, in Northfield Center Township from R-1 Residential, to C-4 Commercial.

This rezoning is being promoted with the concept of being primarily for condominium use, with business location to be along East Twinsburg Road. There is no guarantee that ALL of this property would not be used WHOLLY as a business site which C-4 zoning would allow.

It is our request that this site remain as R-1 Residential as the highest and best use of this property. It is also our request that the wet lands which are on this property be protected.

Name	Address	Date
Gann M. Cullen	565 Azalea Circle	10/17/06
Iris Starr	561 Azalea Circle	10-14-06
Tony Miller	571 Azalea Circle	10-14-06
George Grammitt	571 Azalea Circle	10-14-06
Daniel H. Fatale	585 Azalea Circle	10-14-06
Ch. Beth Fatale	585 Azalea Circle	10-14-06
John Fatale	583 Azalea Circle	10-14-06
Gary Shreiner	587 Azalea Circle	10-14-06
Tom & Kim	589 Azalea Circle	10-14-06
Heidi Combs	595 Azalea Circle	10-14-06
Kathleen Graham	595 Azalea Circle	10-14-06
Emily Hummel	588 Azalea Circle	10-14-06
Drew Shreiner	585 Azalea Circle	10-14-06
Jeff Kellner	560 Azalea Circle	10-14-06
Dan Terry	568 Azalea Circle	10-14-06
Vince Darr	570 Azalea Circle	10-14-06
Cathie Lane	570 Azalea Circle	10-14-06
John Smith	528 Azalea Circle	10/15/06
John Elsworth	524 Azalea Circle	10/15/06
James McArthur	524 Azalea Circle	10/15/06
Melanie Thomas	530 Azalea Circle	10/15/06
David H. Fatale	530 Azalea Circle	10/15/06
Louise Sk	550 Azalea Circle	10/15/06

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We, the undersigned, are requesting The Summit County Planning Commission, The Northfield Center Township zoning Board and The Northfield Center Trustees seriously consider the DENIAL of the request by American Dream Productions, LLC to rezone 5 acres at the southeast corner of Route 8 and East Twinsburg Road, in Northfield Center Township from R-1 Residential, to C-4 Commercial.

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Name Address Date

Luann Trimble	533 Ayalea Circle Northfield Center, OH	10-13-06
Richard Mayhew	536 Cambridge Northfield OH	44067 10-15-06
Julia R Jackson	" " " "	" "
Gladys Hancock	" " " "	" "
Richard Madjack	" " " "	" "
Joan Pearl	7337 Grey Ln Northfield OH	44067 10-15-06
Jim Pearl	7337 " " " "	" " " "
Kelley Oltrop	7329 Joey Lane Northfield OH	44076
Sandra Stel	7320 Joey Lane Northfield OH	44076
GERALD + LONIA SANDERS	353 DEEP CREEK KIRKUE NORTHFIELD OH	44067
Jeann Toppin	334 Deep Creek Circle Northfield OH	44067
Greg Rose Wesley	310 John Creek Circle Northfield OH	44067
Andrea Dunn	218 Deep Creek Circle Northfield OH	44067
R. Vincent	277 DEEP CREEK	
Ted Sims	786 West Creek NW Northfield OH	44067

PETITION

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It is our request that this site remain as R-1 Residential as the highest and best use of this property. It is also our request that the wet lands which are on this property be protected.

Name Address Date

<u>Name</u>	<u>Address</u>	<u>Date</u>
Dennis J August	728A FOREST COVE NORTHFIELD CTR	10/15/06
Shirley August	7284-A Forest Cove Northfield Ctr OH	10/15/06
Edward J Lewis	7311-A FOREST COVE NORTHFIELD CTR OH	10/15/06
Nelson J. Fox	7284-C Forest Cove Northfield Ctr, OH	10/15/06
Jon Ford	7300-D FOREST COVE LANE NORTHFIELD CTR, OH	10/15/06
Michael Masetta	7300B Forest Cove Lane Northfield Center OH	10/15/06
Deanne Smith	7314-D FOREST COVE LANE NORTHFIELD CENTER OH	10/15/06
Dorel Hayes	7311-D FOREST COVE LN, NORTHFIELD, OH	10/15/06
Traci James	7347-C Forest Cove Ln Northfield OH 44067	10/15/06
Cheryl Smith	7347-C FOREST COVE LN NORTHFIELD OH 44067	10/15/06
William Bunn	7347A Forest Cove Ln Northfield, O. 44067	10/15/06
Deborah Fisher	7347D Forest Cove Lane Northfield OH 44067	10/15/06
William Dicks	7267D Forest Cove Northfield 44067	10-15-06
Elizabeth Ann	7267-D Forest Cove Lane Northfield 44067	10/15/06
Cheryl Holden	7328D Forest Cove Ln Northfield CTR 44067	10/15/06
Daniella Woodruff	7314C Forest Cove Ln Northfield 44067	10/18/06
Sara Woodruff	7314C Forest Cove Lane Northfield 44067	10-18-2006
Joe Ford	7314C Forest Cove Lane N.F., Ohio 44067	10-18-06
ROGER PETERSON	7328 C FOREST COVE LANE N.F. OH 44067	10-18-06
Margaret Paton	7328 FOREST COVE LANE NORTHFIELD OH 44067	10-18-06

**Northfield Center Township
Zoning Commission Regular Meeting
November 13, 2006 – Immediately Following 6:45 p.m. Public Hearing**

A. CALL TO ORDER:

Meeting called to order at 6:50 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Lovano moved to recommend to the Trustees for their action the addition of the definition of "gazebo" to the Northfield Center Township Zoning Resolution.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Lovano moved to waive the reading of the minutes of the Regular Meeting of 10/9/06.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Mr. Schade moved to accept the minutes of the Regular Meeting of 10/9/06.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

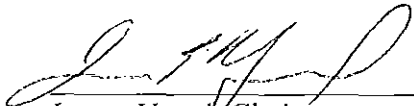
Mr. Lovano moved to adjourn at 7:05 p.m.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

12-11-06
Date


Judith Flauto, Township Secretary

12-11-06
Date

Northfield Center Township
Zoning Commission Public Hearing
November 13, 2006

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Mr. Youel stated that the Summit County Planning Commission recommended the approval of the definition "gazebo."

Mr. Lovano specified that Summit County Planning Commission approved "gazebo" as an accessory building.

No other comments.

C. ADJOURNMENT:

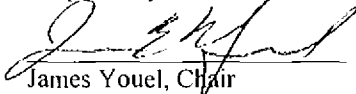
Mr. Yakich moved to adjourn at 6:50 p.m.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

12.11.06
Date


Judith Flauto, Township Secretary

12.11.06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
October 9, 2006 – 7:00 p.m.**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a brief discussion of playground equipment. Mr. Youel and the other members agreed that you cannot really legislate this type of equipment except for setbacks.

Mr. Lovano said that you cannot regulate setbacks if it is not classified as a structure.

The Zoning Commission then had a brief discussion about tattoo shops. The Board of Zoning Appeals had asked the Zoning Commission to clarify what that business would fall under.

C. ZONING INSPECTOR'S SECTION:

Mr. Lovano asked Inspector Saunders about the house on the corner of Natalie and Springwood, owned by Krofcheck. He said this home has several unlicensed vehicles in the yard.

Inspector Saunders explained that the home owner had received a violation letter previously that had given him 6 months to correct the multiple violations. This situation will probably go to the Summit County Prosecutor, as these violations still have not been corrected.

Mr. Youel asked about the porch on the building next to Pat Dee's. Does it meet setback requirements?

Inspector Saunders said that the BZA granted a variance for the renovations on that building, including the porch.

D. APPROVAL OF MINUTES:

Mr. Lovano moved to waive the reading of the minutes of the Regular Meeting of 9/11/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Yakich moved to accept the minutes of the Regular Meeting of 9/11/06.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Lovano moved to waive the reading of the minutes of the Public Hearing of 10/3/06. (Gazebos)

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Schade moved to accept the minutes of the Public Hearing of 10/3/06. (Gazebos).

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Lovano moved to waive the reading of the minutes of the Public Hearing of 10/3/06 (Tony Olszko.)

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Youel move to accept the minutes as amended of the Public Hearing of 10/3/06
(Tony Olszko.)

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Yakich moved to adjourn at 7:45 p.m.

Seconded by Mr. Lovano.

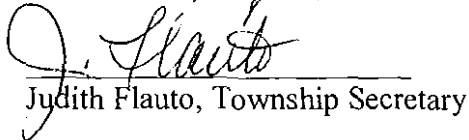
Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

11.13.06
Date


Judith Flauto, Township Secretary

11.13.06
Date

**Northfield Center Township
Zoning Commission Public Hearing
October 3, 2006-American Dream Productions, LLC**

A. CALL TO ORDER:

Meeting called to order at 7:30 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENT:

Mr. Tony Olszko, American Dream Productions, LLC, made his presentation to the Zoning Commission. He has a conceptual plan that would encompass 206 acres. He explained that the reason he needs R-1 zoning to be changed to C-4 is because there is no government funding. His intention is to build townhouses and condominiums with some retail.

*Greg
Yakich
"for the road."*

Mr. Yakich asked what part of this development is in Northfield Center Township and what part is not?

Mr. Olszko said that the focus of the Northfield Center Township part would be the townhouses and condos.

Barb Thomas, Azalea Circle, asked Mr. Olszko about signage.

Jim Lawton, 7328-A Forest Cove told the ZC that he moved here to retire, and didn't anticipate such growth so quickly. This development would be similar to what is already in Macedonia Commons, which already has vacant buildings. He is concerned with services provided, who pays for them? On the issue of zoning, he's not opposed to growth, but would like to see the R-1 remain with more open space. He also mentioned water run-off concerns.

Mr. Lawton read a letter from his neighbor, Carol Haves, 7311-D Forest Cove (letter is attached to these minutes.)

Joseph Rivera, 653 E. Twinsburg Rd., said he worked on the Comprehensive Plan, but didn't anticipate the commercial development in this area. He suggested leaving the zoning "as is."

Susan Trimble, 533 Azalea Circle, expressed concerns with water run-off and emergency services. Who will maintain the bike trail?

Leonard Griffin, 476 E. Twinsburg, stated that Brandywine Creek goes over it's banks. He has concerns about more water going into the creek.

Lisa Morton, 528 Shallow Creek, asked about the population density in the condominium structures as well as the possibility that the proposed soccer stadium would be in Boston Hts.

Mr. Olszko said that the condo density would be what the Northfield Center Township Zoning Code allows. Regarding the soccer stadium in Boston Hts., he hadn't heard of that before.

Mr. Youel explained that a C-4 area is limited to 5 dwelling unites per acre, but there is also open space requirement. No more than 12 units on 1 acre if vacant land is available.

Mr. Olszko said that the primary interests are townhouses and condos, not retail. Retail is for the convenience of the condo/townhouse area.

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Norm Klein, 543 Azalea Circle said that if Mr. Olszko's intention is condos, than there is no need for C-4 zoning. If it's zoned C-4, someone may put a strip mall up without the good intentions that Mr. Olszko has.

Iris Stearn, 561 Azalea Circle had concerns about the wetlands; they are disappearing. Also the bridge going over the creek was not made for heavy traffic.

Mr. Olszko said that the Army Corp. of Engineers had said it is 10 acres of wetlands. Wetlands can be enhanced and would be taken care of.

Dan Fesko, 585 Azalea Circle said he was at a Macedonia meeting where the Cuyahoga Valley National Park representative said the creek floods already. Flooding needs to be addressed.

Mr. Olszko said that flooding is addressed in development planning, and the county will control it.

Mr. Youel said Summit County Soil & Water and others would have to approve for safeguards.

Marc Pepera, 7304 Honeydale, said that once a rezoning was done and if financing fell through and property sold, the rezoning would still stand. He also said that he looked at the County Auditor's website and said that it shows that there are delinquent taxes on these 3 parcels.

Kathleen Wyatt, 567 Azalea said that if wetlands are changed, she will be impacted financially. She bought her property for the wetlands.

Brad Rush, 558 Azalea Circle stated that whether the property is R-1 or C-4, something is going to get developed. Why does it all have to be commercial?

Al Gattas, 313 Deep Creek, is concerned with annexing the North part to Macedonia and the South part to Boston Hts. He would like this to be kept R-1.

Joe Gotsi, 6546 Olde Eight Rd., Boston Hts. said that land owners do annexation. Boston Hts. wouldn't be the one to annex, it would be the developer.

Mr. Lovano said that part of the property that Brandywine Preserve is on were wetlands. Whole area has been checked out, study was done 30 years ago.

Mark Haber, 528 Shallow Creek said you can't stop development, you can only do what is best for the residents.

Francis Nock said that creek problems continue to build as development continues. He wanted to give a historical perspective.

Mr. Lovano asked what the Boston Hts. section of this project was zoned?

Mr. Olszko said that it is already zoned retail.

Mr. Lovano reminded everyone that the owner of the property has rights to do what they want as long as it falls within the zoned use.

Mr. Campbell asked about the access road; who's responsibility will it be for funding?

Mr. Olszko said they would use private funding available now to put the road in and when they get enough retail to support it, they would go back to the Port Authority for a "TIF."

Mr. Schade if it was sales tax being talked about?

Mr. Olszko said yes, sales tax and other taxes.

Mr. Campbell told Mr. Olszko that he read in the local paper that the 53 acres was an alternative site for the soccer stadium. Is this area "up for grabs?"

Mr. Olszko said he didn't know anything about that.

Mr. Campbell also stated his concern about additional traffic on NCT's roads and the additional maintenance that the Township would incur.

Mr. Schade asked if the proposed road would be a County road or a Township road?

Mr. Olszko said he feels that it would be a County road, but it's up to the S.C. Engineer's office.

Mr. Yakich stated his concerns about the limitations a Township has over control of its lands, and also about his concerns about water run-off from this development. He feels we don't need any additional retail development.

Mr. Lovano moved to continue this Public Hearing on Tues, November 14, 2006 at 7:00 p.m.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

C. ADJOURNMENT:

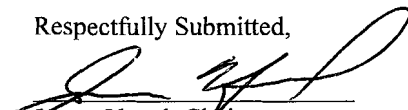
Mr. Yakich moved to adjourn at 9:00 p.m.

Seconded by Mr. Campbell.

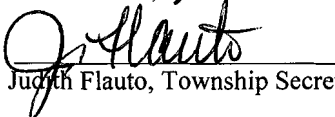
Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

10.9.06
Date


Judith Flauto, Township Secretary

10.9.06
Date

October 1, 2006

To Whom It May Concern:

I am opposed to the rezoning of the acreage of land that American Dream Productions, Inc wishes to rezone.

When dealing with Brandywine Preserve at the time I purchased my home, we were sold on the premise of "quiet country" living. I purchased my home knowing I would look out to trees and see wildlife. The trees along the edge of the development are not only nice to look at, but they block the noise coming off Route 8. Is American Dream Productions, Inc prepared to install noise barriers along the entire length of highway from Hines Hill to Twinsburg Rd.? I have been told by the Brandywine residents that the area in question is deemed wetlands. If so, to me it should be left undisturbed.

If rezoned you will get a mix of businesses. At my previous residence a restaurant was granted permission to operate from an office complex. Shortly after opening the restaurant closed and a dance club opened in the vacated space. The police were called nightly and several times on Friday and Saturday night because of loud noise. The police finally shut the business down as they spent so much time at the dance club and not on other police matters. Would the Summit County Sheriffs Department be willing to patrol if such a club should open.

This area has a development for retail, housing and sports already being considered. Should you not evaluate that first and see if the need exists, and then look to expand into this area? There is no need for more empty stores. There are far too many already in Macedonia, Sagamore Hill, Northfield and Northfield Center. We do not need more. We also do not need for developers to come in, destroy the quiet and beauty, then leave and have the township deal with the mess they have left behind.

Sincerely,



Carol Hayes
7311-D Forest Cove Ln.
Brandywine Preserve

RECEIVED

OCT 03 2006

*hand delivered
at meeting.*

Judith Flauto

From: <tlmiller969@adelphia.net>
To: <nctsecretary@att.net>
Sent: Tuesday, September 26, 2006 2:14 PM

Judy Flauto,

I will not be able to attend the Public Hearing meeting concerning the proposed Zoning Amendment to change a present R-1 zone to C-4 zoning. located on Twinsburg Road. I'm not clear on Tony Olszko intentions for the land. I can tell you I am against building anything on this piece of property. The building in this town is out of control as it is!! Keep whatever land we have left as land and not some ugly building.

Thankyou

Tracy Miller
571 Azalea Circle
Northfield Center, Ohio 44067
330-908-0976

RECEIVED

OCT 02 2006

RECEIVED

OCT 02 2006

COPIES TO:

<input type="checkbox"/> CLERK	<input checked="" type="checkbox"/> TRUSTEES
<input type="checkbox"/> ROAD DEPT.	<input type="checkbox"/> MISC.
<input type="checkbox"/> FIRE DEPT.	<input checked="" type="checkbox"/> ZONING
	<input type="checkbox"/> W.D.D.

Judith Flauto

From: "Barb" <babsandbud@adelphia.net>
To: "Northfield Center Township" <nctsecretary@att.net>
Sent: Wednesday, September 27, 2006 11:27 AM
Subject: zoning change

Well I have just seen what this Tony Olszko wants to do with the zoning change, SOME NICE BIG SIGNS. I don't care if the signs are big or small there going to be a traffic distraction. not to mention a distraction to an area were there are a great many accidents. This will also make it more difficult to sell our property when the time comes. The man who own's this property doesn't live in this state, I wonder if he would like a NICE BIG SIGN next to were he lives. Put all the signs in Boston Heights since they are the ones who are going to benefit from it.. NO ZONING CHANGE. First it will be signs, than it will be a shopping center.

--

Thank-you, Mr and Mrs. Richard J Thomas, 551 Azalea Cir. Northfield Center Township, (330-467-1134)

RECEIVED

OCT 02 2006

COPIES TO:

<input type="checkbox"/> CLERK	<input checked="" type="checkbox"/> TRUSTEES
<input type="checkbox"/> ROAD DEPT.	<input type="checkbox"/> MISC.
<input type="checkbox"/> FIRE DEPT.	<input checked="" type="checkbox"/> ZONING
	<input type="checkbox"/> W.D.D.

Judith Flauto

From: "Barb" <babsandbud@adelphia.net>
To: "Northfield Center Township" <nctsecretary@att.net>
Sent: Wednesday, September 27, 2006 11:29 AM
Subject: Zoning Amendment

TO: Judy Flauto, Township Secretary

FROM: Mr. and Mrs. Richard J Thomas

551 Azalea Cir., Northfield Center Township, My husband and I do not want the zoning changed from R-1 zone to C-4. Anymore commercial property would be an eyesore. There is nothing we can do about the commercial property that is already on this end of Twinsburg Road, but we sure don't need anymore. We already have a serious problem with traffic with all the new developments going in, we don't need anymore. NO REZONING. We also don't need to lose anymore wildlife and the trees we have left.

--

Thank-you, Barbara and Richard Thomas (330-467-1134)

RECEIVED
OCT 02 2006

COPIES TO:

<input type="checkbox"/> CLERK	<input checked="" type="checkbox"/> TRUSTEES
<input type="checkbox"/> ROAD DEPT.	<input type="checkbox"/> MISC.
<input type="checkbox"/> FIRE DEPT.	<input checked="" type="checkbox"/> ZONING
	<input type="checkbox"/> W.D.D.

**Northfield Center Township
Zoning Commission Public Hearing
October 3, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Secretary Judy Flauto read into the minutes the definition of "gazebo" as it appears in "The Latest Illustrated Book of Development Definitions" by Harvey Moskowitz and Carl Lindbloom. This is the definition that the Zoning Commission is proposing to add to the Northfield Center Township Zoning Resolution, Chapter 130.

Mr. Lovano suggested to continue this Public Hearing until the Summit County Planning Commission sends it's recommendations.

Mr. Schade moved to continue the Public Hearing for "gazebo's" until November 13, 2006 at 6:45 p.m.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye.

C. ADJOURNMENT:

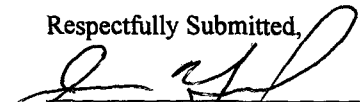
Mr. Lovano moved to adjourn at 7:09 p.m.

Seconded by Mr. Yakich.

Roll Call:


James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye;;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

Date

10-9-06


Judy Flauto, Township Secretary

Date

10-9-06

**Northfield Center Township
Zoning Commission Regular Meeting
September 11, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a brief discussion of the Tony Olszko/American Dream Productions, LLC application that was submitted. The Zoning Commission discussed the application to be clear as to what American Dream Productions were proposing to do, which is change a present R-1 zoning to C-4 on the South side of Twinsburg Rd., just East of St. Rt. 8.

Mr. Yakich moved to hold a Public Hearing for the American Dream Production application on October 3, 2006 at 7:00 p.m.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

The meeting continued with a brief discussion of gazebos and playground equipment, which was the request of the Board of Zoning Appeals.

Mr. Schade moved to add another Public Hearing on October 3, 2006 to add the definition of "gazebo" to Chapter 130 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Mr. Youel mentioned to the Zoning Commission that Inspector Saunders asked him about portable pools. There is a definition in Chapter 130 for pools with requirements. Over 4 feet deep does not require a fence, but does need some type of locking gate. Mr. Youel felt that whether a pool is inflatable/portable or permanent, it should require a permit if it is deeper than 1½ feet or 10 square feet or larger, based on the Zoning Code standard.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Lovano moved to waive the reading and accept the minutes of the Public Hearing of August 14, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, abstain; Basil Lovano, aye.

Mr. Lovano moved to waive the reading and accept the minutes of the Regular Meeting of August 14, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, abstain; Basil Lovano, aye.

Mr. Lovano moved to waive the reading and accept the minutes of the Work Session of August 28, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

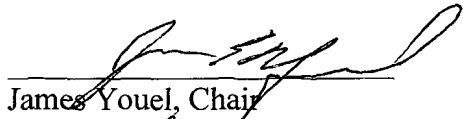
Mr. Yakich moved to adjourn at 7:45 p.m.

Seconded by Mr. Campbell.

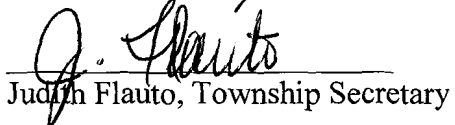
Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

10-9-06
Date


Judith Flauto, Township Secretary

10-9-06
Date

**Northfield Center Township
Zoning Commission Work Session
August 28, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF APPLICATION FOR ZONING AMENDMENT:

There was an application received on August 9, 2006, for a proposed zoning change from R -1 to R-2 and retail. The application was received from Tony Olszko II.

Mr. Olszko addressed the Zoning Commission and presented his proposed plans.

At the time of Mr. Olszko's presentation, all Zoning Commission members left their seats to gather around the table to review blueprints that Mr. Olszko was discussing. All members were talking in a group; details are recorded on cassette tape.

C. DISCUSSION OF OTHER ZONING TOPICS:

There was a brief discussion of some items that the Zoning Commission Chairman wanted on the next regular meeting agenda for September 11, 2006.

D. ADJOURNMENT:

Mr. Yakich moved to adjourn at 7:33 p.m.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, abstain; Dan Schade, absent;
Basil Lovano, aye.

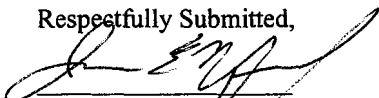
Mr. Lovano moved to accept the minutes of the Public Hearing of July 10, 2006.

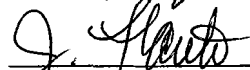
Seconded by Mr. Yakich.

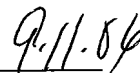
Roll Call:

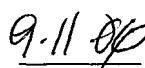
James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Mr. Lovano, aye.

Respectfully Submitted,


James Youel, Chair


Judy Flauto, Secretary


Date


Date

**Northfield Center Township
Zoning Commission Regular Meeting
August 14, 2006-Immediately following the 6:45 Public Hearing**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, absent;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Basil Lovano moved to recommend to the Trustees for their approval to move Section 460.09 to Section 230.10 as recommended by the Summit County Planning Commission with the following changes:

1. Change letter "C" of Section 460.09 to read "A new habitable structure *shall not* be constructed within 25 feet of a plugged well.
2. (A.) Add the word "habitable" to letter "B" from Chapter 460.09 so it reads "All new *habitable* buildings"
2. (B) Change the distance in letter "B" in Chapter 460.09 to 150 feet so it reads "shall be located a minimum of *150 feet* from any existing drilling site" and:
2. (C) Remove "as required by BOCA."

Summit County Planning Commission also recommended that the remaining contents of Chapter 460 be deleted and replaced with the statement:

"All reference to gas wells, oil wells and other hydrocarbons in gaseous or liquid form shall refer to Section 1509 of the Ohio Revised Code."

Greg Yakich seconded the motion.

Roll Call:

Mr. Youel, yes; Mr. Yakich, yes; Mr. Lovano, yes; Mr. Campbell, yes;
Mr. Schade, absent.

Mr. Lovano moved to reject the application submitted by Tony Olszko due to incompleteness and the need for further discussion with the developer. What is being applied for and what the applicant wants are not compatible.

Seconded by Mr. Campbell.

Roll Call:

Mr. Youel, yes; Mr. Yakich, yes; Mr. Lovano, yes; Mr. Campbell, yes;
Mr. Schade, absent.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

D. APPROVAL OF MINUTES:

Mr. Lovano moved to waive the reading of the minutes of the Public Hearing of July 10, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, abstain; Dan Schade, absent;
Basil Lovano, aye.

Mr. Lovano moved to accept the minutes of the Public Hearing of July 10, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, abstain; Dan Schade, absent;
Basil Lovano, aye.

Mr. Yakich moved to waive the reading and accept the minutes of the Regular Meeting of July 10, 2006.

Seconded by Mr. Lovano.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, abstain; Dan Schade, absent;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

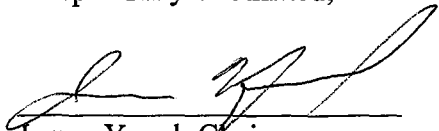
Mr. Yakich moved to adjourn at 7:55 p.m.

Seconded by Mr. Campbell.

Roll Call:

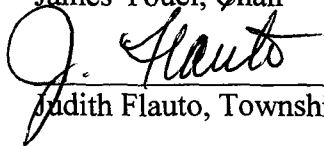
James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, absent;
Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

9-11-06
Date



Judith Flauto, Township Secretary

9-11-06
Date

**Northfield Center Township
Zoning Commission Public Hearing
August 14, 2006-6:45 p.m.**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, absent;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

There was a brief discussion of the proposed text amendments to "Gas and Oil Well Regulations," Chapter 460 of the Northfield Center Township Zoning Resolution.

Mr. Lovano felt that the Summit County Planning Commission is recommending to keep letter "B" inserted in Chapter 460.

Mr. Youel said that the Planning Commission is referring to Section 230.10, page 4, of the Northfield Center Township Zoning Resolution, which would be a new section.

Mr. Youel also felt that letter A-F of Section 460.09 should be moved into Section 230.10.

The Zoning Commission discussed changed letter "C" from 460.09 to make it read "shall not," and add the word "habitable" to letter B, change the distance to 150 feet, and remove "as required by BOCA."

C. ADJOURNMENT:

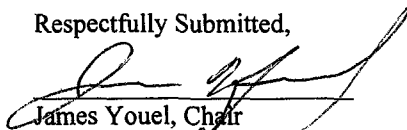
Mr. Lovano moved to adjourn at 7:08 p.m.

Seconded by Mr. Yakich.

Roll Call:

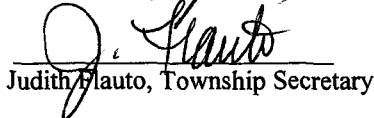
James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, absent,
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

Date

9-11-06


Judith Plauto, Township Secretary

Date

9-11-06

**Northfield Center Township
Zoning Commission Regular Meeting
July 10, 2006**

A. CALL TO ORDER:

Meeting called to order at 6:51 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

No discussion of any zoning topics, went directly to Zoning Inspector's Section.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders informed the Zoning Commission that some follow-up letters were being sent to several residents regarding zoning violations. Specifically, Mr. Paul Wojcik, 99 W. Highland, has contacted the Township. House will be sided by the 2nd week of August. The Zoning Inspector did not stop legal proceedings.

Mr. Schade asked about the mobile home on Olde Eight, owner Jonathan Lewis.

Inspector Saunders told him he will be getting another letter to remove the mobile home or his shed; he cannot have both.

Mr. Schade asked if Inspector Saunders was aware of the proposed bike path on Brandywine Road?

Inspector Saunders was not aware of this.

Mr. Lovano asked about the Krofchek property on Natalie Blvd.

Inspector Saunders said that there is an agreement from Mr. Krofchek that he will have all projects done by September, 2006. Summit County Building Dept. is also aware of this situation.

Mr. Lovano also asked about 235 Forestwood.

Inspector Saunders told him that the tree on the house that fell is the Township's responsibility. The house is re-sided, the drive is re-done, etc.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and accept the minutes of the Regular Meeting of 6/12/06.

Seconded by Mr. Lovano.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

Mr. Bill Hockenberry, 101 Bayberry Dr., expressed concern with the rain run-off. He asked why Mr. Mandot was allowed to put in a swail for his new home construction?

Inspector Saunders explained that Mr. Mandot will build a retention pond, the swail was already in. He will be trapping more water than he is required to with the retention basin.

F. ADJOURNMENT:

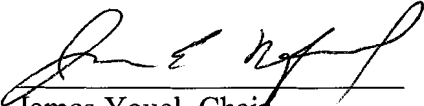
Mr. Lovano moved to adjourn at 7:10 p.m.

Seconded by Mr. Schade.

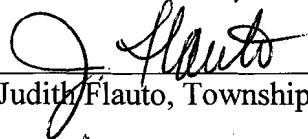
Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair

8-14-06
Date


Judith Flauto, Township Secretary

8-14-06
Date

**Northfield Center Township
Zoning Commission Public Hearing
July 10, 2006**

A. CALL TO ORDER:

Meeting called to order at 6:47 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Secretary Judy Flauto informed the Zoning Commission that at the time of this Public Hearing, the Summit County Planning Commission had not discussed the proposed text amendments to gas and oil well regulations; no recommendations were available at the time of this Public Hearing.

Mr. Schade moved to continue this Public Hearing until 6:45 p.m., August 14, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

C. ADJOURNMENT:

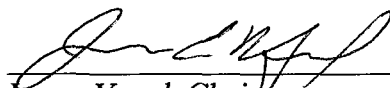
Mr. Schade moved to adjourn at 6:50 p.m.

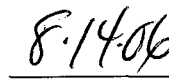
Seconded by Mr. Yakich.


Roll Call:

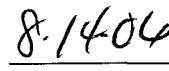
James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,


James Youel, Chair


Date


Judith Flauto, Township Secretary


Date

**Northfield Center Township
Zoning Commission Public Hearing
July 10, 2006**

A. CALL TO ORDER:

Meeting called to order at 6:47 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Secretary Judy Flauto informed the Zoning Commission that at the time of this Public Hearing, the Summit County Planning Commission had not discussed the proposed text amendments to gas and oil well regulations; no recommendations were available at the time of this Public Hearing.

Mr. Schade moved to continue this Public Hearing until 6:45 p.m., August 14, 2006.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

C. ADJOURNMENT:

Mr. Schade moved to adjourn at 6:50 p.m.

Seconded by Mr. Yakich.

Roll Call:

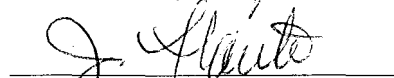
James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

8.14.06
Date



Judith Flauto, Township Secretary

8.14.06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
July 10, 2006**

A. CALL TO ORDER:

Meeting called to order at 6:51 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

No discussion of any zoning topics, went directly to Zoning Inspector's Section.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders informed the Zoning Commission that some follow-up letters were being sent to several residents regarding zoning violations. Specifically, Mr. Paul Wojcik, 99 W. Highland, has contacted the Township. House will be sided by the 2nd week of August. The Zoning Inspector did not stop legal proceedings.

Mr. Schade asked about the mobile home on Olde Eight, owner Jonathan Lewis.

Inspector Saunders told him he will be getting another letter to remove the mobile home or his shed; he cannot have both.

Mr. Schade asked if Inspector Saunders was aware of the proposed bike path on Brandywine Road?

Inspector Saunders was not aware of this.

Mr. Lovano asked about the Krofchek property on Natalie Blvd.

Inspector Saunders said that there is an agreement from Mr. Krofchek that he will have all projects done by September, 2006. Summit County Building Dept. is also aware of this situation.

Mr. Lovano also asked about 235 Forestwood.

Inspector Saunders told him that the tree on the house that fell is the Township's responsibility. The house is re-sided, the drive is re-done, etc.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and accept the minutes of the Regular Meeting of 6/12/06.

Seconded by Mr. Lovano.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

E. PUBLIC COMMENTS:

Mr. Bill Hockenberry, 101 Bayberry Dr., expressed concern with the rain run-off. He asked why Mr. Mandot was allowed to put in a swail for his new home construction?

Inspector Saunders explained that Mr. Mandot will build a retention pond, the swail was already in. He will be trapping more water than he is required to with the retention basin.

F. ADJOURNMENT:

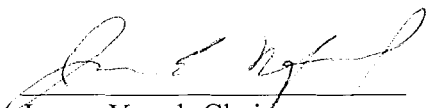
Mr. Lovano moved to adjourn at 7:10 p.m.

Seconded by Mr. Schade.

Roll Call:

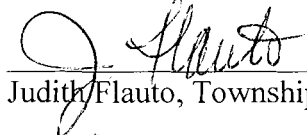
James Youel, aye; Greg Yakich, aye; John Campbell, absent; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

8-14-00
Date



Judith Flauto, Township Secretary

8-14-00
Date

**Northfield Center Township
Zoning Commission Regular Meeting
June 12, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:06 p.m. by James Youel, Chair.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a brief discussion of gas and oil well regulations. Mr. Youel told the ZC that Section 1509 of the Ohio Revised Code applies to gas and oil wells.

Mr. Youel also said that there were a few changes; one change was that the house bill changed the reference to Townships of 15,000 or more to 5,000 or more.

Mr. Campbell asked what will the ZC do with Northfield Center Township's section of the Zoning Resolution referring to this?

Mr. Youel said he felt Mr. Yakich was correct when he suggested that the ZC should state that this part of the Northfield Center Township Zoning Resolution should simply refer to Section 1509 of the Ohio Revised Code.

Mr. Lovano moved to remove all contents of Chapter 460 of the Northfield Center Township Zoning Resolution and replace it with the statement "All reference to gas wells, oil wells and other hydrocarbons in gaseous or liquid form should refer to Section 1509 of the Ohio Revised Code."

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Mr. Schade moved to hold a Public Hearing for the proposed amendment regarding gas and oil well regulations on July 10, 2006 at 6:45 p.m.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present at this meeting.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading and accept the minutes of the Work Session of 3/28/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye; Basil Lovano, abstain.

Mr. Lovano moved to waive the reading and accept the minutes of the Regular Meeting of 4/10/06.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Schade moved to waive the reading and accept the minutes of the Regular Meeting of 5/8/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, abstain; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Campbell moved to adjourn at 7:30 p.m.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, absent; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

7-10-06
Date



Judith Flauto, Township Secretary

7-10-06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
May 8, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:06 p.m. by Basil Lovano, Acting Chair.

Roll Call:

James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Lovano, referring to previous discussions of gas and oil well and cellular tower regulations, felt that the next step is to take House Bill 278 and 299 and add them to the Northfield Center Township Zoning Resolution.

Secretary Judy Flauto said that Mr. Youel had asked to refer to the ORC, not the house bills.

This discussion was tabled until the next regular meeting.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders mentioned the topic of playground equipment; some households have very large playground equipment; when does it become a structure?

Mr. Yakich felt that the Zoning Commission has enough to govern over; playground equipment would be too much to get into.

Both Mr. Campbell and Mr. Schade agreed.

Inspector Saunders also told the ZC that 3 properties were going to court this week; 2 Wojcik properties on W. Highland and Keagle property on Pamona/Vesta Ave.

Also, Ryan Homes has requested bond released on Rolling Brooke and Brandywine Preserve.

The Zoning Inspector also mentioned a home that is sliding in Rolling Brooke. He also updated the ZC on the status of the proposed soccer stadium.

Mr. Lovano inquired about the electric fence (Sanford) on Twinsburg Rd.

Inspector Saunders said the permit should not have been granted originally for a "field fence." A letter will be going to this resident ordering the electric fence to be removed.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to waive the reading of the minutes of the Public Hearing of 3/13/06.

Seconded by Mr. Schade.

Roll Call:

James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Campbell moved to accept the minutes of the Public Hearing of 3/13/06.

Seconded by Mr. Yakich.

Roll Call:

James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, abstain.

Mr. Schade moved to waive the reading of the minutes of the Regular Meeting of 3/13/06.

Seconded by Mr. Yakich.

Roll Call:

James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Mr. Schade moved to accept the minutes of the Regular Meeting of 3/13/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, abstain.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

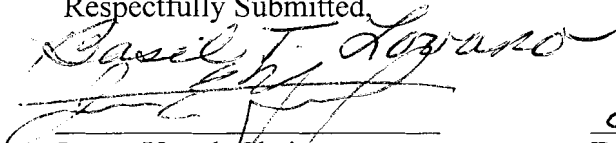
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Campbell.

Roll Call:

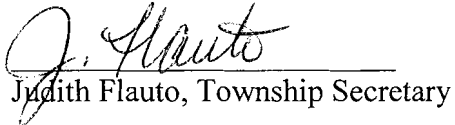
James Youel, absent; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

6-12-06
Date



Judith Flauto, Township Secretary

6-12-06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
April 10, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by J. Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, aye,

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a discussion of gas and oil well regulations. Mr. Yakich will have some proposed wording for the next regular meeting.

Mr. Youel said cellular companies must contact Northfield Center Township for new towers.

No other regulations for ~~these items~~ ^{gas & oil wells} are in the Northfield Center Township Zoning Resolution; it's all state code.

Mr. Youel tabled this gas and oil well regulations discussion until the next meeting.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present at this meeting.

D. APPROVAL OF MINUTES:

No minutes were ready for approval at this meeting.

E. PUBLIC COMMENTS:

Dr. Nancy Decker is a veterinarian who would like to move her holistic practice to 8229 Olde Eight Rd. It is zoned B-R, not zoned for a veterinary clinic. She would like to build a new residence with an attached garage and attached clinic.

Mr. Yakich stated that he had no objection to this proposal. He likes this better than previous development plans for this property.

Mr. Youel asked if clients were seen by appointment?

Dr. Decker said yes.

Mr. Lovano said that per Section 350.03 of the Zoning Resolution, this is not a permitted use. Can this go before the BZA? It's not even a Conditional Use.

Mr. Youel asked if Dr. Decker had a medical license?

Dr. Decker said she is a licensed veterinarian by the State of Ohio.

Al Lepri, 8775 Olde Eight Rd. stated that he sees the problem as: the guidelines are not in conformance with the comprehensive land use plan. He made 2 suggestions to Dr. Decker:

1. apply for a zoning change
2. go in front of the BZA based on the Zoning Inspector's denial.

Mr. Phil Samano, owner of the property at 8801 Olde Eight Rd., asked for a zoning change to allow for a residence/beauty salon.

Mr. Youel asked what was the nature of the current business at this address?

Mr. Samano said that it is a call-center type of business with 10 employees for the last 20+ years.

Mr. Lepri didn't feel that the procedure outlined in Section 660.03 of the Northfield Center Township Zoning Code had been followed. (Details of his statement are recorded on cassette tape on file in secretary's office.)

Mr. Youel said that there is an application before the Zoning Commission, but recognized Mr. Lepri's point of ownership issue.

Mr. Youel felt that the application should be amended through the Trustees.

Mr. Lovano inquired about the square footage?

Mr. Samano said 1800 to 2200 square feet.

Mr. Lovano felt that this didn't meet the requirements for re-zoning.

Ms. Sharon Kingsley and Ms. Kelly Biggs told the Zoning Commission that they would like to open a business to hold children's birthday parties similar to a "Chuck E. Cheese" style establishment.

Mr. Yakich asked for what age group?

Ms. Biggs said it would be a family atmosphere; they would be serving food that has been brought in.

Mr. Campbell asked about the hours of operation?

Ms. Biggs said 9:00 a.m. to 6 or 7:00 p.m.

Mr. Lovano said that this must go before the BZA; it is a Conditionally Permitted use in the area that they are looking to rent.

F. ADJOURNMENT:

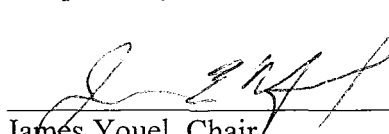
Mr. Yakich moved to adjourn at 8:00 p.m.

Seconded by Mr. Lovano.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



James Youel, Chair

08-12-06
Date



Judith Flauto, Township Secretary

08-12-06
Date

**Northfield Center Township
Zoning Commission Work Session
March 28, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by James Youel.

Roll Call:

Basil Lovano, absent; Gregory Yakich, aye; Daniel Schade, aye; James Youel, aye; John Campbell, aye.

**B. DISCUSSION OF GAS/OIL WELL REGULATIONS AND
COMMUNICATION TOWER REGULATIONS:**

Mr. Youel began the work session by referring to Chapter 460 of the Northfield Center Township Zoning Resolution, and also House Bill 278. House Bill 278 basically explains the old laws, the new laws, and an analysis of the act itself regarding gas/oil well regulations. Mr. Youel said that the only way the Township could regulate any of this is by putting a weight limitation on Township roads. Mr. Youel also suggested writing a letter to the Trustees suggesting this weight limitation.

Marc Pepera told Mr. Youel that Administrator Ciocco had sent him a letter requesting notification pursuant to a formal Trustee Resolution.

Mr. Campbell suggested Chapter 460 be listed as a reference and have it read "see Division of Mineral Resource Management's guidelines."

Mr. Youel then moved on to Chapter 450 of the Northfield Center Township Zoning Resolution regarding antennas. Previously, Cingular Wireless had sent a letter to Northfield Center Township informing the Township that they will be adding 6 new antennas and a storage shed to their tower on Twinsburg Rd. In the letter, Cingular indicated that they are exempt from local zoning regulations as outlined in Section 519.21. Mr. Youel had reviewed this Section, and felt that this was okay; they are using the same towers, just adding antennas. (A discussion of this continued, details are on cassette tape.)

Inspector Saunders did note that Cingular paid a fee to put the shed up next to the tower.

Mr. Yakich asked if the lack of control over these regulations is because we are a township and not a city?

Mr. Youel said no.

(The discussion about control over these regulations continued, details on cassette tape.)

Zoning Commission also asked that Administrator Sam Ciocco be made aware that letter or applications from cellular companies, etc. need to be handled ASAP regarding objection letters.

Marc Pepera wanted to clarify that the objection doesn't have to be specific, suggested a drafted form letter to act on these objections as quickly as possible.

Mr. Youel also mentioned Chapter 450, page 7 of the Northfield Center Township Zoning Resolution. This Section 450.08 is almost "ver batum" out of the code. He feels this Chapter is okay the way it is written.

William Dent, 7960 Pamona Ave. told the ZC that some cellular towers have high intensity, flashing lights. Are there FAA regulations for these lights?

Mr. Youel said that the FAA requires certain lighting on these towers.

Mr. Dent also mentioned a spotlight that has been installed by Home Exteriors that is adjacent to his driveway.

C. ADJOURNMENT:

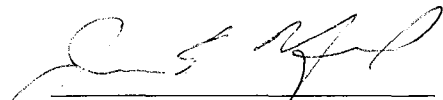
Mr. Yakich moved to adjourn at 7:50 p.m.

Seconded by Mr. Schade.


Roll Call:

Basil Lovano, absent, Gregory Yakich, aye; Daniel Schade, aye; James Youel, aye; John Campbell, aye.

Respectfully Submitted,


James Youel, Chair

6-17-06
Date


Judith Flauto, Township Secretary

6-17-06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
March 13, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by J. Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting began with a brief discussion of the proposed soccer stadium.

Mr. Campbell mentioned that the Zoning Commission has not seen any plans for the proposed soccer stadium, and also hasn't seen plans for Brandywine Phase IV, and those plans have already been approved.

Mary Ann Day was present and presented a list of concerns from Northfield Center Township residents (details recorded on tape.)

Brief discussion of gas/oil well regulations and telecommunications tower regulations. Work session set for 3/28/06 for further discussion.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present at this meeting.

D. APPROVAL OF MINUTES:

Mr. Schade moved to waive the reading of the minutes of the 2/13/06 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, absent.

Mr. Campbell moved to approve the minutes of the 2/13/06 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye;
Basil Lovano, absent.

Mr. Schade moved to waive the reading of the minutes of the Regular Meeting of 2/13/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, absent.

Mr. Campbell moved to approve the minutes of the 2/13/06 Regular Meeting.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, absent.

E. PUBLIC COMMENTS:

F. ADJOURNMENT:

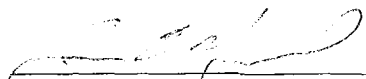
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Schade.

Roll Call:

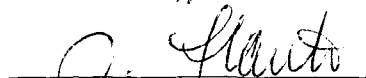
James Youel, aye; Greg Yakich, aye; John Campbell, aye; Dan Schade, aye; Basil Lovano, absent.

Respectfully Submitted,

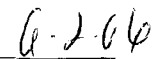


James Youel, Chair

Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Public Hearing
March 13, 2006 – 6:45 p.m.**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Mr. Youel asked secretary Judy Flauto to read the staff recommendations from the Summit County Planning Commission letter to Northfield Center Township dated 2/28/06. (Letter read into minutes on tape.)

Trustee Buescher reminded the ZC that the Summit County Prosecutor sent the Trustees a letter that the way the temporary sign regulations are not enforceable as they are written.

Mr. Youel agreed with Mr. Buescher's comments.

Mr. Yakich agrees with the wording that the Planning Commission is recommending.

Mr. Campbell asked how should the ZC rewrite letter "F?"

Mr. Schade didn't feel that a rewrite was needed.

Mr. Youel stated that what the Zoning Commission proposed is what they wanted to do.

Mr. Lovano emailed the Zoning Commission to let them know that he felt the ZC should adopt the Planning Commission's recommendations.

Mr. Campbell said he felt the Zoning Commission should not remove letter "B" from Section 420.11.

Mr. Schade moved to add letter "F" to Section 420.10 as written by the Zoning Commission which would read:

"Any sign displayed upon any private property or placed on any vehicle, which conveys non-commercial, constitutionally protected First Amendment free speech including but not limited to: political yard signs, flags, placards, stickers, etc."

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

Mr. Campbell moved to accept the recommendation of the Planning Commission to keep letter "B" in Section 420.11 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

C. ADJOURNMENT:

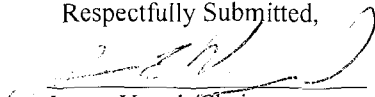
Mr. Yakich moved to adjourn at 7:00 p.m.

Seconded by Mr. Campbell.

Roll Call:

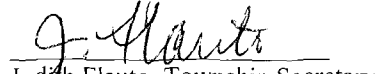
James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,




James Youel, Chair

Date



Judith Flauto, Township Secretary



Date

**Northfield Center Township
Zoning Commission Regular Meeting
February 13, 2006**

A. CALL TO ORDER:

Meeting called to order at 6:55 p.m. by James Youel.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Youel stated that item "B", #1 on the agenda will not be discussed tonight; the Zoning Commission will wait for the Planning Commission's recommendations on proposed text amendments.

Inspector Saunders discussed Chapter 460 of the Northfield Center Township Zoning Resolution, regarding gas and oil well regulations. This section needs to be looked at and revised due to new state codes and changes.

Mr. Yakich requested a set of the new state changes.

Mr. Campbell asked if Northfield Center Township have any say regarding the new code?

Inspector Saunders said no, because it is a state code.

Mr. Youel asked Secretary Judy Flauto to contact Bath Township regarding the new state codes for gas and oil wells for the next meeting.

Inspector Saunders discussed windmills, some residents want to put up electricity-generating windmills. The zoning code is not very specific.

Mr. Yakich asked if Summit County has any guidelines?

Inspector Saunders said yes, somewhat.

Mr. Schade asked about state codes?

Inspector Saunders said he didn't believe so.

Mr. Yakich asked Inspector Saunders to research the Summit County guidelines for windmills.

Mr. Youel stated that if it's not in the code book, it is not permitted. Northfield Center Township has a "permissive type" code.

Angela Gschwind, 157 W. Aurora Rd., explained to the ZC that she is a licensed massage therapist. She had already signed a lease for office space and was told that her practice was not a permitted use in a B-R District. What does she need to do?

Mr. Yakich explained that a zoning change could take 3-5 months, and suggested looking for other office space.

Mr. Youel asked what department licensed her?

Ms. Gschwind responded the State of Ohio Medical Board.

Mr. Schade asked if she would be billing insurance companies?

Ms. Gschwind said no, not at this time.

The Zoning Commission felt that this is a medical practice, and because of the license, it is a permitted use.

Gayle and Joe Dystricky, 7868 Olde Eight Rd., have an auction business and would like to bring in rental trucks for their customers to use.

The Zoning Inspector said that rentals are only allowed as a Conditional use in a C-4 District.

Mr. Campbell asked if a non-customer would be able to rent a truck?

Ms. Dystricky said per the contract with Budget Rental, they would have to allow it.

Mr. Schade asked if Budget Rental would require a certain amount of trucks on the premises?

Ms. Dystricky said no, they just want 1 or 2.

Mr. Schade asked if the trucks would be parked in front or back?

Ms. Dystricky said in the back.

Mr. Youel asked if the auction would still be the main use for the property?

Ms. Dystricky said yes.

The Zoning Commission had no problem with the arrangement as long as it is an incidental use to the principal use of the property.

Mr. Dave Krock, ADR & Associates briefly discussed the property located at 8229, the old "Duber" property, his firms' plans to build 8 units on this property.

Mr. Yakich would like to have a letter sent out to homeowners whose property abuts this project. He also wants to see fewer homes on this property.

Mr. Youel didn't feel that the plans showed enough information.

Mr. Schade wants the road into the project built to County standards, and even a little more added.

Mr. Yakich felt that a buffer should be required to provide privacy to homes that are already there.

Mr. Youel told Mr. Krock to refer to schedule 350.05 of the Northfield Center Township Zoning Resolution.

The Zoning Commission also briefly discussed the progress of "Bayberry Court."

C. ZONING INSPECTOR'S SECTION:

Issues already discussed in Section "B" of these minutes.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to waive the reading of the minutes of the Regular Meeting of 1/9/06.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Mr. Schade moved to accept the minutes of the Regular Meeting of 1/9/06.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

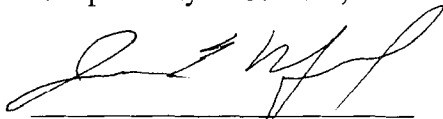
Mr. Yakich moved to adjourn at 7:55 p.m.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye,
Basil Lovano, absent.

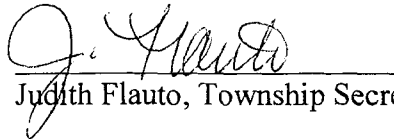
Respectfully Submitted,



James Youel, Chair

3-13-06

Date



Judith Flauto, Township Secretary

3-13-06

Date

**Northfield Center Township
Zoning Commission Public Hearing
February 13, 2006 – 6:45 p.m.**

A. CALL TO ORDER:

Meeting called to order at 6:45 p.m. by James Youel.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

B. PUBLIC DISCUSSION OF PROPOSED TEXT AMENDMENTS:

Trustee Paul Buescher thanked the Zoning Commission for taking the proposed text amendments under consideration. Whatever the Zoning Commission decides, he is confident that it will be taken under careful consideration by the Trustees.

Mr. Campbell asked if the permit fee had been dropped?

Trustee Buescher replied yes, it was already done.

Mr. Yakich felt that there should be a size limitation for signs.

Mr. Youel moved to continue this Public Hearing until the next meeting on March 13, 2006 at 6:45 p.m.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

C. ADJOURNMENT:


Mr. Youel moved to adjourn at 6:53 p.m.

Seconded by Mr. Campbell.

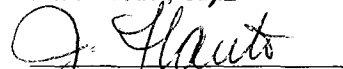
Roll Call:

James Youel, aye; Greg Yakich, aye; John Campbell, aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,


James Youel, Chair

3-13-06
Date


Judith Flauto, Township Secretary

3-13-06
Date

**Northfield Center Township
Zoning Commission Regular Meeting
January 9, 2006**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

The meeting started with a brief discussion of the proposed development, "Bayberry Court." Inspector Saunders received the approval of Fire Chief Derrit, but at this time he is still waiting for a response from Road Superintendent Pickering.

Inspector Saunders does not know the final design of the retention pond yet. It was felt that maybe it should be filled with gravel to allow for faster drainage, i.e.: "dry well."

Mr. Campbell asked what would be tied into the retention basin?

Inspector Saunders said down spouts and surface drainage would be tied in.

Mr. Youel then discussed Trustee Buescher's letter dated 12/16/05, which was written to the Zoning Commission and Trustees regarding proposed political sign regulation changes. **(A COPY OF THIS LETTER IS ATTACHED TO THESE MINUTES.)**

Mr. Schade said that he agreed with Trustee Buescher's suggestions from his letter.

Mr. Yakich still felt that the size of signs should be restricted. Any signs on public property should be removed immediately.

Mr. Youel stated that Section 420.07 of the Northfield Center Township Zoning Resolution covers sign areas.

Mr. Schade moved to add letter "F" to Section 420.10 as suggested in Trustee Buescher's letter of 12/16/05, and also to remove letter "B" on page 14 in Section 420.11 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Mr. Schade moved to hold a Public Hearing on 2/13/06 at 6:45 p.m. to discuss the afore mentioned text amendments to the Northfield Center Township Zoning Resolution.

Seconded by Mr. Yakich.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Per Jim Youel, the Zoning Commission clarified the "door" mentioned in the minutes of the Regular Meeting of 12/12/05 refers to an "overhead" door.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders reminded the Zoning Commission that as of 1/4/06, the non-conforming signs 5-year time period to come into compliance with the adopted 1/4/01 version of the Northfield Center Township Zoning Resolution will have expired.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to waive the reading of the minutes of the Regular Meeting of 12/12/05.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Mr. Schade moved to accept the minutes of the Regular Meeting of 12/12/05.

Seconded by Mr. Campbell.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Mr. Yakich moved to waive the reading of the minutes of the Public Hearing of 12/12/05.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Mr. Campbell moved to accept the minutes of the Public Hearing of 12/12/05.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

Mr. Campbell moved to adjourn at 7:40 p.m.

Seconded by Mr. Schade.

Roll Call:

James Youel, aye; Gregory Yakich, aye; Daniel Schade, aye; John Campbell, aye, Basil Lovano, absent.

Respectfully Submitted,


James Youel, Chair

2-13-06
Date


Judith Flauto, Township Secretary

2-13-06
Date