

PUBLIC HEARING  
**BOARD OF TOWNSHIP TRUSTEES**  
March 24, 2008

In accordance with Section 519.12 of the Ohio Revised Code, the Austintown Township Trustees held a public hearing on Monday, March 24, 2008, at the Township Hall, 82 Ohltown Road, Austintown, Ohio, to consider and act upon the recommendation of the Township Zoning Commission in Case No. 08-01-Z.

The following Board members were in attendance:

David Ditzler – Chairman  
Warren Pritchard  
Lisa Oles

The public hearing was opened at 5:35 P.M.

Court Reporter in attendance, complete transcript taken of the hearing.

08-01-Z - Community Medical Partners, LLC, 4181 Olde Charted Trail, Poland, Ohio, 44514, requests the rezoning of a parcel of land containing 3.0 acres, Tract No. 9, Austintown Township, from a Residence R-1 and Agricultural A-SER District to a Business B-1 District. Said property is located on the west side of South Canfield-Niles Road (SR 46), approximately 750 feet north of the South Canfield-Niles Road-New Road intersection, is irregular in shape, having a frontage of 115 feet, a depth of 727 feet along the northerly side property line; and is zoned as a Residence R-1 District for a depth of 150 feet, with the balance zoned as an Agricultural A-SER District.

MAHONING COUNTY PLANNING COMMISSION – Planning Commission recommended **APPROVAL** of the request as presented.

AUSTINTOWN TOWNSHIP ZONING COMMISSION - Motion by Mrs. Sovik to **AC-CEPT** the Planning Commission recommendation and recommend **APPROVAL** of the rezoning request to a **BUSINESS B-1 DISTRICT**, with the exception of an unzoned tree buffer of 30 FEET in width across the westerly rear property line; and an unzoned tree buffer 30 FEET in width along the portions of the northerly side property line (adjacent to the two residential parcels).

Zoning Inspector Kurilla informed the Board that Dr. Peter Andrews, the managing partner of the Applicant, was out of town and unable to attend the hearing. Dr. Andrews

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submitted a letter dated March 19, 2008, authorizing Michael Vallas to represent Community Medical Partners at the Trustees hearing.

Michael Vallas, 5855 Caman Court, Canfield, Ohio, 44406, representing Community Medical Partners, testified that the doctors group developed the 17,000 square foot medical professional building on the adjacent lot to the north. This new medical building opened in March, 2007. Vallas stated that the doctors group purchased the subject property, and desired to expand the existing medical facility; utilizing the existing drive entrance as a common entrance.

Chairman Ditzler called for resident/witness testimony for Case 08-01-Z.

William Larson, 5643 Cider Mill Crossing, stated he was not opposed to the rezoning request, but concerned about preserving the tree buffer that exists along the rear property line. Larson commented that he was glad to see that the Zoning Commission recommended preserving a tree buffer at the rear, and urged the Trustees to do likewise. Also, the resident said he hoped the storm water issue would be addressed when the property is developed.

Trustee Pritchard commented about the adequacy of the 30 foot tree buffer at the rear property line recommended by the Zoning Commission.

Board members and Zoning Inspector Kurilla have discussion about the buffering recommendation and B-1 District buffering requirements.

Discussion by Board members.

**08-01-Z – COMMUNITY MEDICAL PARTNERS, LLC**

Motion by Mrs. Oles to **ACCEPT** the recommendation of the Zoning Commission and **APPROVE** the rezoning to a **BUSINESS B-1 DISTRICT**, including the 30 foot unzoned tree buffers along the westerly rear and northerly side property lines.

Seconded by Mr. Ditzler. Roll call vote: Mr. Pritchard – YES; Mrs. Oles – YES; Mr. Ditzler – YES.

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There being nothing further to come before the Board, the hearing was adjourned at 5:45 P.M.

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DAVID DITZLER, Chairman

APPROVED

\_\_\_\_\_ DATED

\_\_\_\_\_ SIGNED  
MICHAEL J. KURISH, Fiscal Officer

