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NORTHFIELD CENTER TOWNSHIP ZONING COMMISSION
REGULAR MEETING
April 14, 2025 – 7:00 PM

The chair calls the meeting to order at 7:01 p.m.

ROLL CALL:

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

DISCUSSION:

Mr. Schade moved to send the proposed text for 690.01 of the Northfield Center Township Zoning Resolution to the Summit County Planning Commission.

Seconded by Ms. DeLuca.

ROLL CALL:

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

Ms. DeLuca moved to send the proposed definition of Zoning Inspector to the Summit County Planning Commission.

Seconded by Mr. Campbell.

ROLL CALL:

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

Mr. Schade moved to hold a Public Hearing on 5/12/25 at 6:45 PM.

Seconded by Mr. Campbell.

ROLL CALL:

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

Ms. DeLuca moved to hold a Work Session on 4/28/25 at 6:00 PM.

Seconded by Mr. Schade.

ROLL CALL:

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

Ms. Flauto told the ZC that Trustee Mazzola wanted them to discuss driveway aprons, as there are gravel aprons and stones are getting into the roadway. Ms. Flauto said that there are no regulations specifically referring to driveway aprons and what they needed to be made of. Trustee Mazzola would like to see something more specific about apron materials in the zoning code.

Trustee Reville said NCT uses the Summit County Access Manual to regulate driveway aprons.

There was also a brief discussion about commercial dumpster screening.

Ms. Salamon questioned the process of violators to the maintenance code going in front of the BZA.

Tim Black said the process starts with a courtesy letter regarding the violation. Then if there is no action, a violation letter goes out.

Mr. Campbell asked if the maintenance code going under the BZA would make sense.

Mr. Black didn't think it would work because the ZC writes the code to begin with. He didn't know how an appeal of the maintenance code would work in front of the BZA

OTHER BUSINESS: None.

ZONING INSPECTOR'S SECTION:

Review of monthly zoning issues for March 2025.

PUBLIC COMMENTS: None.

APPROVAL OF MINUTES:

1. Mr. Schade moved to waive the reading and approve the minutes of the Regular Meeting of 3/10/25.

Seconded by Ms. DeLuca.

ROLL CALL:

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

2. Mr. Schade moved to waive the reading and approve the minutes of the Work Session of 4/1/25.

Seconded by Ms. DeLuca.

ROLL CALL:

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

ADJOURNMENT:

Mr. Schade moved to adjourn at 7:58

Ms. DeLuca seconded the motion.

ROLL CALL:

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

Respectfully submitted,

Samantha Salamon, Chair

Date

Judy Flauto, Township Secretary

Date