

**PUBLIC HEARING**  
**BOARD OF ZONING APPEALS**  
September 24, 2009

The Austintown Township Board of Zoning Appeals held a Public Hearing on Thursday, September 24, 2009, at the Township Building, 82 Ohltown Road, Austintown, Ohio, for consideration of Appeal Cases 2009-18-A and 2009-19-A.

The following Board members were in attendance:

Mr. Robert Satterlee – Chairman  
Mr. Joe Koch – Vice Chairman  
Dr. Thomas Stellers  
Mrs. Dawn Owens  
Mr. William Glaros

Chair Satterlee opened the public hearing at 7:04 P.M. All testimony in the following cases given under oath or affirmation. Court Reporter in attendance, complete transcript taken of the hearing.

Motion by Mrs. Ownes to **APPROVE** the minutes of the August 27, 2009 hearing. Seconded by Dr. Stellers.

Roll call vote: Mrs. Owens – YES; Mr. Glaros – YES; Dr. Stellers – YES; Mr. Koch – Yes; Mr. Satterlee – YES.

**APPEAL CASE 2009-18-A-Continued**

Cara and Alvin Carroll, 3635 Ferdinand Road, Austintown, Ohio, 44511, appeals from the decision of the Austintown Township Zoning Inspector and requests a variance from the terms of Article VII-Residence R-2 District, Section 703 General Requirements: “Front Yards”, of the Austintown Township Zoning Ordinance, as amended through May 24, 2007, to allow for the construction of an attached garage addition measuring 22’8” x 22’4” to be placed approximately 40 feet from the front property line. The minimum front setback requirement is fifty (50) feet. Said property is zoned as a Residence R-2 District in Austintown Township, Mahoning County, State of Ohio.

Zoning Inspector Darren Crivelli referenced a floor plan and two elevation drawings.

Mr. Koch asked the applicant “Did you draw these?” Applicant stated they were provided by his contractor. Mr. Koch responded the drawings are not to scale and lack detail. He asked the applicant if he was satisfied with the look of the proposed addition. Mr. Carroll

responded in the affirmative. Mr. Koch asked about the floor layout. Mr. Carroll stated that behind the new garage would be a great room, a wall will be removed for bar/counter space. New siding will be placed only on the garage addition with the contractor trying to match the existing siding. No pictures of the front of the house as it exists now were provided. Mr. Koch asked if there were any other drawings available. Mr. Carroll responded in the negative. Mr. Koch advised the applicant he would need more detailed drawings to secure a building permit.

Mrs. Owens inquired about a little room with no access. Mr. Carroll stated it was a utility room with a door on the other side that leads to the hallway.

Dr. Stellers inquired about the space between the garage door and front man-door that doesn't come down to ground elevation. Mr. Carroll stated the drawing was in error and the garage door closes at ground elevation while the front man-door has a step.

No one else in attendance to speak for the request.

No one else in attendance to speak against the request.

The Board recessed into executive session.

**2009-17-A – Cara and Alvin Carroll**

Motion by Dr. Stellers to **APPROVE** the variance as presented including all representations made before the Board. Seconded by Mr. Glaros.

Roll call vote: Mrs. Owens – YES; Mr. Glaros – YES; Dr. Stellers – YES; Mr. Koch – Yes; Mr. Satterlee – YES.

**APPEAL CASE 2009-19-A**

Four Mile Run Christian Church, 701 N. Four Mile Run Road, Austintown, Ohio, 44515, appeals from the decision of the Austintown Township Zoning Inspector and requests a conditional use permit from the terms of Article XVI-Conditional Uses, Paragraph No. 1-Quasi-Public Buildings and Article I-Definitions “Quasi-Public Buildings and Uses”, of the Austintown Township Zoning Ordinance, as amended through May 24, 2007, to allow for the construction and occupancy of a proposed 8,429 sq. ft. youth activity center addition to the existing church. Said property is located at the northeast corner of the Four Mile Run Road-Crum Road intersection; and is zoned as a Residence R-2 District for a depth of approximately 175 feet and the remaining northeast portion of the property is zoned as a Residence R-1 District in Austintown Township, Mahoning County, State of Ohio.

Zoning Inspector Darren Crivelli read the applicant's letter into the case record, referenced a site plan, a building elevation drawing, the case mailing list, and four plat maps prepared by the Zoning Office.

Chairman Satterlee stated the mailing list of those property owners notified for Case 2009-19-A would be incorporated into the case record.

Bryan Horne, 5175 Western Reserve Road, Canfield, Ohio stated he is the project manager and works for Hively Constriction and is representing the Four Mile Run Christian Church. The building is approximately 8,439 sq. ft and the uses numerous. A corridor from the church building will connect the addition. The parking requirements were addressed during the design process with 121 parking stalls provided. The addition requires 85 stalls, two new stalls will be added for handicap accessibility, and 55 stalls are required for the church. A total of 140 stalls are depicted with stalls land banked south of the building. Western Reserve Land Consultants will prepare storm water and water quality drawings to be submitted to the Township for review. The applicant proposes to leave the trees near the stream. They will clear land only where the building will be placed. One light will be placed at the south side of the building and one light on the north side of the building.

Dr. Stellers inquired about the riparian setback. Mr. Horne stated the riparian setback was considered and incorporated into the design. Zoning Inspector Crivelli stated that the riparian setback from the top of the bank of the stream is 25 feet in each direction and the drawing depicts the building setback at 39 and 51 feet from the easterly property line. It was noted the stream is wholly contained on the abutting easterly property.

Mr. Satterlee inquired about vehicular entrance/exits. The existing drives will be maintained.

Mr. Koch asked the total value of the project. Mr. Horne replied approximately \$700,000.00.

Mr. Satterlee inquired about the exterior design. Mr. Horne stated the exterior of the building would be composed of architectural split-face block up to eight feet from the finished floor, drvit, and a pre-finished painted roof system with a twenty-year warranty. The roof will contain a step pitch to match the existing building.

Dr. Stellers asked if the exterior lighting would include spotlights or decorative lighting. Mr. Horne stated that a 175 watt wall pack would be placed on the north side of the building and the same on the south side of the building.

Mr. Satterlee inquired about the color of the new roof. Mr. Horne stated the existing roof is a light gray. The new roof as chosen by the congregation is a grayish white. The existing roof is an asphalt shingle roof and the new roof will be a seemed metal roof, but

they are in the same color family. Mr. Horne than described the construction of the new roof.

Mr. Koch inquired about the finished floor grade. Mr. Horne responded that the existing facility is two stories with half of the lower level below grade. It is their intention to match the lower level of the existing facility with the new building first floor elevation. Mr. Horne than approached the Board and referenced the elevation drawings and explained the elevation differences between the two buildings.

No one else in attendance to speak for the request.

Tom Clark, 4319 Crum Road, Austintown, Ohio stated he has concerns about a youth center and who would be using it. Mr. Horne stated the only youths that will use the facility are congregation members. It will not be open to the general public. Mr. Clark also asked about traffic volume. It was speculated that based on the placement of the addition there may be less traffic exiting onto Crum Road.

Lawrence Pallante, 4303 Crum Road inquired about the adequacy of the pumping station. Mr. Satterlee stated that Mahoning County would have to approve the project regarding the adequacy of the pumping station. Mr. Palante also asked about lighting. Mr. Koch explained there would be wall pack lighting. Mr. Horne stated that because the area near Mr. Pallante will be land banked there are no plans to install additional light poles.

No one else in attendance to speak against the request.

Mr. Koch inquired about the floor plan. Mr. Horne approached the Board and submitted a floor plan that was marked as Exhibit "A". Mr. Horne pointed out the main entry, lobby, restrooms, classrooms, a platform which can be utilized for plays and similar events, a storage room, a coffee shop for fellowship, a kitchen, dry storage, closet, and activity center for basketball and similar activities. Zoning Inspector Crivelli asked if a private company would operate the coffee shop. Mr. Horne responded in the negative. The coffee shop would be used for church fellowship only. There was some further discussion regarding the elevation, ceilings, and height of the building.

Mr. Pallante asked how close the project would be to Crum Road. He approached the Zoning Inspector and viewed the site plan and was advised the building would be placed approximately 148 feet from his property line. He also viewed the land banked parking stalls. Zoning Inspector Crivelli pointed out the creek and reviewed the riparian setback. Mr. Pallante stated the area has a flooding problem. Mr. Crivelli explained the drainage requirements and advised Mr. Pallante that once the drainage drawings were submitted, reviewed, and approved, he could review them by visiting the zoning office.

#### **2009-19-A – Four Mile Run Christian Church**

Motion by Mr. Koch to **APPROVE** the conditional use as presented including all representations made before the Board. Seconded by Mrs. Owens.

Roll call vote: Mrs. Owens – YES; Mr. Glaros – YES; Dr. Stellers – YES; Mr. Koch – Yes; Mr. Satterlee – YES.

There being nothing further to come before the Board, the meeting was adjourned at 7:50 P.M.

AUSTINTOWN BOARD OF ZONING APPEALS

DARREN L. CRIVELLI, ZONING INSPECTOR

APPROVED: \_\_\_\_\_  
ROBERT SATTERLEE, Chair

DATED: \_\_\_\_\_