



8484 Olde Eight Road, Northfield Center, OH 44067  
Phone: (330) 467-7646 Fax: (330) 650-0815 www.northfieldcenter.com

**FISCAL OFFICER**

Andy LaGuardia

**TRUSTEES**

Russell F. Mazzola  
Richard H. Reville  
Rick Patz

**DIRECTOR OF TOWNSHIP SERVICES**

Tim Black

**NORTHFIELD CENTER TOWNSHIP ZONING COMMISSION**

**REGULAR MEETING**

**June 12, 2023 – 7:00PM**

**The chair calls the meeting to order at 7:00 p.m.**

**ROLL CALL:**

Lisa DeLuca, Chair aye; John Campbell aye; Basil Lovano aye; Samantha Salamon; aye; Dan Schade aye.

The Public was notified of this Meeting by ; an E-mail Sunshine Law notice to the Northfield Center Township Meeting Notification List, the Township's Web Site, and the Park Sign.

**A. DISCUSSION:**

Inspector Saunders explained why he's asking the Zoning Commission to discuss sidewalks in T-C zoning. It came to light when Nordonia Dental was building their new office and was going to come in for a variance; he couldn't deny the request because regulations don't exist.

The T-C zoning must be clarified to read that all new construction requires sidewalks. Mr. Campbell said it's not consistent if every building doesn't have a sidewalk to connect to each other.

Ms. DeLuca asked if NCT can go back and put sidewalks in; Inspector Saunders said no.

Mr. Schade asked if the County had sidewalk regulations.

Inspector Saunders said he'd look into it.

Inspector Saunders said there is a section in the residential code that covers containers. The commercial regulations are mentioned in the residential section.

Mr. Schade thought that was moved into the commercial section.

Inspector Saunders said all commercial districts should have steel container regulations.

Inspector Saunders said pool ladders have changed over the years. A-frame ladders can be out, but still right next to the pool. A lot of pool ladders now can be pushed up and locked.

Mr. Campbell said if ladders are addressed, electrical should be too.

Mr. Schade suggested adding lockable regulations.

Inspector Saunders said the ladder must be at least 10 feet away when not in use.

Ms. Salamon said that regulations for ladders are for children and animals. She questioned the distance of the ladder from the pool.

Mr. Schade moved to hold a Public Hearing on 7/17/23 at 6:45PM regarding a proposed text amendment to Section 310.08, Letter D #4 of the Northfield Center Township Zoning Resolution.

Seconded by Mr. Campbell.

ROLL CALL:

Lisa DeLuca, Chair aye; John Campbell aye; Basil Lovano aye; Samantha Salamon; aye; Dan Schade aye.

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

Inspector Saunders said a violation case was in court today. Magistrate continued it until mid-July.

**C. PUBLIC COMMENTS:**

Sam Morgante, 9604 Olde Eight, asked about snowplows and trucks at the old bank building.

Anita Szylagi, Olde Eight, asked about 47 Butternut.

**D. APPROVAL OF MINUTES:**

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 5/8/23.

Seconded by Mr. Campbell.

ROLL CALL:

Lisa DeLuca, abstain; John Campbell aye; Basil Lovano aye; Samantha Salamon; abstain; Dan Schade aye.

**E. ADJOURNMENT:**

Mr. Campbell moved for adjournment at 7:38 p.m.

Mr. Schade seconded the motion.

ROLL CALL:

Lisa DeLuca, Chair aye ;John Campbell aye; Basil Lovano aye; Samantha Salamon aye; Dan Schade aye.

Respectfully Submitted,

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Lisa DeLuca, Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Judy Flauto, Township Secretary

\_\_\_\_\_  
Date