

**Northfield Center Township  
Zoning Commission Regular Meeting  
December 11, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:02p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

The Zoning Commission briefly reviewed their discussion from the previous month's Regular Meeting about Mr. Salemi's property/Skyhaven Development.

Mr. Yakich moved to take a recess to allow Secretary Flauto to make copies of an email that was sent to the ZC on 12/10/12 from Administrator Ciocco on behalf of the Trustees asking the ZC to review and compare lot sizes in Skyhaven Phase III. (Email is attached to these minutes.)

Seconded by Mr. Campbell.

Roll Call:

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

When the meeting resumed, Mr. Schade explained to Trustee Reville that at the November ZC Meeting, the ZC had told Mr. Salemi that he should go the Board of Zoning Appeals if he wanted to get zoning changed for lot size requirements. Trustee Reville informed the ZC that the Trustees had requested a legal opinion from Mike Todd.

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders briefly discussed Kaufmann Tire's plans to construct a store on Rt. 82. He also informed the ZC that several temporary signs around the Township had been removed due to the change in Zoning Resolution regarding the displaying of temporary signs. He also told the ZC that CVS had re-submitted applications for all signage on and around the CVS property. Finally, he updated the ZC on the interior remodeling of Golden Corral, which is under new ownership due to bankruptcy of the previous owner.

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 11/12/12 Regular Meeting.

Seconded by Mr. Youel.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

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

Seconded by Mr. Schade.

Roll Call:

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

Respectfully Submitted,

*Greg Yakich*  
John Campbell, Acting Chair  
*J. Plauto*  
Judith Plauto, Township Secretary

1.14.13  
Date  
1.14.13  
Date

**Subject:** Skyhaven, Phase III

**From:** Sam Ciocco (townhall@northfieldcenter.com)

**To:** leeba@att.net; gyakich@windstream.net; jyuel@windstream.net; jcampbell9373@aol.com; dis810@windstream.net;

**Cc:** kflauto@gmail.com; FordMaryAnn@msn.com; rwoff@roadrunner.com; vrr@rudderlegal.com; johnromanik@roadrunner.com; TrusteeBuescher@aol.com; rreville@northfieldcenter.com; onesommer@yahoo.com; nctinspector@northfieldcenter.com; nctsecretary@northfieldcenter.com;

**Date:** Monday, December 10, 2012 3:14 PM

Dear Zoning Commission Members:

Per the request of a developer, Joe Salemi, who attended the December 3, 2012 Regular Trustees Meeting, the Trustees are asking you to review the lot sizes in Skyhaven Phase III to determine if they can be changed to 20,000 square feet similar, to Phases I & II.

In addition, it would be appreciated if you would compare the lot sizes of the current properties in the Skyhaven Development with properties in the surrounding area.

Please forward any recommendations to the Trustees.

Regards,  
Sam Ciocco

**Northfield Center Township  
Zoning Commission Regular Meeting  
November 12, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:05p.m. by John Campbell, Acting Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Mr. Schade nominated Greg Yakich for 2013 Zoning Commission Chairperson.

Seconded by Mr. Youel.

Roll Call:

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

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders reviewed the Zoning Report for October, 2012 that was submitted to the Zoning Commission. **Report is attached to these minutes.**

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 10/8/12 Regular Meeting.

Seconded by Mr. Youel.

Roll Call:

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

**E. PUBLIC COMMENTS:**

Joe Salemi addressed the Zoning Commission. He explained that several years ago, he developed property off of Oakmont Dr. At the time, they were all 20,000 square foot lots, and these lots were the last phase of the development. Since then, the Zoning Commission has changed the required lot size to 25, 000 square feet. He cannot put single family homes in with 100-foot lots. The state also took a small portion of this property for the new Route 8 extension. Now Mr. Salemi would like to sell the property or else develop it. He feels that he has 3 choices for this property: 1.) The Zoning Commission can change the lot sizes

back to 20,000 square feet, 2.) He would like to Township to buy the property for a park, 3.) Build 10 or 12 group homes.

Mr. Campbell asked how many houses could be built at 20,000 square foot lots.

Mr. Salemi said possible 15 homes, he was not sure.

Mr. Youel asked if 15 homes was a good estimate, it wouldn't end up being 50 homes instead of 15?

Mr. Campbell asked Inspector Saunders if the BZA could grant a variance on the size of these lots.

Inspector Saunders said this development was in front of the Zoning Commission as a development once before and approved at these lot sizes. This last phase was never built.

Mr. Campbell asked if there was a time limit on the approval.

Inspector Saunders said yes, approval has a time limit.

Mr. Campbell felt that the best thing to do is go to the BZA for a variance.

Mr. Youel said the ZC needs to look at today's code, not what it was back in the 1990's.

Mr. Schade suggested that Mr. Salemi make a donation of the property to the Township.

Mr. Salemi said that he won't give the property away, he paid for this property.

Mr. Youel told Mr. Salemi that the Board of Zoning Appeals would be an immediate possibility, not a probability.

Lou LaGuardia, 131 Pickwick asked how many acres this land covered.

Mr. Salemi said it is 16 acres.

Mr. LaGuardia asked if there were any water problems on the property.

Mr. Salemi said there have always been water problems, but he puts detention basins in the developments that he does.

Mr. LaGuardia asked what a group home is, and does it have different zoning.

Mr. Salemi said group homes are permitted; they are homes with foster children, handicapped people being cared for in these homes.

Russ Mazzola, 7545 Skyhaven, asked if the zoning lot size can be changed or not.

Mr. Campbell explained that initially, this request would have to go through the BZA.

Mr. Mazzola asked the ZC to send this request to the BZA.

Mr. Schade explained that the request to the BZA was up to Mr. Salemi.

Andy LaGuardia, 7518 Skyhaven asked Mr. Salemi if he has had any scheduled meetings with the Trustees that residents could attend.

Mr. Salemi told Mr. LaGuardia to give him a call at his office.

Mr. Mazzola asked Mr. Salemi if he were to get a lot size variance, it would be him finishing the development?

Mr. Salemi said yes, he would finish it, but it is his preference to sell the property and get out of the developing.

Lou LaGuardia asked the Zoning Commission if the variance is granted, would the Trustees have to approve the development.

Mr. Youel explained that the ZC and BZA are independent of the Board of Trustees.

Debbie Weisend, 7515 Skyhaven stated that she would much rather see a park or single family homes built and not Section 8 housing on Mr. Salemi's lots.

**F. ADJOURNMENT:**

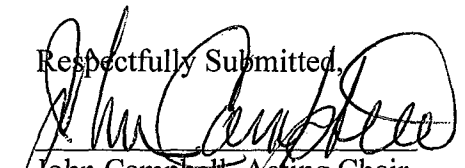
Mr. Schade moved to adjourn at 8:03 p.m.

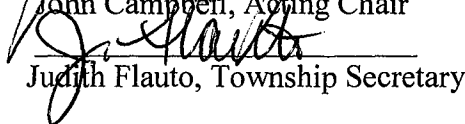
Seconded by Mr. Youel.

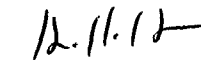
Roll Call:

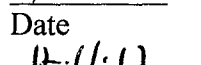
Greg Yakich, absent; James Youel, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, absent.

Respectfully Submitted,

  
John Campbell, Acting Chair

  
Judith Flauto, Township Secretary

  
Date

  
Date

Zoning Report for ~~October~~ <sup>NOVEMBER</sup> 2012 DAS

4 permit applications, and permits were issued.

Many sign violations for placement in right-of-way, they were either placed properly or removed. Several ended up back in right-of-way and subsequently were removed.

BZA hearing was heard on October 4, 2012 for 9035 Pleasantview for a oversized accessory building. The property is a non-conforming lot and the structure was proposed to be almost twice the size allowed. The BZA determined that he could not construct an accessory building

The moving Ohio forward grant agreement is back from the County so processing for possible demolitions of vacant and/or condemned properties can start.

Golden Corrals new owners have submitted new interior remodeling plans for the restaurant located at 8261 Golden Link Blvd.. Construction will begin within a few weeks. Problem arose that they have gone to Summit County Department of Building Standards instead of the City of Macedonia Building Department for Permits.

Kaufman Tire has presented preliminary site plans for a new store behind Giant Eagle on East Aurora Road. Plans for construction to begin around June of 2013.

There are 3 eating establishments in the Golden Link now that do not have Conditional Use Permits from the Township. A Pizza Hut and Star Bucks located inside of Target and a new Yogurt Store next to Target in the smaller store fronts. These issues need to be resolved since Macedonia issued these permits in violation of the JEDD agreement and Township Zoning Regulations.

**Northfield Center Township  
Zoning Commission Regular Meeting  
October 8, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:04p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Secretary Flauto confirmed that the Zoning Commission all saw the letter sent to the Trustees informing them about the Residential Rental Property Registration; ZC felt no action was necessary on their part when presented to them by Inspector Saunders at the September Regular Meeting. (Letter attached to these minutes.)

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders spoke about the Moving Ohio Forward Grant. A list of properties will be sent to the County Health Dept. and County Building Dept. asking that they go out and look at the following properties: Katzenmeyer, Wojcik, Keagle and Nickshinski. The hope is that these properties can be demolished. Inspector Saunders also attended several EPA storm water management seminars this past month.

Mr. Schade asked about discounts from upcoming fees and he was told he was exempt living in a township.

Inspector Saunders said that Northfield Center Township is exempt right now, but that will be changing. He continued and explained how much the fees might be and when they might be implemented.

Mr. Schade said he was also told that if he used rain barrels he was entitled to a discount.

Inspector Saunders said there would be certain steps to be taken to get some discounts from fees.

Inspector Saunders also reviewed with the ZC his Zoning Report for September, 2012. (Report attached to these minutes.)



**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 9/10/12 Public Hearing.

Seconded by Mr. Youel.

Roll Call:

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

Mr. Schade moved to waive the reading and approve the minutes of the 9/10/12 Regular Meeting.

Seconded by Mr. Youel.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

Mr. Yakich moved to adjourn at 7:27 p.m.

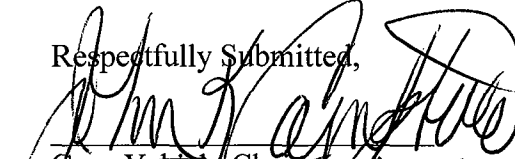
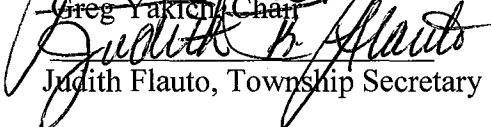
Seconded by Mr. Lovano.

Roll Call:

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

Respectfully Submitted,

*Acting Chair  
John Campbell,*

  
~~Greg Yakich, Chair~~  
  
Judith Flauto, Township Secretary

11/12/12  
Date  
11.12.12  
Date

# ***NORTHFIELD CENTER TOWNSHIP***

9546 Brandywine Road  
Northfield Center, Ohio 44067-2408  
330-467-7646

**ZONING DEPARTMENT**  
Zoning Inspector  
Donald A. Saunders

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9/26/12

To: Northfield Center Township Trustees  
From: Northfield Center Township Zoning Commission  
RE: Residential Rental Property Registration

At the Regular Meeting of the Zoning Commission held on September 10, 2012, Inspector Saunders briefly reviewed the Residential Rental Property Registration with the Zoning Commission during the "Zoning Inspector's Section" of the meeting.

Inspector Saunders explained that the state of Ohio requires registration of all residential homes that are used as rental units and are not owner-occupied. In Summit County, the Fiscal Office is the office that has been designated as to where this registration is to be filed.

The Zoning Commission would like the Trustees to know that this was brought up at the meeting by Inspector Saunders; they do not feel that this is a zoning issue, and do not intend to take any action regarding this matter.

## Zoning Report for September 2012

3 permit applications, and permits were issued.

1 Grass violation, the Township mowed the property. Property is in foreclosure.

BZA hearings were heard on September 13, 2012 for 7580 Crestwood for a front porch that was installed without the proper front offset. The property is at the south end of Crestwood and is a non conforming home. Variance was granted for the porch. The continuance for Terry Nak's sign was also heard that night and the BZA determined that he could by resolution due to road frontage have 42 sq. ft. and that it was sufficient and denied his variance for sign size.

Working with County for possible condemnations through the moving ohio forward grants that are available for home demolitions. Signed agreement is now here and the next step will move forward in the next couple weeks for various properties.

**Northfield Center Township  
Zoning Commission Regular Meeting  
September 10, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 6:47 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Mr. Schade moved to send the amended proposed text with the recommendation of the Zoning Commission to the Trustees for their review and approval for letter "C" of Section 420.09 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Lovano.

Roll Call:

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

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders explained a new program through Summit County for residential rental property registration.

The Zoning Commission felt that this was not a zoning issue, and requested a letter be sent to the Trustees expressing their feeling on this issue. No action was required on the part of the Zoning Commission, but the commission wanted the Trustees to be aware of a topic that Inspector Saunders brought before them.

**D. APPROVAL OF MINUTES:**

Mr. Yakich moved to waive the reading and approve the minutes of the 8/13/12 Public Hearing.

Seconded by Mr. Campbell.

Roll Call:

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

Mr. Lovano moved to waive the reading and approve the minutes of the 8/13/12 Regular Meeting.

Seconded by Mr. Schade.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

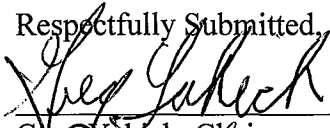
Mr. Schade moved to adjourn at 7:20 p.m.

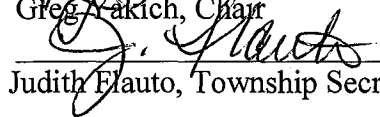
Seconded by Mr. Youel.

Roll Call:

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

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

10.8.12  
Date

10.8.12  
Date

**Northfield Center Township  
Zoning Commission Public Hearing Continuance from 8/13/12  
September 10, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 6:31 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. PUBLIC DISCUSSION OF APPLICATION:**

The Zoning Commission held a discussion regarding Chapter 420, Section 420.09, letter "C" of the Northfield Center Township Zoning Resolution regarding temporary signs.

The Zoning Commission felt that they should specify that there is a 60-day "lid" on temporary signs if they decide to recommend proposed text changes to Trustees.

The ZC added the sentence at the beginning of letter "C": "Temporary signs shall require a permit and shall be in compliance with the following regulations:" to replace the sentence "Temporary signs are permitted subject to the following provisions:"

The ZC decided to eliminate all of #3 in Section 420.09, letter "C", then re-number all following items. The ZC also decided to remove the words "replaced" and "either" from #1, letter "B".

**C. ADJOURNMENT:**

Mr. Youel moved to adjourn at 6:45p.m.

Seconded by Mr. Yakich.

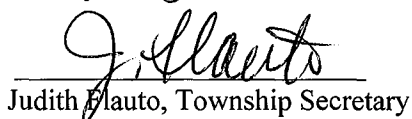
Roll Call:

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

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

10-8-12  
Date

  
\_\_\_\_\_  
Judith Blauto, Township Secretary

10-8-12  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
August 13, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 6:50 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Chairman Yakich went directly to Inspector Saunders for the Zoning Inspector's Section while the ZC reviewed his monthly report that was submitted to the ZC.

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders told the ZC that CVS Pharmacy has a pole sign that is in violation. They want to put an electronic message board up instead of the pole sign. This is not allowed, it must be a monument sign. They also applied for other signage, some of which was allowed but because they sent in one big application, he must deny everything. Then they can reapply for each one separately.

Inspector Saunders also discussed the Paul Wojcik Sr. property on West Highland. He sent a violation letter about all of the cars on the property that were supposed to be garaged in the accessory building that was built with a BZA variance several years ago. The variance may be revoked if he does not comply and garage the cars.

There was some discussion between the ZC members and Inspector Saunders regarding window signs; are they temporary signs?

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 7/9/12 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

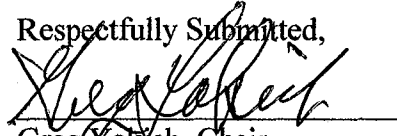
Mr. Yakich moved to adjourn at 7:05 p.m.

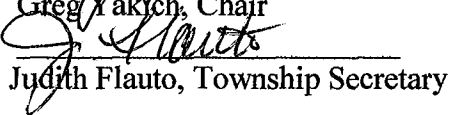
Seconded by Mr. Schade.

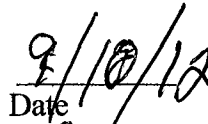
Roll Call:

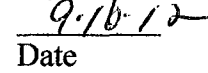
Greg Yakich, aye; James Youel, aye; John Campbell aye; Daniel Schade, aye;  
Basil Lovano, aye.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



**Northfield Center Township  
Zoning Commission Public Hearing  
August 13, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 6:32 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. PUBLIC DISCUSSION OF APPLICATION:**

The Zoning Commission had a brief discussion of the proposed text amendments for temporary signs in Chapter 420, Section 420.09, letter "C" of the Northfield Center Township Zoning Resolution.

Secretary Flauto confirmed that the proposed text amendments were sent to Summit County Planning Commission and were on their 8/23/12 agenda.

Jim Youel moved to continue this Public Hearing on Sept. 10, 2012 at 6:30 p.m.

Seconded by Mr. Campbell.

Roll Call:

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

**C. ADJOURNMENT:**

Mr. Yakich moved to adjourn at 6:48 p.m.

Seconded by Mr. Schade.

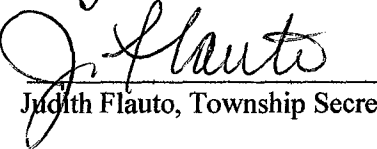
Roll Call:

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

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
July 9, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:02 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

The Zoning Commission briefly discussed the temporary signage regulations and agreed that a Public Hearing was needed before the next Regular Meeting.

Mr. Schade moved to hold a Public Hearing on 8/13/12 at 6:30 p.m.

Seconded by Mr. Youel.

Roll Call:

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

**C. ZONING INSPECTOR'S SECTION:**

- Inspector Saunders informed the Zoning Commission that the scrap business at French St. and Rt. 82 is still operating. He has been in contact with the building owner's attorney.
- The Vesta / Pamona residence has been notified that he has been filed with the Summit County Prosecutor.

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 6/11/12 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

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

Mr. Schade moved to waive the reading and approve the minutes of the 6/25/12 Work Session.

Seconded by Mr. Lovano.

Roll Call:

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

**E. PUBLIC COMMENTS:**

Terry Nak, 161 E. Aurora Rd., wants a street sign for his tenants to go on. He has 5 suites facing the lake in the back, plus suites in the front. He needs more signage space for tenants and it needs to be readable in size when driving by.

**F. ADJOURNMENT:**

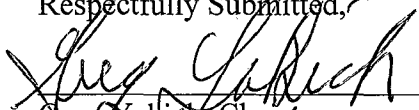
Mr. Yakich moved to adjourn at 7:28 p.m.

Seconded by Mr. Schade.

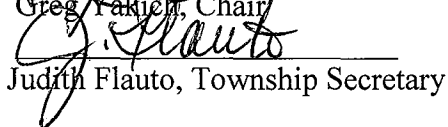
Roll Call:

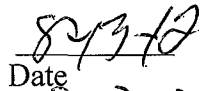
Greg Yakich, aye; James Youel, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,



Greg Yakich, Chair

  
Judith Flauto, Township Secretary



Date



Date

**Northfield Center Township  
Zoning Commission Work Session  
June 25, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:00 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

At this work session, the Zoning Commission discussed the following possible text amendment to the Northfield Center Township Zoning Resolution:

In Chapter 420, letter "C," page 14 of the Northfield Center Township Zoning Resolution, a possible amendment was discussed. The amendment would add the text "Temporary signs shall require a permit and shall be in compliance with the following regulations:" The current text would then follow, keeping these current regulations as they are.

The Zoning Commission would like to see a required permit for a 30 day period for temporary signs, already in Chapter 420.

The Zoning Commission also discussed Secretary Flauto using a pop-up timing program for time limitations on signs.

The Zoning Commission may possibly discuss these items again at their Regular Meeting in July.

**C. ADJOURNMENT:**

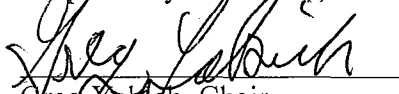
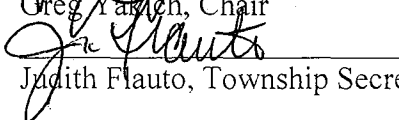
Mr. Yakich moved to adjourn at 7:30 p.m.

Seconded by Mr. Campbell.

Roll Call:

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

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair  
  
\_\_\_\_\_  
Judith Flauto, Township Secretary

7-9-12  
Date  
7-18-12 -  
Date

*prepared minutes, not  
in attendance at meeting.  
J.A.*

**Northfield Center Township  
Zoning Commission Regular Meeting  
June 11, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:00 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

The Zoning Commission briefly discussed the temporary signage concerns that Inspector Saunders had brought up in the Zoning Inspector's Section.

Mr. Youel moved to set a work session to discuss temporary signage for June 25, 2012 at 7:00 p.m.

Seconded by Mr. Yakich.

Roll Call:

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

**C. ZONING INSPECTOR'S SECTION:**

- Inspector Saunders told the Zoning Commission that Northfield Center Township had received a request from the Summit County Prosecutor for updated pictures of the zoning violation cases that had already been sent down for prosecution.
- Also, Inspector Saunders told the ZC that they may want to consider reviewing the section of the Zoning Resolution on temporary signs in commercial zones.

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 5/14/12 Regular Meeting.

Seconded by Mr. Youel.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

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

Seconded by Mr. Lovano.

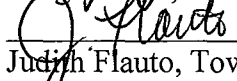
Roll Call:

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

Respectfully Submitted,



Greg Yakich, Chair

  
Judith Flauto, Township Secretary

7-9-12

Date

7.18.12 - prepared minutes, not in attendance at meeting -  
JF.

**Northfield Center Township  
Zoning Commission Regular Meeting  
May 14, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:00 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

**C. ZONING INSPECTOR'S SECTION:**

- Inspector Saunders informed the Zoning Commission that the swimming pool code may need to be modified.
- Howard Shafron has been in contact with Inspector Saunders with complaints about internet cafes not being allowing in his plaza, as it is Town Center zoning; internet cafes are only allowed in Industrial zoning in Northfield Center Township.

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 2/13/12 Regular Meeting-tabled at 3/12 and 4/9/12 meetings.

Seconded by Mr. Youel.

Roll Call:

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

Mr. Schade moved to waive the reading and approve the minutes of the 3/12/12 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

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

Mr. Schade moved to waive the reading and approve the minutes of the 4/9/12 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

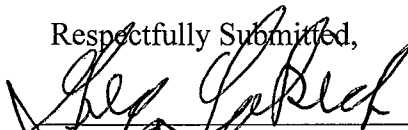
Mr. Schade moved to adjourn at 7:15 p.m.

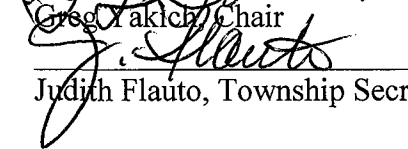
Seconded by Mr. Yakich.

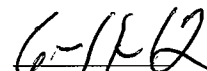
Roll Call:

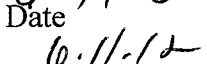
Greg Yakich, aye; James Youel, aye; John Campbell aye; Daniel Schade, aye Basil  
Lovano, absent.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



**Northfield Center Township  
Zoning Commission Regular Meeting  
April 9, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:00 p.m. by John Campbell, Acting Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

**C. ZONING INSPECTOR'S SECTION:**

- Toth Foundry on Olde Eight. Complaints about working hours throughout the night, noise and vibrations in surrounding homes. Foundry is zoned R-1, is grandfathered in as industrial.

Mr. Campbell suggested that the ZC review performance standards for the Industrial Areas.

Mr. Youel agreed.

- 70 W. Aurora has applied for a wine license in addition to a beer license.
- Grgat shopping plaza signage. Each building has the same sign standard, a new vendor wants to use a sign from a previous location. Would not be in conformance with other signs in plaza, sign would be permissible by NCT regulations, but not for plaza regulations.

**D. APPROVAL OF MINUTES:**

Minutes of the Regular Meeting of 2/13/12 Regular Meeting were TABLED again.

Minutes of the 3/12/12 Regular Meeting were TABLED.

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

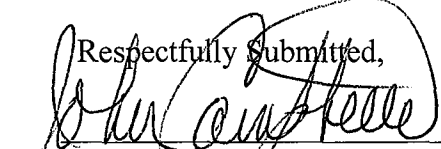
Mr. Campbell moved to adjourn at 7:20 p.m.

Seconded by Mr. Schade.

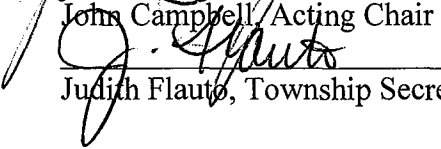
Roll Call:

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

Respectfully Submitted,



John Campbell, Acting Chair



Judith Flauto, Township Secretary

5/14/2012  
Date

5-14-12  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
March 12, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:00 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders was not present.

**D. APPROVAL OF MINUTES:**

Mr. Campbell moved to TABLE the minutes of the 2/13/12 Regular Meeting  
due to lack of a quorum to vote.

Seconded by Mr. Yakich.

Roll Call:

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

**E. PUBLIC COMMENTS:**

None.

**F. ADJOURNMENT:**

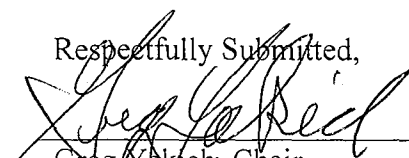
Mr. Yakich moved to adjourn at 7:20 p.m.

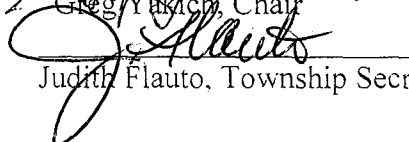
Seconded by Mr. Schade.

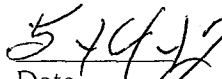
Roll Call:

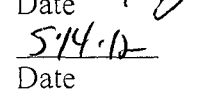
Greg Yakich, aye; James Youel, absent; John Campbell aye; Daniel Schade, aye  
Basil Lovano, absent.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
February 13, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 7:01 p.m. by Greg Yakich, Chair.

Roll Call:

Greg Yakich, aye; James Youel, aye; John Campbell aye; Daniel Schade, absent  
Basil Lovano, aye-VIA SKYPE

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Zoning Commission appointed John Campbell as the representative to attend the Trustees' Public Hearing on 2/27/12 regarding the proposed text amendments for internet sweepstakes cafés.

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders informed the Zoning Commission that 4 properties were being sent to Prosecutor Mike Todd. He discussed each of the properties briefly.

**D. APPROVAL OF MINUTES:**

Mr. Campbell moved to waive the reading and approve the minutes of the 1/9/12 Public Hearing.

Seconded by Mr. Youel.

Roll Call:

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

Mr. Campbell moved to waive the reading and approve the minutes of the 1/9/12 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

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

**E. PUBLIC COMMENTS:**

Mr. Rolfe Gripp, 219 Skylane was in attendance and is a new resident. Introduced himself to the Zoning Commission, and they welcomed him to the Township.

**F. ADJOURNMENT:**

Mr. Youel moved to adjourn at 7:25 p.m.

Seconded by Mr. Yakich.

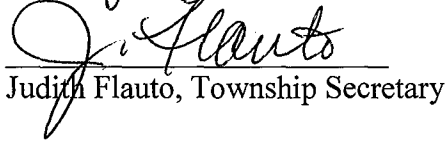
Roll Call:

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

Respectfully Submitted,

  
Greg Yakich, Chair

5-14-12  
Date

  
Judith Flauto, Township Secretary

5-14-12  
Date

**Northfield Center Township  
Zoning Commission Regular Meeting  
January 9, 2012**

**A. CALL TO ORDER:**

Meeting called to order at 6:37 p.m. by Greg Yakich, Chair.

Roll Call:

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

**B. DISCUSSION OF VARIOUS ZONING TOPICS:**

Mr. Yakich moved to send the proposed text amendments for internet sweepstakes cafés to the Trustees, with changes on page 4 made before the final copy is sent for approval.

Seconded by Mr. Campbell.

Roll Call:

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

**C. ZONING INSPECTOR'S SECTION:**

Inspector Saunders told the Zoning Commission that Mr. Jacobs on Olde Eight Rd. did remove his commercial vehicle. Also, he is planning on sending letters concerning temporary signs to businesses along Rt. 82, trying to get some compliance with the Zoning Code.

Inspector Saunders also met the previous week with the City of Macedonia regarding the JEDD. He explained some of the back and forth issues with permitting in the JEDD for signage, etc. Some things come through Macedonia, others go through the Township. He would like to sit down to discuss who does what and make sure that everyone involved in clear on the responsibilities.

**D. APPROVAL OF MINUTES:**

Mr. Schade moved to waive the reading and approve the minutes of the 12/12/11 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

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

Mr. Schade moved to waive the reading and approve the minutes of the 12/12/11 Regular Meeting.

Seconded by Mr. Campbell.

Roll Call:

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

#### **D. PUBLIC COMMENTS:**

Paul Buescher, Trustee, wanted to address the Zoning Commission regarding the last month's meeting. Mr. Buescher said that he wanted to be on the Public Record because there were things discussed regarding supposed statements that Mr. Buescher had made to a resident regarding a commercial vehicle parked on his property at the last meeting at which he was not present. He wanted to clarify his actions/statements. He did not tell a resident to disregard a zoning code, which is what he was accused of.

Mr. Yakich stated that there has been a lack of communication between Inspector Saunders and the Zoning Commission. Moving forward, there should be open communication between Trustees and Zoning Commission, and Zoning Inspector and Zoning Commission.

Mr. Buescher told Inspector Saunders that on December 11<sup>th</sup>, he sent an email requesting all documents concerning the Jacobs situation. 30 days later, he says he has gotten no documents as he requested.

Inspector Saunders said that there is no written documentation; notices were posted on the truck. He said he spoke to Mr. Jacobs several times.

Mr. Buescher finished by saying that he defends the Township with the Zoning Codes. He has been to the County Prosecutor demanding action, as well as Stow Municipal Court. He took offense at what was said at the last meeting. He told Inspector Saunders that he will start communicating with Trustee Sommer, keep accurate records and also communicate with the Zoning Commission.

#### **G. ADJOURNMENT:**

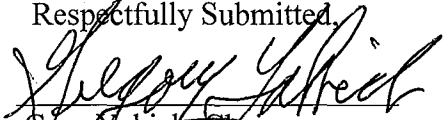
Mr. Schade moved to adjourn at 7:10 p.m.


Seconded by Mr. Youel.

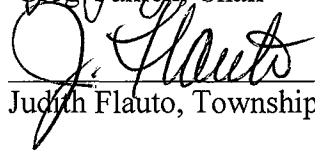
Roll Call:

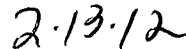
Greg Yakich, aye; James Youel, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakiel, Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date



**Northfield Center Township  
Zoning Commission Public Hearing  
1/9/12 – CONTINUED FROM 12/12/11**

**A. CALL TO ORDER:**

Meeting called to order at 6:30 p.m. by Greg Yakich, Chair.

Roll Call:

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

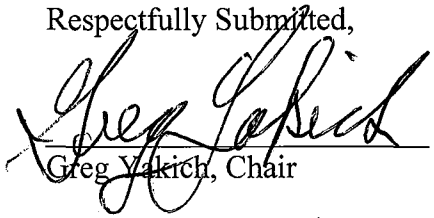
**B. PUBLIC DISCUSSION OF APPLICATION:**

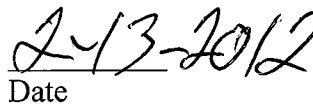
The Zoning Commission had a brief discussion of the proposed text amendments for internet sweepstakes cafés, including the changes that were made at the last Public Hearing that was held on 12/12/11.

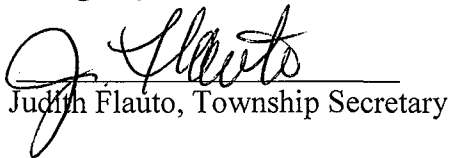
**C. ADJOURNMENT:**

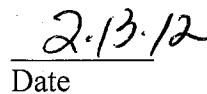
No motion to adjourn, went into Regular Meeting.

Respectfully Submitted,

  
\_\_\_\_\_  
Greg Yakich, Chair

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Judith Flauto, Township Secretary

  
\_\_\_\_\_  
Date