

## **ZBA Meeting Minutes June 8, 2017**

The June 2017 meeting of the ZBA was held on Thursday, June 8, 2017 beginning at 5:30 pm., Pledge of allegiance was recited, and Chairman Patrick Arcaro asked all audience members who were speaking to make sure they were signed in. Mr. Arcaro asked for roll call. Present were Mr. Arcaro, Mrs. Gates, Mr. Naylor and Mr. McKenna, Mrs. Sherman.

Mr. Arcaro entertained a motion to approve or make corrections to May 11, 2017 meeting minutes: Mrs. Sherman made a correction that Mr. Arcaro was absent at the April meeting and was excused by Mrs. Sherman and the motion was made by Mr. Rick Naylor and second by Mr. Rich McKenna. Ms. Gates motioned to approve the minutes with corrections and Mr. Naylor second the motion – roll called all present- Mr. Arcaro abstained. Motion carries.

No Old Business

Mr. Arcaro asked the audience members and Ms. Melanie Shubitowski to please stand be sworn in. .

- I. Case # 12-2017 – Mrs. Joann Knapic of 2908 Bernadette Drive., Youngstown, OH is seeking a variance to add a front porch addition to her home located at 335 Erie St., Conneaut, OH 44030 Parcel # 12-204-00-090-00. A stop work order notice was issued due to non-permits from the City and County. Contractor Michael Kohut provided a site plan and survey for the addition. They are requesting a front yard variance of 28' (feet) facing Erie St., Front yard variance of 9' (feet) 2" inches facing Mill St., and a side yard variance of 13' feet. The home sits 2' feet from the side yard property line. This home is located in an R4 Urban Residential District. (Section No 1117.02). Ms. Shubitowski explained that Mr. Kohut came to our office after we posted the stop work order. Mr. Kohut paid the three times (3X) required fee for the permits and explained they were building the addition as a favor to the applicant because she is handicapped to allow her easy access into her home. There were questions if the addition had crossed the front parcel line. Mr. Kohut found the property marker in the front NW corner of the home. A survey was also provided. Mr. Arcaro asked for Mr. Kohut to come up front and asked if he had anything more to add. Mr. Kohut replied – No, she pretty much covered it. Mr. Arcaro asked if the board had any questions or reservations. Mrs. Sherman asked if they were installing electric? Mr. Kohut replied – no- there will be no electric, just going to be carpet on the floors and drywall on the inside. There is already electric in the existing front room. Mr. Arcaro asked Melanie if there are any issues structurally with the building? Melanie replied- No. Mr. Norm Wyatt explained that the county tagged it as well and they were going to have it inspected if the variance is approved. He also apologized for causing any problems and not checking with the City

first to see if they needed permits. Mr. Arcaro asked about the side entrance if Mrs. Knapic has to use a wheel chair? They will put cement down to access that door. Mr. Arcaro questioned the size of the door? It is 36" inches. Mrs. Gates questioned if the door will open after cement is poured. The floor has been raised to accommodate the opening. Ms. Shubitowski made a recommendation for another exit out of the home for emergency egress if Ms. Knapic is wheel chair bound. Mr. Arcaro corrected and said Mrs. Knapic is not wheel chair bound at this time, she just uses a wheel chair because she has very bad knees. Ms. Shubitowski and Mr. Wyatt said that she could be wheel chair bound very soon down the road. Mr. Arcaro asked if there are any other questions from the board? Is the board ok with approving these variances? If so, I will entertain a motion, if not we can go into executive session. Mr. McKenna made a motion to approve the front yard variance of 28' feet facing Erie St, approve the variance of 9' feet 2" inch variance facing Mill St and approve the side yard variance of 13' feet located in an R-4 Urban Residential District. Section No 1117.02. Mrs. Sherman second the motion. Mr. Arcaro called for Roll – all members present – all members approved - motion carries. Mr. Wyatt did inquire where they were to place the door – Ms. Shubitowski recommended it be on the SW corner.

- II. Case # 13-2017 – Mr. Tibor Lakatos of 1-2-Tree Forestry Management is requesting a variance for a logging permit to complete a timbering operation located at Mr. & Mrs. Paul Koval, 491 S Amboy Rd., Conneaut, OH 44030, parcel#: 12-321-00-006-00. Chapter 713 in the Codified Ordinances. Ms. Shubitowski - this is a simple conditional permit for logging. Neighborhood letters went out and we did not receive any responses. One letter came back undeliverable, Mr. & Mrs. Martin Herpy. Mr. Arcaro said now that you brought that up – did the neighborhood letters go out for the case before this? Ms. Shubitowski replied; Yes and there were no responses from the neighbors. Mr. Naylor asked Mr. Lakatos if the timbering would be just on the flat level or on the entire property? There will be areas that are steep that will not be touched, but we follow all EPA guidelines for the state, so there will not be anything done that will not be permitted by the state as far as erosion sediment, elevations etc. Mr. McKenna said there are concerns about the hillsides along the creek. Mr. Lakatos replied that most of it is bare shale, it is exposed and there are no trees. There are certain trees that are potential hazards for like tear and abate that will be removed to help maintain the integrity of the bank, which is something we do with our projects as well. Mr. Arcaro asked if they were going all the way up the creek – Mr. Lakatos- yes, they are waiting for an accurate survey to re-pin it – right now, the map they are looking at is not 100% accurate from the auditors. Mr. Naylor asked what egress route will you use? Mr. Lakatos replied; probably Amboy to Route 20 will be the most direct route. Mr. Arcaro asked if they will be using horses? Yes – for some of the work. Mr. Naylor recommended that Mr. Liatos take pictures of the ingress and egress. Mr. Arcaro asked if there were any other questions? The board did not have any questions. Mr. Arcaro entertained a motion to approve or deny the logging permit. Mrs. Dawn Gate made motion to approve the logging permit to complete timbering operations located at Mr. & Mrs. Paul Koval's located at 491 S Amboy Rd., Conneaut, OH 44030. Mr. Rick Naylor

second the motion. Mr. Arcaro asked what the hours of operation will be? Mr. Lakatos asked if there was a good time? Mrs. Dawn Gates made the motion to approve the logging permit with a condition that the hours of operation be no earlier than 7:00 am and no later than 5:00 p.m. Mr. Rick Naylor second the motion. Mrs. Shubitowski called roll – all present – all approved. Mr. Arcaro asked to go into executive session to discuss a few things with the board. Mrs. Dawn Gates made motion to go into executive session. Mr. Rick Naylor second the motion. Ms. Shubitowski called roll. All present. Meeting adjourned at 6:06 p.m. for executive session. The board returned from executive session at 6:10 p.m. – Mrs. Dawn Gates motioned and Mr. Naylor second the motion. Ms. Shubitowski asked Ms. Sherman if she wanted to wait to approve May 2017 meeting minutes until they are corrected? Mrs. Sherman replied; Yes and has concerns with spelling on the meeting agenda. Mr. Arcaro asked if there was anything from the board? No response. Mr. Arcaro entertained a motion to adjourn. Mrs. Gates made motion to adjourn. Mrs. Sherman second the motion. June 8, 2017 executive session meeting adjourned at 6:15 p.m.

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Patrick Arcaro, Chairman

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Melanie Shubitowski, Clerk