

**Northfield Center Township
Zoning Commission Public Hearing
November 14, 2016**

A. CALL TO ORDER:

Meeting called to order at 6:35 p.m. by John Campbell, Acting Chair.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing is to discuss the proposed text amendments to Chapter 130, #112 and Chapter 310, letter "L" of the Northfield Center Township Zoning Resolution.

Secretary Flauto had scanned the Zoning Resolution for any mention of "personal service" at the request of Ms. Johnson. There were a few instances with the word "only" mentioned in personal service; the ZC felt that the word "only" in Chapter 390, letter "T" #1, contradicts the definition of personal service. This would need to be removed.

The Zoning Commission decided to submit this amendment for the January, 2017 Planning Commission meeting.

C. ADJOURNMENT:

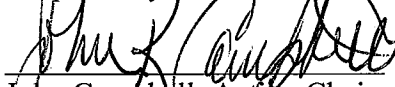
Mr. Campbell moved to adjourn at 7:00 p.m.

Seconded by Mr. Yakich.

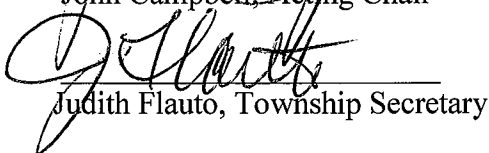
Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate, aye.

Respectfully Submitted,


John Campbell, Acting Chair

12/12/16
Date


Judith Flauto, Township Secretary

12-12-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
November 14, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:00 by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson moved to recommend approval regarding text amendments to Chapter 130, #112 of the Northfield Center Township Zoning Resolution, to remove the word "only" to the Northfield Center Township Trustees.

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson moved to recommend approval to the Northfield Center Township Trustees of proposed text amendments to add the words "in a platted development" to Chapter 310, letter "L" in order to comply with the Ohio Revised Code.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present.

Secretary Flauto informed the ZC that Trustee Reville started meeting with Inspector Saunders every other Friday to discuss zoning topics.

Mr. Yakich asked again for Inspector Saunders to give the ZC updates of topics that pertain to the Zoning Commission.

Ms. Johnson pointed out that the health, safety and welfare of actual physical buildings have nothing do to with the Zoning Commission.

Ms. Johnson asked Secretary Flauto to get a job description for the Zoning Inspector.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 10/10/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

Marion Mazzan, 268 Forestwood asked if the home at 258 Forestwood was being condemned.

Secretary Flauto said not that she knew of yet; she did not know what Inspector Saunders told her previously.

Ms. Mazzan told the ZC that she had a formal complaint. A Howard Hannah realtor, last week, took clients to her house that was for sale, and 2 people approached the possible buyers and used derogatory language toward them.

Ms. Johnson told Ms. Mazzan to put her question about the possible condemnation at 258 Forestwood in writing as a formal request.

F. ADJOURNMENT:

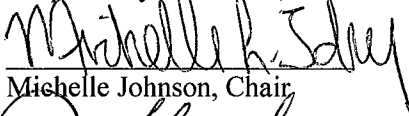
Mr. Yakich moved to adjourn at 7:30 p.m.

Seconded by Ms. Johnson.

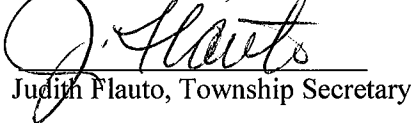
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

12/12/16
Date


Judith Flauto, Township Secretary

12-12-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
October 10, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:06 by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson moved to hold a Public Hearing on 11/14/16 at 6:30 p.m. to discuss chapter 130, #112 and chapter 310, letter "L".

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson told the ZC that the Township is willing to pay for any ZC members to attend a zoning and planning workshop in November. Lots of topics for townships are on the agenda this year.

C. ZONING INSPECTOR'S SECTION:

1. Several items still be continued, he expects more BZA hearings for Conditional Use Permits.
2. A few additions are going on. Also a new house is proposed on French St. that is not actual property on French St.
3. Marathon Station is being sold; new owner would have to renew variances.
4. Still have an agricultural problem on Hazel.

Mr. Shade asked if Inspector Saunders us checking these agricultural properties for electric fences.

Inspector Saunders said that the only electric fence that is permitted is around the Redi Storage.

Mr. Lovano asked what is going on with the old First Merit Bank.

Inspector Saunders said there is a new owner.

Mr. Campbell asked about the BZA allowing a resident to combine square footage to get a bigger building on Northfield Avenue.

Inspector Saunders explained that they took the square footage allowed for an accessory building and a garage and combined it, and then stipulated that no other outbuildings can be built on the property.

Mr. Campbell felt that the BZA set a precedent and eliminated the 800 sq. foot regulation. He has a problem combining the square footage.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 9/12/16.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, abstain; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

Marion Mazzan, 268 Forestwood asked the Zoning Inspector what house on Forestwood is being condemned.

Inspector Saunders said 278 is being condemned because a tree took out the back of the house.

Ms. Mazzan said that house was 258.

Ms. Mazzan also asked for a Spitzer/Meijer update.

Ms. Johnson said that everything is stuck with ODOT right now because of transportation requirements that are dealing with Route 82. Traffic counts were submitted by the developer a long time ago, but ODOT is back-logged.

F. ADJOURNMENT:

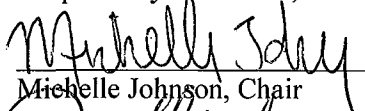
Ms. Johnson moved to adjourn at 7:45 p.m.

Seconded by Mr. Yakich.

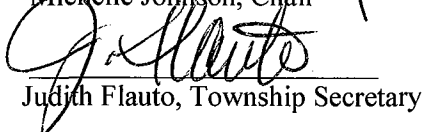
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

11/14/16
Date


Judith Flauto, Township Secretary

11-14-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
September 12, 2016**

A. CALL TO ORDER:

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

Roll Call:

Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Acting Chair Campbell asked Inspector Saunders what details the Summit County Planning Commission gave for disapproving the Meffe request for a Zoning Amendment for 7492 Walters Rd.

Inspector Saunders was at the meeting and said that the Planning Commission didn't think that it would be appropriate for one house; it should be the whole side of the street or none at all. They also recommended that Mr. Meffe go before the BZA for a variance to allow him to rent the unit only as long as he is the property owner.

Mr. Schade asked if Inspector Saunders had inspected the unit upstairs.

Inspector Saunders said he had not inspected inside, just from the outside.

Mr. Yakich asked when would this unit need to be checked out, as there was some debate as to whether or not there is even enough square footage for this unit.

Mr. Schade asked Inspector Saunders if he had heard any updates on Meijer.

Inspector Saunders said he had spoken to Spitzer, and Meijer's has pulled out of the land sale.

Mr. Patz asked if there was a timeframe for Spitzer to submit a letter to withdraw the re-zoning application.

Inspector Saunders said no.

Mr. Schade moved to have a Public Hearing on 10/10/16 at 7:00 p.m. to discuss the proposed amendments to Chapter 130 "Definitions" #112, and Chapter 310 "Residential District Regulations", letter L of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Yakich.

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

Roll Call:

Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

C. ZONING INSPECTOR'S SECTION:

1. Marathon Station on W. Aurora is being sold. When ownership changes, they must go before the BZA for their zoning certificate.
2. 34 E. Aurora is also being sold. The curbing in the back of the parking lot is damaged with water running onto Olde Eight. This will be fixed before winter.
3. The Keagle property had 4 vehicles towed; the house is being worked on.
4. The Wojcik house on Highland situation can't be pushed until Nickschinski Tree Service moves off of Highland Rd., from the residential zoning.

Inspector Saunders also mentioned the Dorwick Ditch Situation; Mr. Patz clarified that the petition does not include Mr. Wojcik's property in the 256 properties that are involved.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 8/8/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

2. Mr. Schade moved to waive the reading and approve the minutes of the Public Hearing of 8.29.16.

Seconded by Mr. Patz.

Roll Call:

Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, abstain; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

3. Mr. Schade moved to waive the reading and approve the minutes of the Special Meeting of 8/29/16.

Seconded by Mr. Patz.

Roll Call:

Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, abstain; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

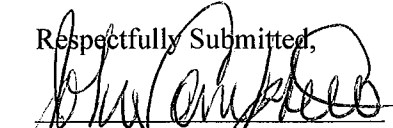
Mr. Yakich moved to adjourn at 7:45 p.m.

Seconded by Mr. Schade.

Roll Call:


Michelle Johnson, absent; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,



John Campbell, Acting Chair

10/10/16
Date



Judith Flauto, Township Secretary

10-10-16
Date

**Northfield Center Township
Zoning Commission Special Meeting
August 29, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:12 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; Daniel Schade, aye; John Campbell, aye; Basil Lovano, absent; Greg Yakich, aye; Richard Patz, Alternate, aye.

B. DISCUSSION:

Ms. Johnson said that Summit County Planning Commission sent a disapproval letter with no explanation regarding the Zoning Amendment request for 7492 Walters Rd. to go from R-1 to R-2 zoning. She would like to see the rationale behind the decision.

Mr. Yakich felt that zoning is set for a reason; to isolate changing zoning for one individual sets a precedent, and he does not agree with doing that.

Mr. Campbell said legally it may not be, but to him it appears as spot zoning.

Mr. Patz commended the applicant for his effort to follow the procedure, but agreed with Mr. Yakich and Mr. Campbell. He did not feel that Mr. Meffe's square footage meets the criteria for a 2nd dwelling upstairs.

Ms. Johnson said that the ZC is zoning for a parcel, not a building. If there is a rezoning and the building isn't up to the square footage requirements that does not apply to the rezoning. Personally, she felt that this is not spot zoning because there is R-2 around this parcel on either side. The precedent for change would not apply to this; precedence in the zoning code is typically set up for existing conditions.

Mr. Campbell said that based on Ms. Johnson's statement, if you are adjacent to R-2, you could get an R-2 zoning. What is the purpose of zoning if it can be overridden?

Mr. Yakich said that he would abstain from voting since he was not present for the 1st Public Hearing for this application. NCT's legal counsel said that it would be in his best interest to abstain. He felt that if he is able to read the minutes from the previous hearing, he should be able to vote.

Mr. Schade moved to recommend to the Trustees to disapprove the zoning amendment request for the rezoning of 7492 Walters Rd., from R-1 to R-2.

Seconded by Mr. Patz.

Roll Call:

Michelle Johnson, no; Daniel Schade, aye; John Campbell, aye; Basil Lovano, absent; Greg Yakich, abstain; Richard Patz, Alternate, aye.

Ms. Johnson told the applicant if he decides to go forward, make sure he has the exact measurement of his square footage.

C. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the 8/1/16 Public Hearing for 7492 Walters Rd.

Seconded by Mr. Patz.

Roll Call:

Michelle Johnson, aye; Daniel Schade, aye; John Campbell, aye; Basil Lovano, absent; Greg Yakich, abstain; Richard Patz, Alternate, aye.

D. ADJOURNMENT:

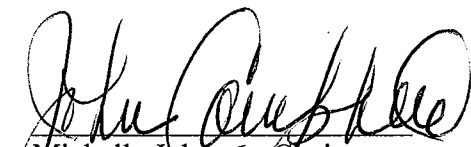
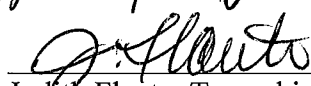
Mr. Yakich moved to adjourn at 7:37 p.m.

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; Daniel Schade, aye; John Campbell, aye; Basil Lovano, absent; Greg Yakich, aye; Richard Patz, Alternate, aye.

Respectfully Submitted,


~~Michelle Johnson, Chair~~
John Campbell, Acting Chair

Judith Flauto, Township Secretary

9/12/16
Date

9-12-16
Date

**Northfield Center Township
Zoning Commission Public Hearing Continuation
August 29, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:08 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, absent; Greg Yakich, aye; Richard Patz, Alternate, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing Continuation is to discuss an Application for Zoning Amendment for applicant Robert Meffe, 7492 Walters Rd., Northfield Center, OH, who is requesting a zoning change for his property from R -1 Single Family Residential to R-2, Multi-Family Residential.

Diane Lizowski, 406 Deep Creek Circle, wanted to re-state her concern about setting a precedent of multi-family zoning, and also has traffic concerns.

Robert Meffe said that behind and across from his property is R-2. Across the street in Macedonia is also R-2. His house is very far off the street, which is also not a traffic concern.

Diane Lizowski, 406 Deep Creek Circle felt that just because there are other R-2 in the area is not a reason to set a precedent of change on Walters Rd. If you change it there, other residents may request zoning changes as well.

C. ADJOURNMENT:

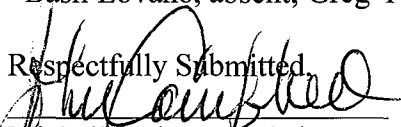
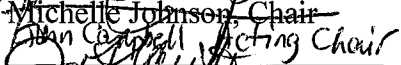
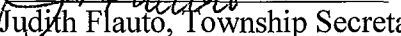
Ms. Johnson moved to adjourn at 7:10 p.m.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, absent; Greg Yakich, aye; Richard Patz, Alternate, aye.

Respectfully Submitted,


Michelle Johnson, Chair

John Campbell, Acting Chair

Judith Flauto, Township Secretary

9/12/16
Date
9-12-14
Date

**Northfield Center Township
Zoning Commission Regular Meeting
August 8, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson told the ZC that she had talked to Dennis Tubbs about how to de-commission the Comprehensive Plan. He is checking on that procedure. She also asked about doing a new Comprehensive Plan in-house. Mr. Tubbs is checking on that as well, he felt that there is someone in the County that would be qualified to do that.

Ms. Johnson also discussed garage and accessory building sizes based on lot size. She did some research, and was wondering what Inspector Saunders' perspective was. A traditional 3 car garage is the largest square footage that she could find at 600 square feet. NCT's is 800 square feet. The other question that comes up, do you base the garage size on the lot size or size of the home.

Mr. Schade felt that if a variance is granted it can have stipulations attached to it.

Mr. Yakich felt that 450 square feet is small; he would be more open to having accessory building regulations changed, and let garage requests go before the BZA.

Mr. Lovano felt that the problem is not garage size, but rather the size of the accessory building. The regulations allow for a good-sized accessory building now; the size can be increased based on the size of the lot.

Ms. Johnson felt that a garage over 800 square feet should face to the side, not forward.

Mr. Schade asked how much more room is there for new housing in NCT at this time.

Ms. Johnson explained that these regulations refer to retro-fit more than new construction. She also concluded that the ZC was thinking that they should leave garage size regulations alone for now unless a lot of new home construction starts happening.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders was not present at this meeting.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 6/13/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

2. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 7/11/16.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, abstain; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

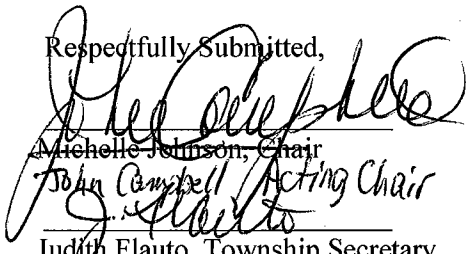
Mr. Yakich moved to adjourn at 7:40 p.m.

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


~~Michelle Johnson, Chair~~

9/12/16
Date

~~John Campbell, Acting Chair~~

9.11.16
Date

~~Judith Flauto, Township Secretary~~

Date

**Northfield Center Township
Zoning Commission Public Hearing
August 1, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Greg Yakich, absent; Richard Patz, Alternate, aye.

B. PUBLIC DISCUSSION OF APPLICATION:

The purpose of this Public Hearing is to discuss an Application for Zoning Amendment for applicant Robert Meffe, 7492 Walters Rd., Northfield Center, OH, who is requesting a zoning change for his property from R -1 Single Family Residential to R-2, Multi-Family Residential.

Mr. Meffe explained his request to the ZC. His Mother used to live upstairs. He checks on the upstairs once a week. If it was R-2, he could legally rent it out for more income. He checked with Summit County Fiscal Office that said the property value from R-1 to R-2 would not change. He does not have any exterior changes to the house planned.

Diane Lisowski, 406 Deep Creek Circle was concerned that changing this one property would set a precedent for other properties to be changed in the future. She was also concerned about the amount of traffic on Walters Rd.

Judy Cerjak, 685 Tuscany Dr., Macedonia, objected because it is a single family residence that would have non-related people living there, and she also had traffic concerns.

Mario Papadakis, 7515 Walters Rd., felt that if Mr. Meffe wanted to create income and is willing to live in part of the house, he was agreeable to letting Mr. Meffe rent the other part as long as he lives there.

Ms. Johnson explained that this is a zoning change, not a change of use. The zoning would not change back if Mr. Meffe moved out of the house.

Mr. Meffe said that he has R -2 behind his property.

Shari Taylor, 7514 Walters Rd. said that the R-2 properties in the area are run by Home Owners Associations. She said she didn't have an issue with what Mr.

Meffe wanted to do; she was just looking for guidelines and was concerned about someone else purchasing the property and being a landlord off-site.

Judy Cerjak asked if multi-family development mentioned the Villas of Tuscany.

Ms. Johnson said yes, and also Brandywine Preserve was being mentioned. She explained that density dictates the R-2 zoning, even though the units are single family units.

Diane Lizowski asked what was allowed under R-2 zoning.

Mario Papadakis asked if the applicant went to the BZA for a variance instead of a zoning change from the ZC, would the BZA still want a consensus from the public.

Mr. Lovano said that the applicant would still need to show a hardship.

Ms. Johnson said a variance or Conditional Use, the hardship can be used to get a variance or Conditional Use, but a precedent would carry through to both.

Diane Lizowski was concerned that a precedent would be set for future requests.

Mike Calkins, 7528 Walters Rd. asked why the applicant just couldn't have a roommate.

Shari Taylor asked who makes the final decision and asked if the comments are recorded.

Secretary Flauto read 4 emails into the record that were received previously regarding this Public Hearing (ATTACHED TO THESE MINUTES).

Ms. Johnson moved to continue this Public Hearing on Monday, August 29, 2016 at 7:00 p.m. with a Special Meeting to immediately follow.

Seconded by Mr. Patz.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Greg Yakich, absent; Richard Patz, Alternate, aye.

C. ADJOURNMENT:

Mr. Schade moved to adjourn at 7:46 p.m.

Seconded by Mr. Lovano.

Roll Call:

Michelle Johnson, aye; John Campbell, aye; Daniel Schade, aye;
Basil Lovano, aye; Greg Yakich, absent; Richard Patz, Alternate, aye.

Respectfully Submitted,

Michelle Johnson
Michelle Johnson, Chair

08/29/16
Date

J. Flauto
Judith Flauto, Township Secretary

8.29.16
Date

All Search

Search Mail

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Home

July

Message moved to Holding Folder. Undo

Archive Move Delete Spam Filter

Up Down X

Inbox (1)

- Drafts
- Sent
- Archive
- Spam (53)
- Trash (14)
- Smart Views
 - Important
 - Unread
 - Starred
 - People
 - Social
 - Shopping
 - Travel
 - Finance

- Folders (41)
 - Deleted Items
 - Holding Folder (41)

Recent

Robert Meffe - Zoning change request



Jeff Mandusky <jmandusky@prospectmold.com>

Today at 7:26 AM

To 'nctsecretary@northfieldcenter.com'

CC jmandusky@gmail.com, Linda Mandusky (lmandusky@roadrunner.com), Linda Mandusky (linda.mandusky@univarusa.com)

Ms. Flauto,

Since neither my wife or I can be present for the August 1st meeting regarding the zoning change request applied for by Robert Meffe at 7492 Walters Road, Northfield Center, OH, we (Jeff & Linda Mandusky) are opposed to this request. We do not feel this would be in the best interest of the neighborhood to allow for this zoning change.

Again, we vote against this proposal.

Thank you,

Jeffery A. Mandusky

Project Manager

Prospect Mold
1100 Main Street
Cuyahoga Falls, OH 44221

Phone - (330) 929-3311 x130
Fax - (330) 920-1338
Cell - (330) 283-5178
E-mail - jmandusky@prospectmold.com

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<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.

✓ ZC

RECEIVED

JUL 29 2016

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July

- Inbox
- Drafts
- Sent
- Archive
- Spam (53)
- Trash (14)

Smart Views

- Important
- Unread
- Starred
- People
- Social
- Shopping
- Travel
- Finance

Folders (41)

- Deleted Items
- Holding Folder (41)

Recent

RE: Proposed Zoning Change - 7492 Walters Rd.

Bill Forbes <williamforbes641@msn.com>

Today at 11:17 AM

To nctsecretary@northfieldcenter.com

CC Nickole Forbes, linda rolen

Mr. Saunders:

Speaking on behalf of our son, William L Forbes, Jr - residence owner at 7548 Walters Rd and myself - owner of two lots also at 7548 Walters and, living in New Jersey, unable to attend Monday's Public Hearing and Robert Meffe's R-2 application, here are a few questions:

- is there any intent to greatly modify (or tear down) existing structure?
- is this, more accurately, a zoning change to allow Mr Meffe to create an income rental within existing structure as modified in mid-1980's - note my wife and myself were previous owners prior to Mr Meffe's parents
- if the R-2 Zoning change is to allow a rental unit, is it possible to have residence/property revert back to R-1 upon Mr Meffe's future sale of property?

We spoke with neighbors and it was their suggestion to have property return to R-1 in future. We agree with this idea (if feasible) to keep neighborhood consistent going forward as R-1 single family residential.

Please reply either with your answers or if we can review hearing details online.

Bill Forbes
434 Griggstown Rd.
Belle Mead, NJ 08502
908-874-3207 or williamforbes641@msn.com

PS and Fyi - My paternal grandparents, Warren Forbes and Marguerite Walters Forbes, built the original residence in 1940's. Her father, Albert Walters, owned the original farm, was original Mayor of Boston Heights, and donated the land to create Walters Road. My father, Del, built residence at 7548 Walters which is now owned by our son. So, despite living out of state, we have strong ties to this area. Lastly, we have never understood how the house numbers became so jumbled and out of sequence (on the now 7 Northfield Center residences on Walters Rd) though not likely to change now.

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

✓ ZC

RECEIVED
JUL 29 2016

**Northfield Center Township
Zoning Commission Regular Meeting
July 11, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Secretary Flauto told the Zoning Commission that a Zoning Amendment application was received for Walters Rd., to go from R-1 to R-2. There is a tight time frame to submit this application to Summit County Planning Commission and also for the ZC to hold a Public Hearing for this application.

Secretary Flauto also told the ZC that the text amendments for Chapter 130 and Chapter 310 were submitted to Summit County Planning Commission.

Mr. Schade moved to hold a Public Hearing on 8/1/16 at 7:00 p.m. to review the Zoning Amendment application for 7492 Walters Rd.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

Ms. Johnson told the ZC that she reviewed the word "only" in the Zoning Resolution. Most are referring to the use itself, did not feel it was worth the ZC's time to review each instance that it comes up in the Zoning Resolution. She would like to spend time on reviewing garage sizes based on lot size.

C. ZONING INSPECTOR'S SECTION:

1. The BZA heard a request on 7/7/16 for a larger garage, same approval as previous decision for garage on Northfield Ave.

2. Getting businesses to comply with the temporary sign regulations is becoming an issue. Many businesses have A-frame signs out in front of their businesses. Does the ZC want to review those regulations? He suggested a longer permit time and a higher bond. The time limit is where the problem is.

D. APPROVAL OF MINUTES:

No minutes to be approved at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

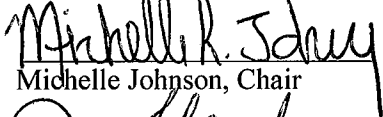
Mr. Schade moved to adjourn at 8:02 p.m.

Seconded by Mr. Campbell.

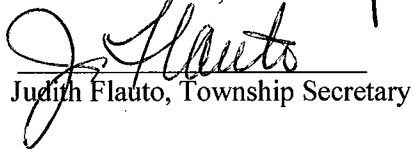
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

08/08/16
Date


Judith Flauto, Township Secretary

8-8-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
June 13, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:07 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson began the meeting by discussing removing the word “only” on the Zoning Resolution. She asked if the ZC wanted the word “only” to occur throughout the Zoning Resolution or eliminate it as it places restrictions on things throughout the resolution.

Mr. Yakich felt that the easier way to remove the word “only” by making a general statement saying that where the word “only” appears, it would no longer apply, would make sense.

Mr. Campbell felt that it would have to be done by a case by case situation.

Ms. Johnson moved to remove the word “only” from Chapter 130, item #112.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson also moved to send Chapter 310 letter “L” to the Summit County Planning Commission. It should say “keeping of animals in a platted development” instead of “keeping of animals.”

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson reminded the ZC that they had sent over a price of \$75,000.00 to the Trustees so that the Comprehensive Plan can be redone. She was told by the Trustees that they would not meet with the ZC about this as it was out of their budget, and wanted the ZC to talk about bringing the price request down.

Mr. Schade asked if the Trustees could give the ZC a budget to work with.

Mr. Yakich would like the Trustees to tell the ZC what they would like the ZC to work with.

Trustee Reville said the Trustees do not want to spend the money right now; they would like the ZC to do something that would be more cost effective for the community.

Mr. Campbell was upset that the Trustees won't meet with the ZC.

Mr. Yakich would like the ZC to be more proactive instead of reactive like in the past.

Mr. Schade asked if the ZC could remove the Comprehensive Plan and just use the Zoning Resolution.

Ms. Johnson said the Comprehensive Plan would have to be deregulated. The Trustees asked her to contact Dennis Tubbs at Summit County. They cannot serve the Township as a Comprehensive Planner in their budget right now.

Trustee Reville explained that the Township is not broke, it is financially sound. The Trustees just will not spend \$75,000.00 on a Comprehensive Plan.

C. ZONING INSPECTOR'S SECTION:

1. Liberty Valley Church was cited by SWSD for grading.
2. Sheriff's office will soon pull vehicles on Keagle property at Vesta and Pamona.
3. Nick's Tree Service is bidding out their new building again. They hope to be moved off of the lot on Highland by the fall.
4. St. Barnabas carnival is this weekend. ZI will be there to make sure permit conditions are met.
5. Massage parlor on E. Aurora is legitimate. It is up to the Sheriff's Dept. to make sure it continues to be legitimate.
6. The house down the street on Rt. 82 with the double lot is being cleaned up.
7. 69 Karen Lane may eventually be torn down. The Trustees are working with the Land Bank.
8. Health Dept. has been sent out to 100 Hazel Dr.; owner is in compliance.
9. More dead tree citations have been sent out.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 5/9/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

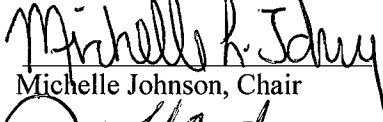
Mr. Yakich moved to adjourn at 8:40 p.m.

Seconded by Ms. Johnson.

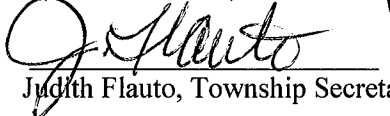
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

08/08/16
Date


Judith Flauto, Township Secretary

8-8-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
May 9, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson reminded the ZC that at the last meeting, a resident pointed out that the Zoning Resolution contradicted itself with the word “only.” It was removed from the table but not removed from the text/definitions. This must go through the proper procedures to be consistent. Removing the word “only” from the definitions will require a Public Hearing, etc. ZC is specifically looking at item #112 in Chapter 130.

Mr. Schade said he thought there was also another mention of “massage parlor” in the Zoning Resolution.

Ms. Johnson asked Inspector Saunders how long a business is allowed to keep a temporary sign up.

Inspector Saunders said they have 30 days.

Mr. Yakich asked if we give a business information about permits when we issue an occupancy permit.

Inspector Saunders said yes, we do.

Mr. Yakich felt that it would be better to be proactive and give this information out to new businesses.

Ms. Johnson said for the record, the word “only” being removed from the table should have been removed from the text as well. There was a correct issuance of the occupancy permit from the Township for the reflexology business at 115 E. Aurora. Rd. All procedures were followed; the temporary sign is a separate issue.

C. ZONING INSPECTOR’S SECTION:

1. Still working on Hazel Dr. agricultural situation, but resident is in compliance according to the Health Dept.
2. Chicken farm on Brandywine had several signs up, they will be removed.
3. Zoning Inspector is proceeding with Nichshinksi’s property; they will be coming in for a permit to move to their new location.

4. Zoning Inspector has a new copy of the Summit County Subdivision Regulations, and asked if the ZC would like a copy.

5. Nothing new has come forward from Meijer's.

Ms. Johnson felt that Northfield Center Township should have something on record that shows the Township is trying to push things along.

Mr. Schade said that there is a lot of public comment that Meijer's is a done deal. He does not feel that it is the Township's place to call ODOT about this; that has never happened in the past.

Ms. Johnson said that the ZC has told Meijer that we will not go ahead with the Public Hearing until the ZC has more information from ODOT.

Trustee Reville asked why NCT is waiting on ODOT.

Ms. Johnson explained that at the Public Hearing, there was a big concern with the increased traffic on Rt. 82 from a Meijer store. ODOT controls Rt. 82. Meijer is waiting on the traffic count certification from ODOT, and also a traffic analysis.

Mr. Yakich did not feel that the Township should be concerned with waiting for Meijer to submit further information.

Ms. Johnson was just concerned about the word "reasonable" and the ZC not appearing to be proactive.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 4/11/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

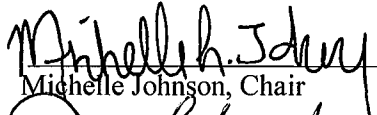
Mr. Schade moved to adjourn at 7:45 p.m.

Seconded by Mr. Lovano.

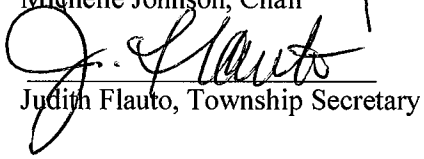
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

06/13/16
Date


Judith Flauto, Township Secretary

6-13-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
July 11, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:05 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Secretary Flauto told the Zoning Commission that a Zoning Amendment application was received for Walters Rd., to go from R-1 to R-2. There is a tight time frame to submit this application to Summit County Planning Commission and also for the ZC to hold a Public Hearing for this application.

Secretary Flauto also told the ZC that the text amendments for Chapter 130 and Chapter 310 were submitted to Summit County Planning Commission.

Mr. Schade moved to hold a Public Hearing on 8/1/16 at 7:00 p.m. to review the Zoning Amendment application for 7492 Walters Rd.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

Ms. Johnson told the ZC that she reviewed the word "only" in the Zoning Resolution. Most are referring to the use itself, did not feel it was worth the ZC's time to review each instance that it comes up in the Zoning Resolution. She would like to spend time on reviewing garage sizes based on lot size.

C. ZONING INSPECTOR'S SECTION:

1. The BZA heard a request on 7/7/16 for a larger garage, same approval as previous decision for garage on Northfield Ave.
2. Getting businesses to comply with the temporary sign regulations is becoming an issue. Many businesses have A-frame signs out in front of their businesses. Does the ZC want to review those regulations? He suggested a longer permit time and a higher bond. The time limit is where the problem is.

D. APPROVAL OF MINUTES:

No minutes to be approved at this meeting.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

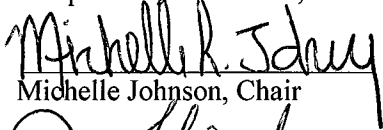
Mr. Schade moved to adjourn at 8:02 p.m.

Seconded by Mr. Campbell.

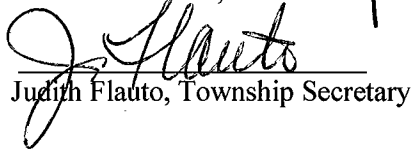
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, absent; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

08/08/16
Date


Judith Flauto, Township Secretary

8-8-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
June 13, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:07 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson began the meeting by discussing removing the word “only” on the Zoning Resolution. She asked if the ZC wanted the word “only” to occur throughout the Zoning Resolution or eliminate it as it places restrictions on things throughout the resolution.

Mr. Yakich felt that the easier way to remove the word “only” by making a general statement saying that where the word “only” appears, it would no longer apply, would make sense.

Mr. Campbell felt that it would have to be done by a case by case situation.

Ms. Johnson moved to remove the word “only” from Chapter 130, item #112.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson also moved to send Chapter 310 letter “L” to the Summit County Planning Commission. It should say “keeping of animals in a platted development” instead of “keeping of animals.”

Seconded by Mr. Schade.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Ms. Johnson reminded the ZC that they had sent over a price of \$75,000.00 to the Trustees so that the Comprehensive Plan can be redone. She was told by the Trustees that they would not meet with the ZC about this as it was out of their budget, and wanted the ZC to talk about bringing the price request down.

Mr. Schade asked if the Trustees could give the ZC a budget to work with.

Mr. Yakich would like the Trustees to tell the ZC what they would like the ZC to work with.

Trustee Reville said the Trustees do not want to spend the money right now; they would like the ZC to do something that would be more cost effective for the community.

Mr. Campbell was upset that the Trustees won't meet with the ZC.

Mr. Yakich would like the ZC to be more proactive instead of reactive like in the past.

Mr. Schade asked if the ZC could remove the Comprehensive Plan and just use the Zoning Resolution.

Ms. Johnson said the Comprehensive Plan would have to be deregulated. The Trustees asked her to contact Dennis Tubbs at Summit County. They cannot serve the Township as a Comprehensive Planner in their budget right now.

Trustee Reville explained that the Township is not broke, it is financially sound. The Trustees just will not spend \$75,000.00 on a Comprehensive Plan.

C. ZONING INSPECTOR'S SECTION:

1. Liberty Valley Church was cited by SWSD for grading.
2. Sheriff's office will soon pull vehicles on Keagle property at Vesta and Pamona.
3. Nick's Tree Service is bidding out their new building again. They hope to be moved off of the lot on Highland by the fall.
4. St. Barnabas carnival is this weekend. ZI will be there to make sure permit conditions are met.
5. Massage parlor on E. Aurora is legitimate. It is up to the Sheriff's Dept. to make sure it continues to be legitimate.
6. The house down the street on Rt. 82 with the double lot is being cleaned up.
7. 69 Karen Lane may eventually be torn down. The Trustees are working with the Land Bank.
8. Health Dept. has been sent out to 100 Hazel Dr.; owner is in compliance.
9. More dead tree citations have been sent out.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 5/9/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

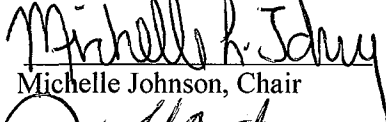
Mr. Yakich moved to adjourn at 8:40 p.m.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

08/08/16
Date


Judith Flauto, Township Secretary

8-8-16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
May 9, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:10 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson reminded the ZC that at the last meeting, a resident pointed out that the Zoning Resolution contradicted itself with the word “only.” It was removed from the table but not removed from the text/definitions. This must go through the proper procedures to be consistent. Removing the word “only” from the definitions will require a Public Hearing, etc. ZC is specifically looking at item #112 in Chapter 130.

Mr. Schade said he thought there was also another mention of “massage parlor” in the Zoning Resolution.

Ms. Johnson asked Inspector Saunders how long a business is allowed to keep a temporary sign up.

Inspector Saunders said they have 30 days.

Mr. Yakich asked if we give a business information about permits when we issue an occupancy permit.

Inspector Saunders said yes, we do.

Mr. Yakich felt that it would be better to be proactive and give this information out to new businesses.

Ms. Johnson said for the record, the word “only” being removed from the table should have been removed from the text as well. There was a correct issuance of the occupancy permit from the Township for the reflexology business at 115 E. Aurora. Rd. All procedures were followed; the temporary sign is a separate issue.

C. ZONING INSPECTOR’S SECTION:

1. Still working on Hazel Dr. agricultural situation, but resident is in compliance according to the Health Dept.
2. Chicken farm on Brandywine had several signs up, they will be removed.
3. Zoning Inspector is proceeding with Nichshinski’s property; they will be coming in for a permit to move to their new location.

4. Zoning Inspector has a new copy of the Summit County Subdivision Regulations, and asked if the ZC would like a copy.

5. Nothing new has come forward from Meijer's.

Ms. Johnson felt that Northfield Center Township should have something on record that shows the Township is trying to push things along.

Mr. Schade said that there is a lot of public comment that Meijer's is a done deal. He does not feel that it is the Township's place to call ODOT about this; that has never happened in the past.

Ms. Johnson said that the ZC has told Meijer that we will not go ahead with the Public Hearing until the ZC has more information from ODOT.

Trustee Reville asked why NCT is waiting on ODOT.

Ms. Johnson explained that at the Public Hearing, there was a big concern with the increased traffic on Rt. 82 from a Meijer store. ODOT controls Rt. 82. Meijer is waiting on the traffic count certification from ODOT, and also a traffic analysis.

Mr. Yakich did not feel that the Township should be concerned with waiting for Meijer to submit further information.

Ms. Johnson was just concerned about the word "reasonable" and the ZC not appearing to be proactive.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 4/11/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

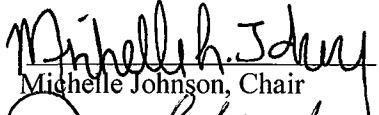
Mr. Schade moved to adjourn at 7:45 p.m.

Seconded by Mr. Lovano.

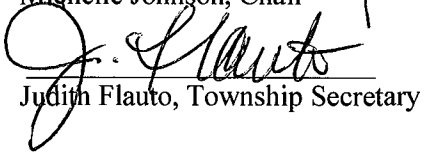
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

06/13/16
Date


Judith Flauto, Township Secretary

6.13.16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
April 11, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:03 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson asked if the ZC would like a Work Session with the Trustees to discuss funding for getting work done on the Comprehensive Plan.

The ZC felt that a separate Work Session would be better to discuss this. Ms. Johnson will send an email to the Trustees with possible dates and invite them to meet for a Work Session.

C. ZONING INSPECTOR'S SECTION:

Not present.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 3/14/16.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

Bob Yuzwa addressed the Zoning Commission. He said that there is a massage parlor in the T-C District. He submitted 13 pages of correspondence between himself, Zoning Inspector and Trustees (**ATTACHED TO THESE MINUTES**). He said the original permit should never have been approved allowing a massage parlor in a T-C District. He said there was no correspondence about this business on the Trustee agenda mail correspondence.

Ms. Johnson explained that the first time they heard of this situation; the first time the ZC was updated, there was not permit, now they are being told there is a permit that has been issued.

Secretary Flauto explained that the year before, there was a massage therapist that wanted to go into the building at 115 E. Aurora Rd., and submitted paperwork and payment for a Conditional Use hearing. It was cancelled, as the therapist wanted a shower put into the building and the landlord did not want to do that. He had to get a Conditional Use Permit under the Schedule of Permitted Uses, 350.03, of the Northfield Center Township Zoning Resolution. This current tenant was given an Occupancy Permit by Inspector Saunders, as the Zoning Commission had revised the description of personal service in Schedule 350.03, letter "C", number 4. The ZC removed the word "only" from "personal service".

There was some discussion at this point about what was updated in Zoning Resolution books, as well as what was updated on the Township's website for the online resolution.

Mr. Yakich felt that the occupancy permit for this business may have been submitted under false pretenses.

Ms. Johnson said a massage parlor was considered a personal service; assuming the word "only" is removed from the schedule of permitted uses. If there were different types of activities going on at this business that is an enforcement issue. She did feel that this business did need to be looked into, especially because of its close proximity to a school. She felt that Inspector Saunders did his job and issued a legal permit.

Mr. Yuzwa asked if the minutes were up to date on the website. Secretary Flauto said the minutes were up to date on her end; she could not speak to the minutes on the website.

Mr. Yuzwa said he will go to the Summit County Building Dept. He said that Inspector Saunders has not done anything to remove this business, no letters have been written to either the landlord, business owner or County.

Ms. Johnson said that if it is a permitted use, no letters are necessary.

Mr. Yuzwa said the word "only" is still in Table 350.03 on the website.

Ms. Johnson said all minutes are published; there are some administrative things that the Zoning Commission should look into.

Mr. Schade said Table 350.03 is updated, and the word "only" was removed, but felt that the Zoning Commission should get updated books as soon as possible.

Mr. Yakich felt that the Zoning Commission should be informed of what is going on in the Township so that they can make good decisions.

Ms. Johnson said that occupancy permits have nothing to do with zoning guidelines.

Mr. Yuzwa asked if the word "only" was removed from the definition of "personal service" in the definitions chapter.

The Zoning Commission will look into website and Zoning Resolution book updates.

F. ADJOURNMENT:

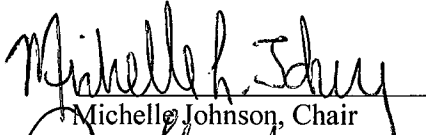
Mr. Yakich moved to adjourn at 8:00 p.m.

Seconded by Mr. Schade.

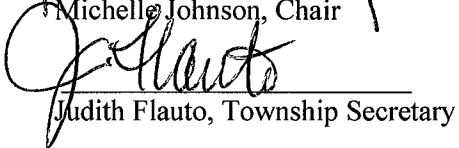
Roll Call:

Michelle Johnson, aye; John Campbell absent; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

05/09/2016
Date


Judith Flauto, Township Secretary

5.9.16
Date

Robert Yuzwa Jr.

From: Robert Yuzwa Jr. <ryuzwajr@premieremb.com>
Sent: Friday, March 11, 2016 4:00 PM
To: 'Paul G. Buescher'
Subject: Massage

<http://cleveland.backpage.com/TherapeuticMassage/grand-opening-must-try-relax-massageyour-body-deserve-more/28070920>

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

Robert Yuzwa, Jr.
Premier Embroidery
420 E Highland Road
Macedonia, Ohio 44056
330-468-2227 (p)
216-310-4305 (c)
ryuzwajr@premieremb.com

RECEIVED
APR 1 / 2016



Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Friday, March 11, 2016 4:13 PM
To: ryuzwajr@premieremb.com
Subject: Re: Massage

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Paul

PS: I did NOT let him know who brought this to my attention.

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Robert Yuzwa, Jr.

Premier Embroidery

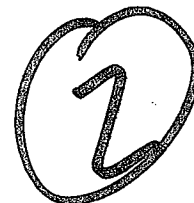
420 E Highland Road

Macedonia, Ohio 44056

330-468-2227 (p)

216-310-4305 (c)

ryuzwajr@premieremb.com



Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Monday, March 14, 2016 3:51 PM
To: trusteebuescher@aol.com
Subject: From NCT Trustee Paul Buescher - Mar 14 2016 NewsLetter

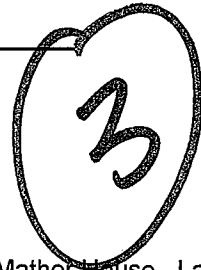
TRUSTEE BUESCHER@AOL.COM

**THE OFFICIAL NEWSLETTER OF
N**ORTHFIELD** C**ENTER** T**OWNSHIP** TRUSTEE
PAUL G. BUESCHER**

~ KEEPING NCT RESIDENTS INFORMED SINCE 2005 ~

#445 MONDAY MARCH 14, 2016

**WHEN WILL THE MATHER HOUSE
FINALLY, BE DEMOLISHED?**



I know that many of you are disgusted with the continuing delays involving the demolition of the Mather House. I am also disgusted because I keep reporting the 'facts' to you as I get them only to find that Huntington Bank, in my humble opinion, keeps giving us the run around. The most recent example was in my last newsletter when I reported, "*IF and I emphasize the word IF, what we are being told by Huntington Bank is accurate, the Mather House could be demolished by the end of this week.*" That was last week and we are still waiting!

We are now being told that "*the home should come down next week.*" That's another "Next Week" that we have to endure. The bank never picked up the demolition permit like they said they would do and they are not answering our written notices and inquiries. This is why we are proceeding with the Land Bank demolition process, which might take a few more weeks but at least we know the demolition WILL happen when they (land bank) say it will. In the meantime, IF Huntington decides to get the ball rolling, the house might come down sooner. We will all just have to wait to see what happens because there is nothing more that we can do.

To help you better understand the timeline with this fiasco, I have included some of the internal Township memos sent to the Trustees by both our Administrator Sam Ciocco and Zoning Inspector Don Saunders:

JANUARY 29

Please be advised that the mortgage company for the Mather home is Huntington Bank. Both Peter Hessler the attorney for the Mather estate and myself contacted Huntington bank today about the removal of the home. I will keep you informed as I find out addition information.

FEBRUARY 25

Don called and said Huntington talked to him this morning and said they have no responsibility for the house and it is a matter for the estate to sign off on the demolition. Huntington will contact the attorney for the Estate. Don asked to have the comments in writing but Huntington wanted to talk to the attorney first.
The Bank may or may not foreclose.

MARCH 1

Huntington Bank called Don today and said they were going out for bids to demolish the house. The bids should be received by Friday. An email from Huntington has not been received as of now.

MARCH 3

Don called and said he talked to Huntington Bank today. They will be at the Town Hall tomorrow or Monday for a Zoning Permit to demolish the house. Huntington expects the demolition to be done next week.

MARCH 8

Don talked to Huntington - they will award the demolition bid tomorrow and expect the equipment will arrive by the weekend and the demolition done in the early part of next week. He said they would email the name of the company to him today but I don't know if the email was sent. They may need dirt to fill in the basement.

MARCH 11

To keep everyone informed, I just spoke with Huntington Bank and they just got the needed approval from Fannie Mae to demolish the home. Apparently they are involved with the mortgage and they needed their approval. They hope to get the demo company on board Monday or Tuesday and the home should come down next week.

TRASH & RECYCLE CONTAINERS BECOMING A PROBLEM

The growing number of complaints involving trash and recycle containers being put out too early and removed many days later prompted us to take some action. Kimble will be including reminder notices with the next billing and our Zoning Inspector will be issuing violation notices. These containers should not be put out prior to 7PM on the evening before the scheduled pickup. They must also be removed on the evening of the pickup day. Let's work to show a little pride in our community!

QUESTIONS & ANSWERS

Q >>> - Thanks for all the updates and info in your newsletter. We were wondering how to get a street lamp repaired? It has been out for a few weeks. Location is the intersection of Anchor Lane and Outrigger Rd in Charter Lakes. Pretty dark without the light. Looks like something broke the glass.

A >>> - First Energy is being contacted to repair this light. I should also mention that there are no 'inspectors' around to watch for these things. Lighting repairs depend on the residents to report these problems just like you did. If anyone sees a burned out or damaged street light, it should be reported to our Townhall or me.

Q >>> - I recall that sometime last year you said that you asked our county councilman Nick Kostandaras to introduce some kind of legislation to stop the stink coming from the house on Hazel Drive. What is Nick doing about this and when can we get some relief?

A >>> - My request was reported in November of last year. Consider my answer an invitation to Nick himself to bring us up to date on this matter and what he is doing to help us. In the meantime, I can tell you that we are working with various County agencies and other County Council members to resolve this stinky and totally unacceptable situation!

Q >>> - I forwarded a link to you that shows that our township now has a massage parlor at 115 E. Aurora Road. What is going on? How did this happen and is it legal? This is in the shadow of our middle school!

A >>> - All of us were astounded when we viewed the website that you linked for us. I discussed this with our Zoning Inspector and he said that this is definitely not permitted and that he will take immediate steps to investigate and remedy this situation! As an update today, I was informed that the owner of the building will be initiating eviction proceedings against this 'business' because they apparently started it under false pretenses!

Q >>> - I would like to begin the process of getting a noise barrier constructed along 271 by the Northfield Woods condos. What do I need to do?

A >>> - We spoke with Ed Deely of ODOT regarding your desire to have them construct noise barriers between I-271 and Northfield Woods. According to ODOT, the retrofit program requires that homes be built prior to the construction of

freeways, and therefore the only situations in which ODOT would consider noise barriers are when additional lanes are added to existing freeways.

Q >>> - This email concerns a house in my neighborhood (270 Butternut Dr.) that needs repair. I noticed while walking the other day that there is a large hole in the rake of the roof line. I think the home is vacant at this time, since I have not seen any vehicles in the drive. I do not know how to contact the owner to make him aware of this. Can someone from the township contact him?

A >>> - Your complaint has been forwarded to our Zoning Inspector for investigation.

YOUR GENERAL COMMENTS

NOTE: All comments must include your name and a phone number. This information will NOT be published. However, if you want your name to be published with your comments you should include the word "SIGNED" next to your name.

.....

No Comments Submitted

Thank you,

Paul G. Buescher

Northfield Center Twp. Trustee Vice-Chairman
Northfield Center-Sagamore Hills Fire Dist. Board
330-467-9451

TrusteeBuescher@aol.com

www.northfieldcenter.com

AMATEUR RADIO STATION N8HHG

This newsletter was produced through my 5-kilowatt SOLAR power system!

<<<< DISCLAIMER >>>>

TrusteeBuescher@aol.com is the official newsletter of Northfield Center Township Trustee Paul G. Buescher and emailed under Blind Copy to hundreds of Township residents, businesses and others. The comments and opinions expressed are those of Trustee Buescher and do not necessarily reflect those of the other two Trustees. Comments under "Your Comments" are those of the writers and do not necessarily reflect my feelings or thoughts. I also reserve the right to not respond to any emails that do not contain both the name and address of the sender. I also reserve the right to publish in whole or part, on my NS7 newsletter, any comments from this newsletter. This newsletter is not an official publication of the Township but is sent to residents requesting it as a public service by Trustee Paul G. Buescher exclusively, at his own expense and time. **If you wish to unsubscribe from this newsletter, simply send a blank email to TrusteeBuescher@aol.com with the word "UNSUBSCRIBE" in the subject heading.**

Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Wednesday, March 23, 2016 7:44 PM
To: ryuzwajr@premieremb.com
Subject: Re: Message

Hi Bob,
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Paul

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Any movement on this?

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Robert Yuzwa, Jr.

Premier Embroidery

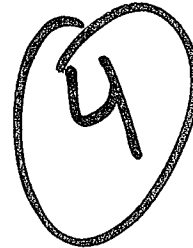
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330-468-2227 (p)

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ryuzwajr@premieremb.com

Robert Yuzwa Jr.

From: Robert Yuzwa Jr. <ryuzwajr@premieremb.com>
Sent: Friday, March 25, 2016 11:16 AM
To: 'TrusteeBuescher@aol.com'
Subject: RE: Massage

Paul

I figured I would send you a friendly reminder to discuss with Don if he is working today.

Any news?

Bob

--

Robert Yuzwa, Jr.
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ryuzwajr@premieremb.com

Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Friday, March 25, 2016 1:12 PM
To: ryuzwajr@premieremb.com
Subject: Re: Massage

I forgot that today is a holiday for the Township so I will send an email in a minute to ask for an update. I will copy you on it.
Paul

In a message dated 3/25/2016 11:15:51 A.M. Eastern Daylight Time, ryuzwajr@premieremb.com writes:

Paul

I figured I would send you a friendly reminder to discuss with Don if he is working today.

Any news?

Bob

A handwritten signature, likely "Bob", enclosed in a hand-drawn oval. The signature is written in a cursive style.

Robert Yuzwa, Jr.

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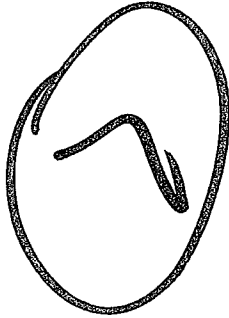
ryuzwajr@premieremb.com

Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Friday, March 25, 2016 1:15 PM
To: nctinspector@northfieldcenter.com
Cc: townhall@northfieldcenter.com
Subject: Massage Parlor

Don,
Please advise me on the status of the Massage Parlor situation. I have people asking and would like to give them an update.

Thanks,
Paul
BCC: Complainants



Robert Yuzwa Jr.

From: TrusteeBuescher@aol.com
Sent: Monday, March 28, 2016 3:53 PM
To: ryuzwajr@premieremb.com
Subject: Fwd: Massage Parlor

From: nctinspector@northfieldcenter.com
To: TrusteeBuescher@aol.com
Sent: 3/28/2016 3:11:38 P.M. Eastern Daylight Time
Subj: Re: Massage Parlor

Paul,

I talked with the building owner and he said he would get back with me this week. They cannot have what appears to be advertised instead what was applied for which was a medical massage place in the building similar to 2 other locations in the Township due to the counseling center in the other half of the building. They would evict this tenant if it turned out to be what was advertised. I will formally write a letter this week revoking their occupancy permit if it does turn out to be this after I hear from the building owner. I will keep you informed.

Don

From: "TrusteeBuescher@aol.com" <TrusteeBuescher@aol.com>
To: nctinspector@northfieldcenter.com
Cc: townhall@northfieldcenter.com
Sent: Friday, March 25, 2016 1:14 PM
Subject: Massage Parlor

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Paul
BCC: Complainants

A handwritten signature consisting of a large, loopy 'P' followed by a smaller, loopy 'B', all enclosed within a large, hand-drawn oval.

Robert Yuzwa Jr.

From: Robert Yuzwa Jr. <ryuzwajr@premieremb.com>
Sent: Monday, March 28, 2016 4:21 PM
To: 'TrusteeBuescher@aol.com'
Subject: RE: Massage Parlor

Thanks

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Don's note below makes me asks more questions –

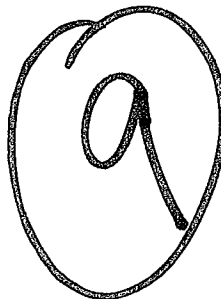
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3. Has Don done an inspection?
4. Your newsletter on 3-14 stated the building owner will be initiating eviction proceedings – why did that stop?

Have a good week.

Bob

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From: TrusteeBuescher@aol.com
Sent: Monday, March 28, 2016 9:18 PM
To: ryuzwajr@premieremb.com
Subject: Re: Massage Parlor

I talked with Don this evening. He said that an occupancy permit was issued for the original intent of the business, NOT for the 'business' that is currently being conducted. Just wanted to let you know what I found out. More later.
Thanks,
Paul

In a message dated 3/28/2016 4:21:10 P.M. Eastern Daylight Time, ryuzwajr@premieremb.com writes:

Thanks

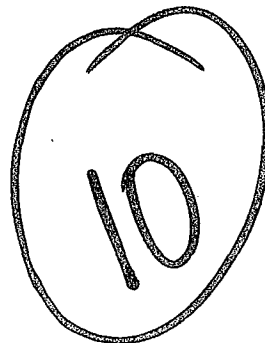
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Subject: Massage Parlor

Don,

Please advise me on the status of the Massage Parlor situation. I have people asking and would like to give them an update.

Thanks,

Paul

BCC: Complainants

Robert Yuzwa Jr.

From: Robert Yuzwa Jr. <ryuzwajr@premieremb.com>
Sent: Saturday, April 2, 2016 8:59 AM
To: Paul Buescher
Subject: Re: Massage Parlor
Attachments: Untitled attachment 00008.txt; Untitled attachment 00011.htm; Untitled attachment 00014.txt

Paul,

Are there any updates about the massage parlor?

I know you have a lot going on but I am disappointed that there is no correspondence about this situation to or from the landlord /parlor on the trustee agenda.

It makes me wonder if anything at all is being done by Don.

Have a good weekend.

Bob Yuzwa

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**Northfield Center Township
Zoning Commission Regular Meeting
March 14, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson complimented Secretary Flauto on the 2/8/16 minutes, as it was a very detailed meeting with lots of back and forth conversation.

Mr. Johnson reminded the ZC that at they left the last meeting after discussing the Comprehensive Plan possibly being removed and using the Zoning Code and Zoning Map only.

Mr. Schade asked about funding for a new plan.

Ms. Johnson said that the Trustees felt that the ZC should talk about what kind of money they would ask for to fund a new plan. She also explained that for around \$50,000.00 you could get a lot covered. Grants are not really an option.

Mr. Shade was in favor of dumping the Comprehensive Plan because of the amount of work the ZC has done on the Zoning Resolution to update it.

Ms. Johnson said it would cost money to close the Comprehensive Plan down.

Mr. Yakich felt that eliminating the Plan would be opening a can of worms; he would rather move forward with something that already exists. He would like to update what the Township already has.

Mr. Lovano said that back in 1998 when the Comprehensive Plan was worked on, there were public meetings that took place. There was also a committee to make recommendations from the residents' points of view.

Mr. Patz told the ZC that D.B. Hartt is still in business today according to the internet.

Ms. Johnson said that he was bought out and is in the process of retiring. She would want this project to go out to bid.

Mr. Campbell said he went through the Comprehensive Plan and he noticed recommendations that were made that he did not know if they were ever done. He brought up the situation of Summit County Planning Commission reviewing the request for the zoning change for the Spitzer property. He noted that they changed their mind when they looked at the Comprehensive Plan.

After more discussion among the ZC members, the Zoning Commission decided to request \$75,000.00 from the Trustees for a brand new Comprehensive Plan.

Mr. Schade moved to send a formal letter to the Trustees from the Zoning Commission requesting \$75,000.00 for a new Comprehensive Plan that includes a fluid, 18-month process with public involvement, a diverse steering committee, as well as a "due diligence" process as required by the ORC.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

C. ZONING INSPECTOR'S SECTION:

Inspector Saunders updated the ZC on the Mather home demolition situation. Huntington Bank did put bids out for the demolition. Property will remain in name of estate when house is removed.

Mr. Yakich asked who is monitoring the demo for proper clean-up.

Inspector Saunders said the Zoning Commission passed regulations on demolishing procedures last year, so he would enforce the regulations.

Meijer is still waiting for ODOT; Inspector Saunders is not expecting anything soon.

Mr. Yakich asked if lanes were added on Rt. 82, would Meijer cover the cost.

Inspector Saunders said yes.

The permits for Liberty Valley Church are in place. Had a citation from Summit Soil & Water for lack of gravel for driveway on Olde Eight.

Mr. Yakich asked if there are any guidelines for the church to have to clean the street each day from the mud on Olde Eight.

Inspector Saunders said the enforcement authority is Summit County because parcel is over an acre.

The Summit County Health Dept. is coming out on Friday to look at some run-down properties.

D. APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Public Hearing of 12/14/15-TABLED AT THE 2/8/16 REGULAR MEETING.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, abstain; Richard Patz, Alternate Member, abstain.

2. Mr. Schade moved to waive the reading and approve the minutes of the 12/14/15 Regular Meeting-TABLED AT THE 2/8/16 REGULAR MEETING.

Seconded by Ms. Johnson.

Roll Call:

Michelle Johnson, aye; John Campbell abstain; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, abstain; Richard Patz, Alternate Member, abstain.

3. Mr. Schade moved to waive the reading and approve the minutes of the 2/8/16 Regular Meeting.

Seconded by Mr. Yakich.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, abstain; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

E. PUBLIC COMMENTS:

Vanessa Wright, 225 N. Oakmont, asked about building a memorial park on the Mather home property, what would need to be done.

Ms. Johnson suggested that she talk with the Trustees about this, the Zoning Commission only interprets the code. She did explain that the ZC could check the zoning code to see if something like that would be allowed. She also suggested looking into a possible variance from the Board of Zoning Appeals if that was needed.

F. ADJOURNMENT:

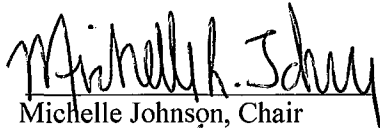
Mr. Yakich moved to adjourn at 8:15 p.m.

Seconded by Mr. Schade.

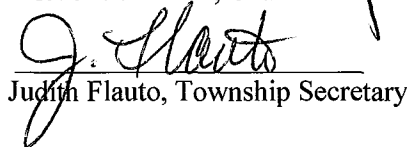
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, aye; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

04/11/16
Date


Judith Flauto, Township Secretary

4.11.16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
February 8, 2016**

A. CALL TO ORDER:

Meeting called to order at 7:00 p.m. by Michelle Johnson, Chair.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Ms. Johnson discussed the case of Costco v. Mayfield Village, with Shemo as the developer, as she felt it related closely to what is happening right now with the Spitzer/Meijer zoning change request.

She began by explaining that this case was very long and drawn out. Shemo was the developer representing Costco. Costco wasn't going to sign the development agreement until the rezoning actually happened. It wasn't the rezoning that drew out the case, but rather the access issue. It was a very expensive case. The original zoning was residential; it was rezoned to cluster single family. Shemo was being denied full economic value of their property. The court ruled that Shemo had the right to develop their property based on the retail that was around that area. The trend is the courts are not upholding the Township or Village zoning unless it maximized the full potential economic value of the property. Ms. Johnson then explained how the site plan showed vehicle/truck access and how Mayfield Village fought that in court and lost. Limiting access equaled a regulatory taking. Ms. Johnson felt that this was very similar to what NCT is going through right now. There is a real defense of developers being able to maximize their property in the courts right now.

Mr. Yakich felt that until Meijer's moves forward, there is nothing the Zoning Commission can decide on.

Mr. Lovano stated that when the Township has gone to court in the past, it has lost.

Mr. Campbell said he didn't understand the full impact of the Comprehensive Plan; he felt it only says this is what is for today, but it can always change in the future. Should the ZC revisit the Comprehensive Plan?

Ms. Johnson said that the plan is very old and a lot has changed since it was written; it will not hold up in court.

Trustee Reville asked if the Shemo case set a precedent.

Ms. Johnson said she was not sure if it was used as a precedent or not.

At this point, there was a group discussion about reviewing the NCT Comprehensive Plan.

Mr. Patz asked if a firm was hired, would they work with NCT over a period of a few years.

Ms. Johnson said that for the budget, it should be very targeted and piece it out for review.

Trustee Romanik asked if there was an expectation to then review the Comprehensive Plan every 5 years.

Ms. Johnson said realistically it is 7-10 years, and updates don't cost as much.

C. ZONING INSPECTOR'S SECTION:

Liberty Valley Church has not come in for their building permit yet.

Northfield Center has attempted to contact Huntington Bank regarding demolition of the Mather home on Skyhaven. Huntington is the mortgage holder. The deadline is up from the certified letter sent to Huntington. Demolition proceedings will begin soon by NCT.

Ms. Johnson asked how that worked with the insurance.

Inspector Saunders explained that Nationwide Insurance is not responsible to pay because arson was determined.

Regarding 100 Hazel, property is classified as an agricultural lot, exempt from zoning. Trying to prosecute as a nuisance. Basically starting over again, animals are contained, smell is controlled. Still working on this situation.

Inspector Saunders is still waiting on more information from Meijer. No response from ODOT yet either.

Mr. Campbell asked about Wheely Clean advertising for Chic-Fil-A on their electronic sign.

Inspector Saunders said he stopped there 2 weeks ago and was told it would be removed.

D. APPROVAL OF MINUTES:

Mr. Yakich moved to waive the reading and approve the minutes of the Regular Meeting of 1/11/16.

Seconded by Mr. Campbell.

Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye; Greg Yakich, aye; Richard Patz, Alternate Member, abstain.

E. PUBLIC COMMENTS:

None.

F. ADJOURNMENT:

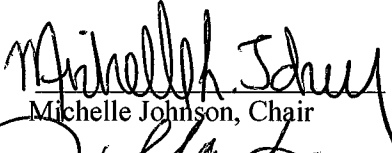
Mr. Yakich moved to adjourn at 8:15 p.m.

Seconded by Mr. Campbell.

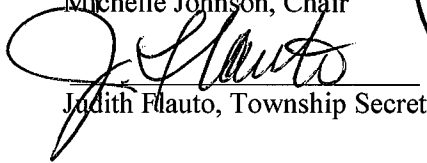
Roll Call:

Michelle Johnson, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye;
Greg Yakich, aye; Richard Patz, Alternate Member, aye.

Respectfully Submitted,


Michelle Johnson, Chair

03/14/16
Date


Judith Flauto, Township Secretary

3.14.16
Date

**Northfield Center Township
Zoning Commission Regular Meeting
January 11, 2016**

*****THIS MEETING DOES NOT HAVE AN AUDIO RECORDING*****

A. CALL TO ORDER:

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

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye;
Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

B. DISCUSSION OF VARIOUS ZONING TOPICS:

Mr. Campbell nominated Michelle Johnson for 2016 Zoning Commission Chair.

Seconded by Mr. Lovano.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye;
Michelle Johnson, abstain; Diane Bielecki, Alternate Member, aye.

Ms. Johnson said that for the February agenda, she will have information about a case very similar to what NCT and Meijer has going on right now that involved Mayfield Village and Costco.

C. ZONING INSPECTOR'S SECTION:

Mr. Yakich told Inspector Saunders to tell people who are asking about the Meijer's situation to say that no decision has been made.

Inspector Saunders told the Zoning Commission that the Senk house on Olde Eight Rd. is gone. The shed in back will also be removed.

Inspector Saunders is working on the Sangrik house on Olde Eight, the fence is in disrepair and there are other issues.

Summit County Planning Commission postponed the December Meijer hearing at Meijer's request until January, 2016.

Inspector Saunders also distributed the OTA Winter Conference Report to the ZC and BZA.

Ms. Johnson asked if NCT had gotten the ODOT study for Woolpert/Meijer. She would like a copy.

Inspector Saunders said a decision should be in the next 2 weeks.

Well abandonment/capping are being done on the Spitzer property.

Ms. Bielecki asked if the developer is known yet for the part of the Spitzer property that might be a residential development.

Inspector Saunders said the developer is not known yet.

D. APPROVAL OF MINUTES:

Mr. Lovano moved to waive the reading and approve the minutes of the 12/9/15 Public Hearing.

Seconded by Mr. Yakich.

Roll Call:

Greg Yakich, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

E. PUBLIC COMMENTS:

Mona Brockman said she heard that Meijer was a done deal a long time ago, but hasn't heard that recently.

F. ADJOURNMENT:

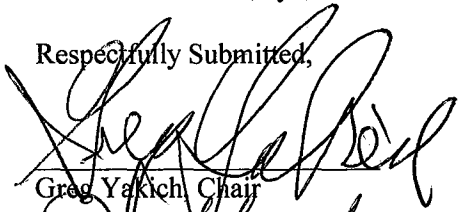
Mr. Yakich moved to adjourn at 7:16 p.m.

Seconded by Mr. Campbell.

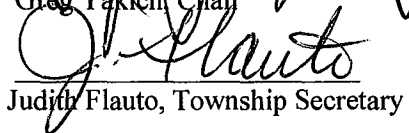
Roll Call:

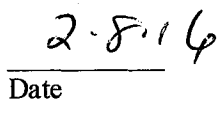
Greg Yakich, aye; John Campbell aye; Daniel Schade, absent; Basil Lovano, aye; Michelle Johnson, aye; Diane Bielecki, Alternate Member, aye.

Respectfully Submitted,


Greg Yakich, Chair


Date


Judith Flauto, Township Secretary


Date