

1 STATE OF OHIO)
2 COUNTY OF MAHONING) SS:
3 TOWNSHIP OF POLAND)

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 JUNE 11, 2025 - 7:00 P.M.

7 CASE #ZA-02-25

8
9 RE: Case #ZA-02-25 - Brett Pitzulo

10 Variance Requests

11
12 Case #ZA-02-25: This case is a request of Brett Pitzulo who
13 is pursuing relief from maximum height and square feet
14 allowance for an accessory building. He requests a height of
15 (17'4") seventeen feet, four inches and (2080') two
16 thousand, eighty square feet for his proposed structure.
17 The property is located at 8375 Morningside Dr. Poland
18 Township, Poland, Ohio known as lot 7, parcel number
19 35-057-0-016.06-0 and is in a Residential-1
20 (R-1) zoning district.

1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 **Ricky Morrison, Vice-Chairman/Member of the Board**
4 **Robert Durick, Member of the Board**
5 **David Long, Member of the Board**
6 **Arthur "Buzz" Kelty, Alternate Member of the Board**

7 **Patty Magazzine, Zoning Inspector**
8 **Katie Centofanti, Assistant Zoning Inspector**

9 **ON BEHALF OF THE APPELLANT:**

10 **Brett Pitzulo, Appellant**

11 **PLACE: Poland Township Government Center**
12 **3339 Dobbins Road**
13 **Youngstown, Ohio 44514**

14 **REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.**
15 **Registered Professional Reporter**
16 **4308 Lyntz Townline Road, S.W.**
17 **Warren, OH 44481**
18 **E-mail: Crissmancourtreporting@outlook.com**
19 **Office: 330-502-8862**

P R O C E E D I N G S

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
BEFORE THE POLAND TOWNSHIP BOARD
OF ZONING APPEALS, COMMENCED ON
WEDNESDAY, JUNE 11TH, 2025, AT
7:00 P.M. MR. MORRISON, VICE
CHAIRMAN, CONDUCTED THE PUBLIC
HEARING. CHAIRMAN JOHNSTON AND
BOARD MEMBER JOHN GRAHOVAC WERE
NOT PRESENT. THE MINUTES OF THE
MAY 7TH, 2025, HEARING WERE
APPROVED WITH A MOTION BY MR.
DURICK, AND A SECOND BY MR.
KELTY. MR. LONG ABSTAINED DUE
TO HIS ABSENCE ON MAY 7TH. THE
ROLL CALL VOTE WAS 3, AYE; 0,
NAY; 1, ABSTAINED. NEXT ITEM ON
THE AGENDA WAS APPEAL CASE
#ZA-02-25. THE APPELLANT,
PRESENTED THE CASE TO THE BOARD.
THE BOARD INQUIRED. EVERYONE
WAS GIVEN AMPLE OPPORTUNITY TO
SPEAK. THERE WAS NO OPPOSITION
PRESENTED. THE FOLLOWING MOTION

1 WAS MADE BY THE POLAND TOWNSHIP
2 BOARD OF ZONING APPEALS IN CASE
3 #ZA-02-25:)

4 MR. LONG: I'd like to make a
5 motion in the Case of ZA-02-25, that the Board
6 tables the application from Mr. Pitzulo to
7 request a variance for a building -- an
8 accessory building that would be 2,080 square
9 feet. Mr. Pitzulo has agreed to return to the
10 Board, within a couple of weeks, and present
11 some alternative designs that would reduce the
12 square footage of the building that he would
13 like to build on his property.

14 MR. MORRISON: Can I just add
15 one (1) thing?

16 MR. LONG: Sure.

17 MR. MORRISON: That the Board
18 agrees to allow Mr. Pitzulo to keep the height
19 requested at 17 feet, 4 inches, in his new
20 plans.

21 MS. MAGAZZINE: Are we
22 allowed to do two (2) people on a motion?

23 COURT REPORTER: I mean, put
24 an addendum to it --

25 MS. MAGAZZINE: Okay.

1 COURT REPORTER: -- I think.

2 MS. MAGAZZINE: Addendum for
3 the height -- for the heighth from Rick.

4 MR. MORRISON: Yes, thank
5 you.

6 MS. MAGAZZINE: And that
7 right height was 17 feet, 4 inches.

8 MR. MORRISON: Yes. I just
9 want that on the record that we are agreeing to
10 allow him to have that.

11 MS. MAGAZZINE: That's fine.
12 Okay, who's going to second that motion?

13 MR. MORRISON: Could I get a
14 second?

15 MR. KELTY: I second the
16 motion.

17 MS. MAGAZZINE: Mr. Kelty --
18 okay, I'm going to poll the Board -- David
19 Long?

20 MR. LONG: Yes.

21 MS. MAGAZZINE: Arthur Kelty?

22 MR. KELTY: Yes.

23 MS. MAGAZZINE: Bob Durick?

24 MR. DURICK: Yes.

25 MS. MAGAZZINE: And Rick

1 Morrison?

2 MR. MORRISON: Yes.

3 (ROLL CALL VOTE: 4, AYE;

4 0, NAY; 0, ABSTAINED.)

5 MR. MORRISON: All right,

6 thank you. You're free to leave -- unless you

7 want to hang out with us for another hour and a

8 half.

9 MR. PITZULO: No -- good

10 luck. Good luck, guys.

11 (WHEREAS, THE PUBLIC HEARING

12 BEFORE THE POLAND TOWNSHIP BOARD

13 OF ZONING APPEALS, IN CASE

14 #ZA-02-25, CONCLUDED AT 7:30

15 P.M. AND WAS TABLED UNTIL

16 TUESDAY, JUNE 24TH, 2025, TO

17 ALLOW THE APPELLANT TIME TO

18 PRESENT SOME ALTERNATIVE DESIGNS

19 THAT WOULD REDUCE THE SQUARE

20 FOOTAGE OF THE BUILDING SIZE

21 REQUEST, TO BE REVIEWED BY THE

22 BOARD. ALL ORIGINAL EXHIBITS

23 AND DOCUMENTATION WERE RETAINED

24 BY THE POLAND TOWNSHIP ZONING

25 OFFICE TO BE FILED/INCORPORATED

1 INTO THE CASE RECORD. THE
2 POLAND TOWNSHIP BOARD OF ZONING
3 APPEALS MET NEXT ON TUESDAY,
4 JUNE 24TH, 2025, ON THE
5 ABOVE-CAPTIONED CASE. MR.
6 PITZULO DID NOT MAKE AN
7 APPEARANCE AT THE HEARING NOR
8 SUBMIT ANY MODIFIED DRAWINGS.
9 CHAIRMAN JOHNSTON TABLED THE
10 CASE.)

11 * * *

1 **STATE OF OHIO)**
2 **) ss.**
3 **COUNTY OF TRUMBULL)**

REPORTER'S CERTIFICATE

4
5
6
7
8 I certify that the above and foregoing is a true
9 and partial transcript of the minutes and motions made
10 during the Public Hearing, as shown by stenotype notes
11 written by me, in the presence of the witnesses at the time
12 of the Public Hearing.

13
14 *Dena K. Crissman, M.S., R.P.R., C.R.I.*

15 Dena Kay Crissman, Notary Public
16 My Commission Expires 2-08-2029



Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter

| | | |
|--|---|--|
| COURT REPORTER: [2] 4/23 5/1 MR. DURICK: [1] 5/24 MR. KELTY: [2] 5/15 5/22 MR. LONG: [3] 4/4 4/16 5/20 MR. MORRISON: [7] 4/14 4/17 5/4 5/8 5/13 6/2 6/5 MR. PITZULO: [1] 6/9 MS. MAGAZZINE: [9] | APPELLANT [4] 2/7 2/8 3/20 6/17 application [1] 4/6 APPROVED [1] 3/13 are [2] 4/21 5/9 Arthur [2] 2/4 5/21 as [2] 1/15 8/10 Assistant [1] 2/6 AYE [2] 3/17 6/3 | foregoing [1] 8/8 four [1] 1/13 free [1] 6/6 |
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| 11 [1] 1/6 11TH [1] 3/6 17 [2] 4/19 5/7 17'4 [1] 1/13 | be [3] 4/8 6/21 6/25 BEFORE [2] 3/4 6/12 BEHALF [1] 2/7 BOARD [18] Bob [1] 5/23 Brett [3] 1/9 1/12 2/8 build [1] 4/13 building [5] 1/13 4/7 4/8 4/12 6/20 Buzz [1] 2/4 | get [1] 5/13 GIVEN [1] 3/23 going [2] 5/12 5/18 good [2] 6/9 6/10 Government [1] 2/11 GRAHOVAC [1] 3/10 guys [1] 6/10 |
| 2 | C | H |
| 2,080 [1] 4/8 2-08-2029 [1] 8/15 2025 [5] 1/6 3/6 3/12 6/16 7/4 2029 [1] 8/15 2080' [1] 1/13 24TH [2] 6/16 7/4 25 [7] 1/7 1/9 1/12 3/20 4/3 4/5 6/14 | C.R.I [1] 2/14 CALL [2] 3/17 6/3 Can [1] 4/14 CAPTIONED [1] 7/5 case [12] Center [1] 2/11 Centofanti [1] 2/6 CERTIFICATE [1] 8/1 certify [1] 8/8 Chairman [4] 2/3 3/8 3/9 7/9 COMMENCED [1] 3/5 Commission [1] 8/15 CONCLUDED [1] 6/14 CONDUCTED [1] 3/8 Could [1] 5/13 COUNTY [2] 1/1 8/2 couple [1] 4/10 Crissman [2] 2/14 8/14 Crissmancourtreporting [1] 2/16 | half [1] 6/8 hang [1] 6/7 has [1] 4/9 have [1] 5/10 he [2] 1/13 4/12 HEARING [9] height [5] 1/12 1/13 4/18 5/3 5/7 heighth [1] 5/3 him [1] 5/10 his [4] 1/14 3/16 4/13 4/19 hour [1] 6/7 |
| 3 | D | I |
| 330-502-8862 [1] 2/16 3339 [1] 2/11 35-057-0-016.06-0 [1] 1/15 | David [2] 2/4 5/18 Dena [2] 2/14 8/14 designs [2] 4/11 6/18 DID [1] 7/6 district [1] 1/16 do [1] 4/22 Dobbins [1] 2/11 DOCUMENTATION [1] 6/23 Dr [1] 1/14 DRAWINGS [1] 7/8 DUE [1] 3/15 Durick [3] 2/3 3/14 5/23 during [1] 8/10 | I'd [1] 4/4 I'm [1] 5/18 inches [3] 1/13 4/19 5/7 INCORPORATED [1] 6/25 INQUIRED [1] 3/22 Inspector [2] 2/5 2/6 is [5] 1/12 1/12 1/14 1/15 8/8 it [1] 4/24 ITEM [1] 3/18 |
| 4 | E | J |
| 4 inches [2] 4/19 5/7 4308 [1] 2/15 44481 [1] 2/15 44514 [1] 2/12 | E-mail [1] 2/16 eighty [1] 1/14 EVERYONE [1] 3/22 EXHIBITS [1] 6/22 Expires [1] 8/15 | JOHN [1] 3/10 JOHNSTON [2] 3/9 7/9 JUNE [4] 1/6 3/6 6/16 7/4 just [2] 4/14 5/8 |
| 7 | F | K |
| 7:00 [2] 1/6 3/7 7:30 [1] 6/14 7TH [2] 3/12 3/16 | feet [6] 1/12 1/13 1/14 4/9 4/19 5/7 FILED [1] 6/25 FILED/INCORPORATED [1] 6/25 fine [1] 5/11 FOLLOWING [1] 3/25 footage [2] 4/12 6/20 | Katie [1] 2/6 Kay [1] 8/14 keep [1] 4/18 Kelty [4] 2/4 3/15 5/17 5/21 known [1] 1/15 |
| 8 | | L |
| 8375 [1] 1/14 8862 [1] 2/16 | | leave [1] 6/6 like [2] 4/4 4/13 located [1] 1/14 Long [3] 2/4 3/15 5/19 lot [1] 1/15 luck [2] 6/10 6/10 Lyntz [1] 2/15 |
| A | | M |
| above [2] 7/5 8/8 ABOVE-CAPTIONED [1] 7/5 ABSENCE [1] 3/16 ABSTAINED [3] 3/15 3/18 6/4 accessory [2] 1/13 4/8 add [1] 4/14 addendum [2] 4/24 5/2 AGENDA [1] 3/19 agreed [1] 4/9 agreeing [1] 5/9 agrees [1] 4/18 All [2] 6/5 6/22 allow [3] 4/18 5/10 6/17 allowance [1] 1/13 allowed [1] 4/22 Alternate [1] 2/4 alternative [2] 4/11 6/18 AMPLE [1] 3/23 another [1] 6/7 ANY [1] 7/8 APPEAL [1] 3/19 APPEALS [6] 1/4 2/2 3/5 4/2 6/13 7/3 APPEARANCE [1] 7/7 APPEARANCES [1] 2/1 | M.S [1] 2/14 made [2] 4/1 8/9 Magazzine [1] 2/5 MAHONING [1] 1/1 mail [1] 2/16 make [2] 4/4 7/6 maximum [1] 1/12 MAY [2] 3/12 3/16 me [1] 8/11 mean [1] 4/23 | |

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| M Member [5] 2/3 2/3 2/4 2/4 3/10 MET [1] 7/3 minutes [2] 3/11 8/9 MODIFIED [1] 7/8 Morningside [1] 1/14 Morrison [3] 2/3 3/7 6/1 motion [6] 3/13 3/25 4/5 4/22 5/12 5/16 motions [1] 8/9 MR [7] 3/7 3/13 3/14 3/15 4/9 4/18 7/5 Mr. [2] 4/6 5/17 Mr. Kelty [1] 5/17 Mr. Pitzulo [1] 4/6 My [1] 8/15 | requested [1] 4/19 requests [2] 1/10 1/13 Residential [1] 1/15 Residential-1 [1] 1/15 RETAINED [1] 6/23 return [1] 4/9 REVIEWED [1] 6/21 Rick [2] 5/3 5/25 Ricky [1] 2/3 right [2] 5/7 6/5 Road [2] 2/11 2/15 Robert [1] 2/3 ROLL [2] 3/17 6/3 | WHEREAS [2] 3/3 6/11 who [1] 1/12 who's [1] 5/12 within [1] 4/10 witnesses [1] 8/11 would [4] 4/8 4/11 4/12 6/19 written [1] 8/11 |
| N NAY [2] 3/18 6/4 new [1] 4/19 NEXT [2] 3/18 7/3 NO [2] 3/24 6/9 NOT [2] 3/11 7/6 Notary [1] 8/14 notes [1] 8/10 number [1] 1/15 | S S.W [1] 2/15 second [4] 3/14 5/12 5/14 5/15 seventeen [1] 1/13 shown [1] 8/10 SIZE [1] 6/20 some [2] 4/11 6/18 SPEAK [1] 3/24 square [5] 1/12 1/14 4/8 4/12 6/19 ss [2] 1/1 8/1 STATE [2] 1/1 8/1 stenotype [1] 8/10 structure [1] 1/14 SUBMIT [1] 7/8 Sure [1] 4/16 | Y Yes [6] 5/4 5/8 5/20 5/22 5/24 6/2 you [3] 5/5 6/6 6/6 You're [1] 6/6 Youngstown [1] 2/12 |
| O Office [2] 2/16 6/25 OH [1] 2/15 OHIO [4] 1/1 1/15 2/12 8/1 okay [3] 4/25 5/12 5/18 one [1] 4/15 OPPORTUNITY [1] 3/23 OPPOSITION [1] 3/24 ORIGINAL [1] 6/22 out [1] 6/7 outlook.com [1] 2/16 | T TABLED [2] 6/15 7/9 tables [1] 4/6 thank [2] 5/4 6/6 that [12] That's [1] 5/11 THERE [1] 3/24 thing [1] 4/15 think [1] 5/1 This [1] 1/12 thousand [1] 1/14 time [2] 6/17 8/11 Townline [1] 2/15 TOWNSHIP [10] transcript [1] 8/9 true [1] 8/8 TRUMBULL [1] 8/2 TUESDAY [2] 6/16 7/3 two [2] 1/13 4/22 | Z ZA [7] 1/7 1/9 1/12 3/20 4/3 4/5 6/14 ZA-02-25 [7] 1/7 1/9 1/12 3/20 4/3 4/5 6/14 zoning [10] |
| P P.M [3] 1/6 3/7 6/15 parcel [1] 1/15 partial [1] 8/9 Patty [1] 2/5 people [1] 4/22 Pitzulo [7] 1/9 1/12 2/8 4/6 4/9 4/18 7/6 PLACE [1] 2/11 plans [1] 4/20 POLAND [11] poll [1] 5/18 presence [1] 8/11 present [3] 3/11 4/10 6/18 PRESENTED [2] 3/21 3/25 Professional [1] 2/14 property [2] 1/14 4/13 proposed [1] 1/14 PUBLIC [8] 1/5 3/2 3/3 3/8 6/11 8/10 8/12 8/14 pursuing [1] 1/12 put [1] 4/23 | U unless [1] 6/6 UNTIL [1] 6/15 us [1] 6/7 | |
| R R-1 [1] 1/16 R.P.R [1] 2/14 RE [1] 1/9 record [2] 5/9 7/1 reduce [2] 4/11 6/19 Registered [1] 2/14 relief [1] 1/12 REPORTER [2] 2/14 2/14 REPORTER'S [1] 8/1 request [3] 1/12 4/7 6/21 | V variance [2] 1/10 4/7 Vice [2] 2/3 3/7 Vice-Chairman/Member [1] 2/3 VOTE [2] 3/17 6/3 | |
| | W want [2] 5/9 6/7 Warren [1] 2/15 was [7] 3/17 3/19 3/23 3/24 4/1 5/7 6/15 we [2] 4/21 5/9 WEDNESDAY [1] 3/6 weeks [1] 4/10 WERE [3] 3/10 3/12 6/23 | |

1 STATE OF OHIO)
2 COUNTY OF MAHONING) SS:
3 TOWNSHIP OF POLAND)

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 JUNE 11, 2025 - 7:00 P.M.

7 CASE #ZA-03-25

8
9 RE: Case #ZA-03-25 - Michael Audi

10 Variance Requests

11
12 Case # ZA-03-25: This case is a request of Michael Audi who
13 is seeking relief for front and side yard setback. Appellant
14 wishes to reduce front yard setback to (40') forty feet and
15 side yard setback to (0') zero feet, to avoid wetlands on
16 property. He makes this request as he wishes to install a
17 swimming pool in the near future. The lot he seeks 0 side
18 yard setbacks abuts another lot that he owns and is
19 non-buildable. The property is located at 6730 Boardwalk Dr.
20 Poland Township, Poland, Ohio known as Lot 8, parcel number
21 35-023-0-031.00-0. The lot abutting is known as lot 12,
22 parcel number 35-023-0-032.00-0. Both lots are in a
23 Residential-2 (R-2) zoning district.
24
25

1 **APPEARANCES:**

2 **POLAND TOWNSHIP BOARD OF ZONING APPEALS**

3 **Ricky Morrison, Vice-Chairman/Member of the Board**
4 **Robert Durick, Member of the Board**
5 **David Long, Member of the Board**
6 **Arthur "Buzz" Kelty, Alternate Member of the Board**

7 **Patty Magazzine, Zoning Inspector**
8 **Katie Centofanti, Assistant Zoning Inspector**

9 **ON BEHALF OF THE APPELLANT:**

10 **Janet Audi**

11 **PLACE: Poland Township Government Center**
12 **3339 Dobbins Road**
13 **Youngstown, Ohio 44514**

14 **REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.**
15 **Registered Professional Reporter**
16 **4308 Lyntz Townline Road, S.W.**
17 **Warren, OH 44481**
18 **E-mail: Crissmancourtreporting@outlook.com**
19 **Office: 330-502-8862**

P R O C E E D I N G S

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
BEFORE THE POLAND TOWNSHIP BOARD
OF ZONING APPEALS, COMMENCED ON
WEDNESDAY, JUNE 11TH, 2025, AT
7:31 P.M. IN CASE #ZA-03-25.

THE APPELLANT'S REPRESENTATIVE
PRESENTED THE CASE TO THE BOARD.
THE BOARD INQUIRED. EVERYONE
WAS GIVEN AMPLE OPPORTUNITY TO
SPEAK. THERE WAS NO OPPOSITION
PRESENTED. A MOTION WAS MADE
AND READ BACK BY THE COURT
REPORTER. THERE WAS DISCUSSION
ON THE CORRECT VERBIAGE OF THE
MOTION, AND IT WAS DECIDED TO
RESTATE THE ENTIRE MOTION. THE
FOLLOWING MOTION WAS THEN MADE
BY THE POLAND TOWNSHIP BOARD OF
ZONING APPEALS IN CASE
#ZA-03-25:)

MR. DURICK: So again, make a
motion in the case of ZA-03-25, to allow the
Appellant to reduce the front yard setback to

1 40 feet, and the southern side setback to
2 0 feet, to avoid the wetlands on the property
3 known as Lot 8.

4 (WHEREAS, THE COURT REPORTER
5 READ BACK THE MOTION ON PAGE 3,
6 LINE 23. THERE WAS
7 OFF-THE-RECORD DISCUSSION
8 REGARDING THE WORDING OF THE
9 MOTION. PROCEEDINGS WERE AS
10 FOLLOWS:)

11 MR. DURICK: On the record,
12 the last sentence will say the side yard the
13 Appellant wishes to reduce is for a future
14 swimming pool, which abuts Lot 12, that the
15 Appellant already owns and is a non-buildable
16 lot.

17 MR. MORRISON: Perfect.

18 (WHEREAS, THE MOTION ON PAGE 4,
19 LINE 11, WAS READ BACK BY THE
20 COURT REPORTER. PROCEEDINGS
21 WERE AS FOLLOWS:)

22 MR. MORRISON: Can I get a
23 second?

24 MR. LONG: Second.

25 MR. MORRISON: Mr. Long.

1 MS. MAGAZZINE: One second --
2 Robert Durick?
3 MR. DURICK: Yes.
4 MS. MAGAZZINE: David Long?
5 MR. LONG: Yes.
6 MS. MAGAZZINE: Rick
7 Morrison?
8 MR. MORRISON: Yes.
9 MS. MAGAZZINE: John's not
10 (INAUDIBLE) -- who am I missing?
11 MR. MORRISON: Mr. Kelty.
12 MS. MAGAZZINE: Oh, yeah,
13 Mr. Kelty -- sorry about that.
14 MR. KELTY: Yes.
15 (ROLL CALL VOTE: 4, AYE;
16 0, NAY; 0, ABSTAINED.)
17 MR. MORRISON: All right.
18 MRS. AUDI: Thank you.
19 MR. MORRISON: Well,
20 congratulations.
21 MRS. AUDI: Thank you very
22 much. Thank you, everybody.
23 (WHEREAS, THE PUBLIC HEARING
24 BEFORE THE POLAND TOWNSHIP BOARD
25 OF ZONING APPEALS, IN CASE

1 #ZA-03-25, CONCLUDED AT 7:47
2 P.M. ALL ORIGINAL EXHIBITS AND
3 DOCUMENTATION WERE RETAINED BY
4 THE POLAND TOWNSHIP ZONING
5 OFFICE TO BE FILED/INCORPORATED
6 INTO THE CASE RECORD.)

7 * * *

1 **STATE OF OHIO)**
2 **) ss.**
3 **COUNTY OF TRUMBULL)**

REPORTER'S CERTIFICATE

4
5
6
7
8 I certify that the above and foregoing is a true
9 and partial transcript of the minutes and motions made
10 during the Public Hearing, as shown by stenotype notes
11 written by me, in the presence of the witnesses at the time
12 of the Public Hearing.

13 *Dena K. Crissman, M.S., R.P.R., C.R.I.*

14 _____
15 Dena Kay Crissman, Notary Public
16 My Commission Expires 2-08-2029



Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter

| | | |
|---|--|---|
| MR. DURICK: [3] 3/23 4/11 5/3 MR. KELTY: [1] 5/14 MR. LONG: [2] 4/24 5/5 MR. MORRISON: [7] 4/17 4/22 4/25 5/8 5/11 5/17 5/19 MRS. AUDI: [2] 5/18 5/21 MS. MAGAZZINE: [5] 5/1 5/4 5/6 5/9 5/12 | as [7] 1/14 1/16 1/16 4/3 4/9 4/21 7/10 Assistant [1] 2/6 Audi [3] 1/9 1/12 2/8 avoid [2] 1/13 4/2 AYE [1] 5/15 | GIVEN [1] 3/11 Government [1] 2/11 |
| 0 | B | H |
| 0 feet [1] 4/2 0' [1] 1/13 | BACK [3] 3/14 4/5 4/19 BE [1] 6/5 BEFORE [2] 3/4 5/24 BEHALF [1] 2/7 BOARD [11] Boardwalk [1] 1/15 Both [1] 1/17 buildable [2] 1/15 4/15 Buzz [1] 2/4 | he [4] 1/14 1/14 1/14 1/15 HEARING [6] 1/5 3/2 3/3 5/23 7/10 7/12 |
| 1 | C | I |
| 11 [2] 1/6 4/19 11TH [1] 3/6 12 [2] 1/16 4/14 | C.R.I [1] 2/14 CALL [1] 5/15 Can [1] 4/22 case [10] Center [1] 2/11 Centofanti [1] 2/6 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [1] 2/3 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 6/1 congratulations [1] 5/20 CORRECT [1] 3/16 COUNTY [2] 1/1 7/2 COURT [3] 3/14 4/4 4/20 Crissman [2] 2/14 7/14 Crissmancourtreporting [1] 2/16 | INAUDIBLE [1] 5/10 INCORPORATED [1] 6/5 INQUIRED [1] 3/10 Inspector [2] 2/5 2/6 install [1] 1/14 is [8] IT [1] 3/17 |
| 2 | D | J |
| 2-08-2029 [1] 7/15 2025 [2] 1/6 3/6 2029 [1] 7/15 23 [1] 4/6 25 [7] 1/7 1/9 1/12 3/7 3/22 3/24 6/1 | David [2] 2/4 5/4 DECIDED [1] 3/17 Dena [2] 2/14 7/14 DISCUSSION [2] 3/15 4/7 district [1] 1/17 Dobbins [1] 2/11 DOCUMENTATION [1] 6/3 Dr [1] 1/15 Durick [2] 2/3 5/2 during [1] 7/10 | Janet [1] 2/8 John's [1] 5/9 JUNE [2] 1/6 3/6 |
| 3 | E | K |
| 330-502-8862 [1] 2/16 3339 [1] 2/11 35-023-0-031.00-0 [1] 1/16 35-023-0-032.00-0 [1] 1/17 | E-mail [1] 2/16 ENTIRE [1] 3/18 everybody [1] 5/22 EVERYONE [1] 3/10 EXHIBITS [1] 6/2 Expires [1] 7/15 | Katie [1] 2/6 Kay [1] 7/14 Kelty [3] 2/4 5/11 5/13 known [3] 1/16 1/16 4/3 |
| 4 | F | L |
| 40 feet [1] 4/1 40' [1] 1/13 4308 [1] 2/15 44481 [1] 2/15 44514 [1] 2/12 | feet [4] 1/13 1/13 4/1 4/2 FILED [1] 6/5 FILED/INCORPORATED [1] 6/5 FOLLOWING [1] 3/19 FOLLOWS [2] 4/10 4/21 foregoing [1] 7/8 forty [1] 1/13 front [3] 1/12 1/13 3/25 future [2] 1/14 4/13 | last [1] 4/12 LINE [2] 4/6 4/19 located [1] 1/15 Long [3] 2/4 4/25 5/4 lot [8] lots [1] 1/17 Lyntz [1] 2/15 |
| 6 | G | M |
| 6730 [1] 1/15 | get [1] 4/22 | M.S [1] 2/14 made [3] 3/13 3/19 7/9 Magazzine [1] 2/5 MAHONING [1] 1/1 mail [1] 2/16 make [1] 3/23 makes [1] 1/14 me [1] 7/11 Member [4] 2/3 2/3 2/4 2/4 Michael [2] 1/9 1/12 minutes [1] 7/9 missing [1] 5/10 Morrison [2] 2/3 5/7 motion [8] motions [1] 7/9 Mr [1] 4/25 Mr. [2] 5/11 5/13 Mr. Kelty [2] 5/11 5/13 much [1] 5/22 My [1] 7/15 |
| 7 | | N |
| 7:00 [1] 1/6 7:31 [1] 3/7 7:47 [1] 6/1 | | NAY [1] 5/16 near [1] 1/14 NO [1] 3/12 non [2] 1/15 4/15 non-buildable [2] 1/15 4/15 not [1] 5/9 Notary [1] 7/14 notes [1] 7/10 number [2] 1/16 1/17 |
| 8 | | |
| 8862 [1] 2/16 | | |
| A | | |
| about [1] 5/13 above [1] 7/8 ABSTAINED [1] 5/16 abuts [2] 1/15 4/14 abutting [1] 1/16 again [1] 3/23 All [2] 5/17 6/2 allow [1] 3/24 already [1] 4/15 Alternate [1] 2/4 am [1] 5/10 AMPLE [1] 3/11 another [1] 1/15 APPEALS [5] 1/4 2/2 3/5 3/21 5/25 APPEARANCES [1] 2/1 Appellant [5] 1/12 2/7 3/25 4/13 4/15 APPELLANT'S [1] 3/8 are [1] 1/17 Arthur [1] 2/4 | | |

| | | |
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| O | SPEAK [1] 3/12 ss [2] 1/1 7/1 STATE [2] 1/1 7/1 stenotype [1] 7/10 swimming [2] 1/14 4/14 | |
| Office [2] 2/16 6/5 OH [2] 2/15 5/12 OHIO [4] 1/1 1/16 2/12 7/1 One [1] 5/1 OPPORTUNITY [1] 3/11 OPPOSITION [1] 3/12 ORIGINAL [1] 6/2 outlook.com [1] 2/16 owns [2] 1/15 4/15 | T Thank [3] 5/18 5/21 5/22 that [4] 1/15 4/14 5/13 7/8 THEN [1] 3/19 THERE [3] 3/12 3/15 4/6 this [2] 1/12 1/14 time [1] 7/11 Townline [1] 2/15 TOWNSHIP [9] transcript [1] 7/9 true [1] 7/8 TRUMBULL [1] 7/2 | |
| P | V Variance [1] 1/10 VERBIAGE [1] 3/16 very [1] 5/21 Vice [1] 2/3 Vice-Chairman/Member [1] 2/3 VOTE [1] 5/15 | |
| P.M [3] 1/6 3/7 6/2 PAGE [2] 4/5 4/18 parcel [2] 1/16 1/17 partial [1] 7/9 Patty [1] 2/5 Perfect [1] 4/17 PLACE [1] 2/11 POLAND [10] pool [2] 1/14 4/14 presence [1] 7/11 PRESENTED [2] 3/9 3/13 PROCEEDINGS [2] 4/9 4/20 Professional [1] 2/14 property [3] 1/14 1/15 4/2 PUBLIC [7] 1/5 3/2 3/3 5/23 7/10 7/12 7/14 | W Warren [1] 2/15 WAS [8] WEDNESDAY [1] 3/6 Well [1] 5/19 WERE [3] 4/9 4/21 6/3 wetlands [2] 1/13 4/2 WHEREAS [4] 3/3 4/4 4/18 5/23 which [1] 4/14 who [2] 1/12 5/10 will [1] 4/12 wishes [3] 1/13 1/14 4/13 witnesses [1] 7/11 WORDING [1] 4/8 written [1] 7/11 | |
| R | Y yard [6] 1/12 1/13 1/13 1/15 3/25 4/12 yard the [1] 4/12 yeah [1] 5/12 Yes [4] 5/3 5/5 5/8 5/14 you [3] 5/18 5/21 5/22 Youngstown [1] 2/12 | |
| R-2 [1] 1/17 R.P.R [1] 2/14 RE [1] 1/9 READ [3] 3/14 4/5 4/19 record [3] 4/7 4/11 6/6 reduce [3] 1/13 3/25 4/13 REGARDING [1] 4/8 Registered [1] 2/14 relief [1] 1/12 REPORTER [5] 2/14 2/14 3/15 4/4 4/20 REPORTER'S [1] 7/1 REPRESENTATIVE [1] 3/8 request [2] 1/12 1/14 Requests [1] 1/10 Residential [1] 1/17 Residential-2 [1] 1/17 RESTATE [1] 3/18 RETAINED [1] 6/3 Rick [1] 5/6 Ricky [1] 2/3 right [1] 5/17 Road [2] 2/11 2/15 Robert [2] 2/3 5/2 ROLL [1] 5/15 | Z ZA [7] 1/7 1/9 1/12 3/7 3/22 3/24 6/1 ZA-03-25 [7] 1/7 1/9 1/12 3/7 3/22 3/24 6/1 zero [1] 1/13 zoning [9] | |
| S | | |
| S.W [1] 2/15 say [1] 4/12 second [3] 4/23 4/24 5/1 seeking [1] 1/12 seeks [1] 1/14 sentence [1] 4/12 setback [5] 1/12 1/13 1/13 3/25 4/1 setbacks [1] 1/15 shown [1] 7/10 side [5] 1/12 1/13 1/14 4/1 4/12 So [1] 3/23 sorry [1] 5/13 southern [1] 4/1 | | |

1 STATE OF OHIO)
2 COUNTY OF MAHONING) SS:
3 TOWNSHIP OF POLAND)

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 JUNE 11, 2025 - 7:00 P.M.

7 CASE #ZA-04-25

8
9 RE: Case #ZA-04-25 - John Zumrick

10 Variance Request

11
12
13 Case # ZA-04-25: This case is a request of John Zumrick who
14 is pursuing relief from maximum height and square feet
15 allowance for an accessory building. He requests a height of
16 (20') twenty feet, and (720') seven hundred twenty square
17 feet for his proposed structure. The property is located at
18 6566 Styme Rd. Poland Township, Lowellville, Ohio known as
19 lot 2, parcel number 35-028-0-025.00-0 and is in a
20 Residential-2 (R-2) zoning district.

APPEARANCES:

POLAND TOWNSHIP BOARD OF ZONING APPEALS

Ricky Morrison, Vice-Chairman/Member of the Board
Robert Durick, Member of the Board
David Long, Member of the Board
Arthur "Buzz" Kelty, Alternate Member of the Board

Patty Magazzine, Zoning Inspector
Katie Centofanti, Assistant Zoning Inspector

ON BEHALF OF THE APPELLANT:

John Zumrick, Appellant

PLACE: Poland Township Government Center
3339 Dobbins Road
Youngstown, Ohio 44514

REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter
4308 Lyntz Townline Road, S.W.
Warren, OH 44481
E-mail: Crissmancourtreporting@outlook.com
Office: 330-502-8862

P R O C E E D I N G S

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
BEFORE THE POLAND TOWNSHIP BOARD
OF ZONING APPEALS, COMMENCED ON
WEDNESDAY, JUNE 11TH, 2025, AT
7:48 P.M. IN CASE #ZA-04-25.

THE APPELLANT PRESENTED THE CASE
TO THE BOARD. THE BOARD
INQUIRED. EVERYONE WAS GIVEN
AMPLE OPPORTUNITY TO SPEAK.

THERE WAS NO OPPOSITION
PRESENTED. THE FOLLOWING MOTION
WAS MADE BY THE POLAND TOWNSHIP
BOARD OF ZONING APPEALS IN CASE
#ZA-04-25:)

MR. LONG: In the case of --
I would like to make a motion in the case of
ZA-04-25, that the Appellant, Mr. John Zumrick,
be granted a variance to construct an accessory
building totaling 720 square feet, with an
attached 240 square foot concrete patio --
dimensions 24' feet wide by 10' feet deep.

The variance is for the accessory building
only, and we would also grant a variance for

1 the accessory building to have a heighth of 20'
2 feet to peak -- and this variance will be
3 granted under the terms of the plans and the
4 drawings submitted with the variance request.

5 (WHEREAS, THE MOTION ON PAGE 3,
6 LINE 17 WAS READ BACK BY THE
7 COURT REPORTER, AND PROCEEDINGS
8 WERE AS FOLLOWS:)

9 MR. MORRISON: All right, can
10 I have a second?

11 MR. KELTY: I'll second it.

12 MR. MORRISON: Mr. Kelty --
13 thank you.

14 MS. MAGAZZINE: Poll the
15 Board?

16 MR. MORRISON: Yes.

17 MS. MAGAZZINE: Okay, David
18 Long?

19 MR. LONG: Yes.

20 MS. MAGAZZINE: Mr. Kelty?

21 MR. KELTY: Yes.

22 MS. MAGAZZINE: Rick
23 Morrison?

24 MR. MORRISON: Yes.

25 MS. MAGAZZINE: Bob Durick?

1 MR. DURICK: Yes.

2 (ROLL CALL VOTE: 4, AYE;

3 0, NAY; 0, ABSTAINED.)

4 MR. MORRISON: All right,
5 Mr. Zumrick, you're good to go. Just one quick
6 -- put in there, per the plans submitted -- so
7 please make sure that once you get your
8 approval from Mahoning County, you state
9 exactly --

10 MR. ZUMRICK: Absolutely. I
11 have one question.

12 MR. MORRISON: Sure.

13 MR. ZUMRICK: Do I get the
14 permit from here from --

15 MR. MORRISON: Uh-huh -- just
16 see Patty at your earliest convenience.

17 MS. MAGAZZINE: Yeah, so
18 tomorrow or the next day or whatever -- call us
19 up, and tell us you're wanting to get your
20 permit. We have all the information here.

21 MR. ZUMRICK: Yeah.

22 MS. MAGAZZINE: So all you
23 have to do is state that you're ready for it.

24 MR. ZUMRICK: Okay.

25 MS. MAGAZZINE: And we'll

1 draw it up, and then you come in and pick it up
2 and pay for it. Now, you do have to pay for
3 that permit.

4 MR. ZUMRICK: That's fine.
5 How much is it?

6 MS. MAGAZZINE: I don't know
7 right now. We'll calculate it for you when you
8 call.

9 MR. ZUMRICK: I'll come
10 tomorrow morning -- if that's okay?

11 MS. MAGAZZINE: Sure.

12 MR. ZUMRICK: Okay.

13 MS. MAGAZZINE: Sure.

14 (WHEREAS, THE PUBLIC HEARING
15 BEFORE THE POLAND TOWNSHIP BOARD
16 OF ZONING APPEALS, IN CASE
17 #ZA-04-25, CONCLUDED AT 8:00
18 P.M. ALL ORIGINAL EXHIBITS AND
19 DOCUMENTATION WERE RETAINED BY
20 THE POLAND TOWNSHIP ZONING
21 OFFICE TO BE FILED/INCORPORATED
22 INTO THE CASE RECORD.)

23 * * *

24

25

1 **STATE OF OHIO)**
) ss. REPORTER'S CERTIFICATE
 2 **COUNTY OF TRUMBULL)**

3
 4
 5
 6
 7
 8 I certify that the above and foregoing is a true
 9 and partial transcript of the minutes and motions made
 10 during the Public Hearing, as shown by stenotype notes
 11 written by me, in the presence of the witnesses at the time
 12 of the Public Hearing.

13
 14 *Dena K. Crissman, M.S., R.P.R., C.R.I.*

15 Dena Kay Crissman, Notary Public
 My Commission Expires 2-08-2029



Dena K. Crissman, M.S., R.P.R., C.R.I.
 Registered Professional Reporter

| | | |
|--|--|--|
| MR. DURICK: [1] 5/1 MR. KELTY: [2] 4/11 4/21 MR. LONG: [2] 3/17 4/19 MR. MORRISON: [7] 4/9 4/12 4/16 4/24 5/4 5/12 5/15 MR. ZUMRICK: [7] 5/10 5/13 5/21 5/24 6/4 6/9 6/12 MS. MAGAZZINE: [11] | be [3] 3/20 4/2 6/21 BEFORE [2] 3/4 6/15 BEHALF [1] 2/7 BOARD [12] Bob [1] 4/25 building [4] 1/14 3/21 3/24 4/1 Buzz [1] 2/4 | good [1] 5/5 Government [1] 2/11 grant [1] 3/25 granted [2] 3/20 4/3 |
| 1 | C | H |
| 10' [1] 3/23 11 [1] 1/6 11TH [1] 3/6 17 [1] 4/6 | C.R.I [1] 2/14 calculate [1] 6/7 call [3] 5/2 5/18 6/8 can [1] 4/9 case [11] Center [1] 2/11 Centofanti [1] 2/6 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [1] 2/3 come [2] 6/1 6/9 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 6/17 concrete [1] 3/22 construct [1] 3/20 convenience [1] 5/16 COUNTY [3] 1/1 5/8 7/2 COURT [1] 4/7 Crissman [2] 2/14 7/14 Crissmancourtreporting [1] 2/16 | have [6] 4/1 4/10 5/11 5/20 5/23 6/2 He [1] 1/14 HEARING [6] 1/5 3/2 3/3 6/14 7/10 7/12 height [2] 1/13 1/14 heighth [1] 4/1 here [2] 5/14 5/20 his [1] 1/15 How [1] 6/5 huh [1] 5/15 hundred [1] 1/14 |
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| 2-08-2029 [1] 7/15 20' [2] 1/14 4/1 2025 [2] 1/6 3/6 2029 [1] 7/15 24' [1] 3/23 240 [1] 3/22 25 [7] 1/7 1/9 1/13 3/7 3/16 3/19 6/17 | | I'll [2] 4/11 6/9 INCORPORATED [1] 6/21 information [1] 5/20 INQUIRED [1] 3/10 Inspector [2] 2/5 2/6 is [8] it [7] 4/11 5/23 6/1 6/1 6/2 6/5 6/7 |
| 3 | | J |
| 330-502-8862 [1] 2/16 3339 [1] 2/11 35-028-0-025.00-0 [1] 1/16 | D | John [4] 1/9 1/13 2/8 3/19 JUNE [2] 1/6 3/6 just [2] 5/5 5/15 |
| 4 | David [2] 2/4 4/17 day [1] 5/18 deep [1] 3/23 Dena [2] 2/14 7/14 dimensions [1] 3/23 district [1] 1/16 do [3] 5/13 5/23 6/2 Dobbins [1] 2/11 DOCUMENTATION [1] 6/19 don't [1] 6/6 draw [1] 6/1 drawings [1] 4/4 Durick [2] 2/3 4/25 during [1] 7/10 | K |
| 4308 [1] 2/15 44481 [1] 2/15 44514 [1] 2/12 | | Katie [1] 2/6 Kay [1] 7/14 Kelty [3] 2/4 4/12 4/20 know [1] 6/6 known [1] 1/15 |
| 6 | | L |
| 6566 [1] 1/15 | E | like [1] 3/18 LINE [1] 4/6 located [1] 1/15 Long [2] 2/4 4/18 lot [1] 1/16 Lowellville [1] 1/15 Lyntz [1] 2/15 |
| 7 | F | M |
| 720 [1] 3/21 720' [1] 1/14 7:00 [1] 1/6 7:48 [1] 3/7 | E-mail [1] 2/16 earliest [1] 5/16 EVERYONE [1] 3/10 exactly [1] 5/9 EXHIBITS [1] 6/18 Expires [1] 7/15 | M.S [1] 2/14 made [2] 3/14 7/9 Magazzine [1] 2/5 MAHONING [2] 1/1 5/8 mail [1] 2/16 make [2] 3/18 5/7 maximum [1] 1/13 me [1] 7/11 Member [4] 2/3 2/3 2/4 2/4 minutes [1] 7/9 morning [1] 6/10 Morrison [2] 2/3 4/23 motion [3] 3/13 3/18 4/5 motions [1] 7/9 Mr. [4] 3/19 4/12 4/20 5/5 Mr. John [1] 3/19 Mr. Kelty [2] 4/12 4/20 Mr. Zumrick [1] 5/5 much [1] 6/5 My [1] 7/15 |
| 8 | | |
| 8862 [1] 2/16 8:00 [1] 6/17 | G | |
| A | get [3] 5/7 5/13 5/19 GIVEN [1] 3/10 go [1] 5/5 | |
| above [1] 7/8 Absolutely [1] 5/10 ABSTAINED [1] 5/3 accessory [4] 1/14 3/20 3/24 4/1 all [5] 4/9 5/4 5/20 5/22 6/18 allowance [1] 1/14 also [1] 3/25 Alternate [1] 2/4 AMPLE [1] 3/11 APPEALS [5] 1/4 2/2 3/5 3/15 6/16 APPEARANCES [1] 2/1 APPELLANT [4] 2/7 2/8 3/8 3/19 approval [1] 5/8 Arthur [1] 2/4 as [3] 1/15 4/8 7/10 Assistant [1] 2/6 attached [1] 3/22 AYE [1] 5/2 | | |
| B | | |
| BACK [1] 4/6 | | |

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|---|---|---|
| N | Rick [1] 4/22 Ricky [1] 2/3 right [3] 4/9 5/4 6/7 Road [2] 2/11 2/15 Robert [1] 2/3 ROLL [1] 5/2 | witnesses [1] 7/11 would [2] 3/18 3/25 written [1] 7/11 |
| next [1] 5/18 NO [1] 3/12 Notary [1] 7/14 notes [1] 7/10 now [2] 6/2 6/7 number [1] 1/16 | | |
| O | S | Y |
| Office [2] 2/16 6/21 OH [1] 2/15 OHIO [4] 1/1 1/15 2/12 7/1 okay [4] 4/17 5/24 6/10 6/12 once [1] 5/7 one [2] 5/5 5/11 only [1] 3/25 OPPORTUNITY [1] 3/11 OPPOSITION [1] 3/12 ORIGINAL [1] 6/18 outlook.com [1] 2/16 | S.W [1] 2/15 second [2] 4/10 4/11 see [1] 5/16 seven [1] 1/14 shown [1] 7/10 so [3] 5/6 5/17 5/22 SPEAK [1] 3/11 square [4] 1/13 1/14 3/21 3/22 ss [2] 1/1 7/1 state [4] 1/1 5/8 5/23 7/1 stenotype [1] 7/10 structure [1] 1/15 Styme [1] 1/15 submitted [2] 4/4 5/6 sure [4] 5/7 5/12 6/11 6/13 | Yeah [2] 5/17 5/21 Yes [5] 4/16 4/19 4/21 4/24 5/1 you [8] you're [3] 5/5 5/19 5/23 Youngstown [1] 2/12 your [3] 5/7 5/16 5/19 |
| P | T | Z |
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| Q | U | |
| question [1] 5/11 quick [1] 5/5 | Uh [1] 5/15 Uh-huh [1] 5/15 under [1] 4/3 up [3] 5/19 6/1 6/1 us [2] 5/18 5/19 | |
| R | V | |
| R-2 [1] 1/16 R.P.R [1] 2/14 Rd [1] 1/15 RE [1] 1/9 READ [1] 4/6 ready [1] 5/23 RECORD [1] 6/22 Registered [1] 2/14 relief [1] 1/13 REPORTER [3] 2/14 2/14 4/7 REPORTER'S [1] 7/1 request [3] 1/10 1/13 4/4 requests [1] 1/14 Residential [1] 1/16 Residential-2 [1] 1/16 RETAINED [1] 6/19 | variance [6] 1/10 3/20 3/24 3/25 4/2 4/4 Vice [1] 2/3 Vice-Chairman/Member [1] 2/3 VOTE [1] 5/2 | |
| | W | |
| | wanting [1] 5/19 Warren [1] 2/15 WAS [4] 3/10 3/12 3/14 4/6 we [2] 3/25 5/20 we'll [2] 5/25 6/7 WEDNESDAY [1] 3/6 WERE [2] 4/8 6/19 whatever [1] 5/18 when [1] 6/7 WHEREAS [3] 3/3 4/5 6/14 who [1] 1/13 wide [1] 3/23 will [1] 4/2 | |

1 STATE OF OHIO)
2 COUNTY OF MAHONING) SS:
3 TOWNSHIP OF POLAND)

4 POLAND TOWNSHIP BOARD OF ZONING APPEALS

5 PUBLIC HEARING

6 JUNE 11, 2025 - 7:00 P.M.

7 CASE #ZA-05-25

8
9 RE: Case #ZA-05-25 - Nick Lombardo

10 Variance Requests

11
12
13 Case #ZA-05-25: This case is a request of Nick Lombardo who
14 is pursuing relief from maximum height and square feet
15 allowance for an accessory building. He requests a height of
16 (21') twenty-one feet, and (1120') one thousand, one hundred
17 and twenty square feet for his proposed structure. The
18 property is located at 5200 Miller Rd. Poland Township,
19 Lowellville, Ohio known as GL 52, parcel number
20 35-040-0-006.00-0 and is in an Agricultural (AG) zoning
21 district.

APPEARANCES:

POLAND TOWNSHIP BOARD OF ZONING APPEALS

Ricky Morrison, Vice-Chairman/Member of the Board
Robert Durick, Member of the Board
David Long, Member of the Board
Arthur "Buzz" Kelty, Alternate Member of the Board

Patty Magazzine, Zoning Inspector
Katie Centofanti, Assistant Zoning Inspector

ON BEHALF OF THE APPELLANT:

Nick Lombardo, Appellant

PLACE: Poland Township Government Center
3339 Dobbins Road
Youngstown, Ohio 44514

REPORTER: Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter
4308 Lyntz Townline Road, S.W.
Warren, OH 44481
E-mail: Crissmancourtreporting@outlook.com
Office: 330-502-8862

P R O C E E D I N G S

PUBLIC HEARING

(WHEREAS, THE PUBLIC HEARING
BEFORE THE POLAND TOWNSHIP BOARD
OF ZONING APPEALS, COMMENCED ON
WEDNESDAY, JUNE 11TH, 2025, AT
8:01 P.M. IN CASE NUMBER
#ZA-05-25. THE APPELLANT
PRESENTED THE CASE TO THE BOARD.
THE BOARD INQUIRED. EVERYONE
WAS GIVEN AMPLE OPPORTUNITY TO
SPEAK. THERE WAS NO OPPOSITION
PRESENTED. THE FOLLOWING MOTION
WAS MADE BY THE POLAND TOWNSHIP
BOARD OF ZONING APPEALS IN CASE
#ZA-05-25:)

MR. DURICK: I would like to
make a motion in the Case of ZA-05-25, to grant
a request for the Appellant to build a
structure of 1,120 square feet, dimensions
28' feet wide by 40' feet deep, and to allow
the request of the relief in height to 21'
feet.

MR. MORRISON: Perfect -- you
don't even have to read it back.

1 MS. MAGAZZINE: Did somebody
2 make a second?

3 MR. MORRISON: No, I was just
4 waiting on you writing -- anybody like to
5 second that?

6 MR. KELTY: I'll second that.

7 MR. MORRISON: Mr. Kelty,
8 thank you.

9 MS. MAGAZZINE: Okay, Bob
10 Durick?

11 MR. DURICK: Yes.

12 MS. MAGAZZINE: Mr. Kelty?

13 MR. KELTY: Yes.

14 MS. MAGAZZINE: Rick
15 Morrison?

16 MR. MORRISON: Yes.

17 MS. MAGAZZINE: David Long?

18 MR. LONG: Yes.

19 (ROLL CALL VOTE: 4, AYE;
20 0, NAY; 0, ABSTAINED.)

21 MR. MORRISON: All right.

22 MS. MAGAZZINE: And it
23 carries.

24 MR. MORRISON: You're good to
25 go.

1 MR. LOMBARDO: Thank you.

2 (WHEREAS, THERE WAS AN
3 OFF-THE-RECORD DISCUSSION
4 BETWEEN THE BOARD MEMBERS AND
5 THE APPELLANT. PROCEEDINGS WERE
6 AS FOLLOWS:)

7 MR. MORRISON: Everybody okay
8 to adjourn?

9 MR. LONG: I'm good.

10 MR. MORRISON: Making a
11 motion to adjourn --

12 MS. MAGAZZINE: Okay, at --

13 MR. MORRISON: -- at 8:00 --

14 MS. MAGAZZINE: -- 8:12.

15 MR. MORRISON: -- 8:12, yes
16 -- at 8:12 p.m.

17 MS. MAGAZZINE: Rick is
18 making a motion -- who seconded?

19 MR. DURICK: I will.

20 MS. MAGAZZINE: Who's
21 "I will"?

22 MR. MORRISON: Bob.

23 MR. DURICK: (RAISE OF HAND).

24 MS. MAGAZZINE: Do you want
25 me to poll the Board?

1 MR. MORRISON: Yes.
2 MS. MAGAZZINE: Okay, Rick
3 Morrison?
4 MR. MORRISON: Yes.
5 MS. MAGAZZINE: Robert
6 Durick?
7 MR. DURICK: Yes.
8 MS. MAGAZZINE: David Long?
9 MR. LONG: Yes.
10 MS. MAGAZZINE: And Arthur
11 Kelty?
12 MR. KELTY: Yes.
13 (ROLL CALL VOTE: 4, AYE;
14 0, NAY; 0, ABSTAINED.)
15 (WHEREAS, THE PUBLIC HEARING
16 BEFORE THE POLAND TOWNSHIP BOARD
17 OF ZONING APPEALS, IN CASE
18 #ZA-05-25, CONCLUDED AT 8:12
19 P.M. ALL ORIGINAL EXHIBITS AND
20 DOCUMENTATION WERE RETAINED BY
21 THE POLAND TOWNSHIP ZONING
22 OFFICE TO BE FILED/INCORPORATED
23 INTO THE CASE RECORD.)
24 * * *
25

1 **STATE OF OHIO)**
2 **) ss. REPORTER'S CERTIFICATE**
3 **COUNTY OF TRUMBULL)**

4
5
6
7
8 I certify that the above and foregoing is a true
9 and partial transcript of the minutes and motions made
10 during the Public Hearing, as shown by stenotype notes
11 written by me, in the presence of the witnesses at the time
12 of the Public Hearing.

13
14 *Dena K. Crissman, M.S., R.P.R., C.R.I.*

15 Dena Kay Crissman, Notary Public
16 My Commission Expires 2-08-2029



Dena K. Crissman, M.S., R.P.R., C.R.I.
Registered Professional Reporter

| | | |
|--|---|--|
| MR. DURICK: [5] 3/17 4/11 5/19 5/23 6/7 MR. KELTY: [3] 4/6 4/13 6/12 MR. LOMBARDO: [1] 5/1 MR. LONG: [3] 4/18 5/9 6/9 MR. MORRISON: [13] MS. MAGAZZINE: [15] | BE [1] 6/22 BEFORE [2] 3/4 6/16 BEHALF [1] 2/7 BETWEEN [1] 5/4 BOARD [13] Bob [2] 4/9 5/22 build [1] 3/19 building [1] 1/14 Buzz [1] 2/4 | He [1] 1/14 HEARING [6] 1/5 3/2 3/3 6/15 7/10 7/12 height [3] 1/13 1/14 3/22 his [1] 1/15 hundred [1] 1/14 |
| 1 | C | I |
| 1,120 [1] 3/20 11 [1] 1/6 1120' [1] 1/14 11TH [1] 3/6 | C.R.I [1] 2/14 CALL [2] 4/19 6/13 carries [1] 4/23 case [10] Center [1] 2/11 Centofanti [1] 2/6 CERTIFICATE [1] 7/1 certify [1] 7/8 Chairman [1] 2/3 COMMENCED [1] 3/5 Commission [1] 7/15 CONCLUDED [1] 6/18 COUNTY [2] 1/1 7/2 Crissman [2] 2/14 7/14 Crissmancourtreporting [1] 2/16 | I'll [1] 4/6 I'm [1] 5/9 INCORPORATED [1] 6/22 INQUIRED [1] 3/10 Inspector [2] 2/5 2/6 is [6] 1/13 1/13 1/15 1/16 5/17 7/8 it [2] 3/25 4/22 |
| 2 | D | J |
| 2-08-2029 [1] 7/15 2025 [2] 1/6 3/6 2029 [1] 7/15 21' [2] 1/14 3/22 25 [7] 1/7 1/9 1/13 3/8 3/16 3/18 6/18 28' [1] 3/21 | David [3] 2/4 4/17 6/8 deep [1] 3/21 Dena [2] 2/14 7/14 Did [1] 4/1 dimensions [1] 3/20 DISCUSSION [1] 5/3 district [1] 1/17 Do [1] 5/24 Dobbins [1] 2/12 DOCUMENTATION [1] 6/20 don't [1] 3/25 Durick [3] 2/3 4/10 6/6 during [1] 7/10 | JUNE [2] 1/6 3/6 just [1] 4/3 |
| 3 | E | K |
| 330-502-8862 [1] 2/17 3339 [1] 2/12 35-040-0-006.00-0 [1] 1/16 | E-mail [1] 2/16 even [1] 3/25 Everybody [1] 5/7 EVERYONE [1] 3/10 EXHIBITS [1] 6/19 Expires [1] 7/15 | Katie [1] 2/6 Kay [1] 7/14 Kelty [4] 2/4 4/7 4/12 6/11 known [1] 1/16 |
| 4 | F | L |
| 40' [1] 3/21 4308 [1] 2/15 44481 [1] 2/16 44514 [1] 2/12 | feet [7] 1/13 1/14 1/15 3/20 3/21 3/21 3/23 FILED [1] 6/22 FILED/INCORPORATED [1] 6/22 FOLLOWING [1] 3/13 FOLLOWS [1] 5/6 foregoing [1] 7/8 | like [2] 3/17 4/4 located [1] 1/15 Lombardo [3] 1/9 1/13 2/8 Long [3] 2/4 4/17 6/8 Lowellville [1] 1/16 Lyntz [1] 2/15 |
| 5 | G | M |
| 52 [1] 1/16 5200 [1] 1/15 | GIVEN [1] 3/11 GL [1] 1/16 go [1] 4/25 good [2] 4/24 5/9 Government [1] 2/11 grant [1] 3/18 | M.S [1] 2/14 made [2] 3/14 7/9 Magazzine [1] 2/5 MAHONING [1] 1/1 mail [1] 2/16 make [2] 3/18 4/2 making [2] 5/10 5/18 maximum [1] 1/13 me [2] 5/25 7/11 Member [4] 2/3 2/3 2/4 2/4 MEMBERS [1] 5/4 Miller [1] 1/15 minutes [1] 7/9 Morrison [3] 2/3 4/15 6/3 motion [4] 3/13 3/18 5/11 5/18 motions [1] 7/9 Mr. [2] 4/7 4/12 Mr. Kelty [2] 4/7 4/12 My [1] 7/15 |
| 7 | H | N |
| 7:00 [1] 1/6 | HAND [1] 5/23 have [1] 3/25 | NAY [2] 4/20 6/14 Nick [3] 1/9 1/13 2/8 NO [2] 3/12 4/3 Notary [1] 7/14 notes [1] 7/10 number [2] 1/16 3/7 |
| 8 | | O |
| 8862 [1] 2/17 8:00 [1] 5/13 8:01 [1] 3/7 8:12 [4] 5/14 5/15 5/16 6/18 | | OFF [1] 5/3 Office [2] 2/17 6/22 OH [1] 2/16 OHIO [4] 1/1 1/16 2/12 7/1 okay [4] 4/9 5/7 5/12 6/2 one [3] 1/14 1/14 1/14 |
| A | | |
| above [1] 7/8 ABSTAINED [2] 4/20 6/14 accessory [1] 1/14 adjourn [2] 5/8 5/11 AG [1] 1/16 Agricultural [1] 1/16 All [2] 4/21 6/19 allow [1] 3/21 allowance [1] 1/14 Alternate [1] 2/4 AMPLE [1] 3/11 anybody [1] 4/4 APPEALS [5] 1/4 2/2 3/5 3/15 6/17 APPEARANCES [1] 2/1 APPELLANT [5] 2/7 2/8 3/8 3/19 5/5 Arthur [2] 2/4 6/10 as [3] 1/16 5/6 7/10 Assistant [1] 2/6 AYE [2] 4/19 6/13 | | |
| B | | |
| back [1] 3/25 | | |

| | | |
|--|--|--|
| O | TRUMBULL [1] 7/2 twenty [2] 1/14 1/15 twenty-one [1] 1/14 | |
| OPPORTUNITY [1] 3/11 OPPOSITION [1] 3/12 ORIGINAL [1] 6/19 outlook.com [1] 2/16 | V Variance [1] 1/10 Vice [1] 2/3 Vice-Chairman/Member [1] 2/3 VOTE [2] 4/19 6/13 | |
| P | W waiting [1] 4/4 waiting on [1] 4/4 want [1] 5/24 Warren [1] 2/16 was [5] 3/11 3/12 3/14 4/3 5/2 WEDNESDAY [1] 3/6 WERE [2] 5/5 6/20 WHEREAS [3] 3/3 5/2 6/15 who [2] 1/13 5/18 Who's [1] 5/20 wide [1] 3/21 will [2] 5/19 5/21 witnesses [1] 7/11 would [1] 3/17 writing [1] 4/4 written [1] 7/11 | |
| p.m [4] 1/6 3/7 5/16 6/19 parcel [1] 1/16 partial [1] 7/9 Patty [1] 2/5 Perfect [1] 3/24 PLACE [1] 2/11 POLAND [9] poll [1] 5/25 presence [1] 7/11 PRESENTED [2] 3/9 3/13 PROCEEDINGS [1] 5/5 Professional [1] 2/15 property [1] 1/15 proposed [1] 1/15 PUBLIC [7] 1/5 3/2 3/3 6/15 7/10 7/12 7/14 pursuing [1] 1/13 | Y yes [10] you [5] 3/24 4/4 4/8 5/1 5/24 You're [1] 4/24 Youngstown [1] 2/12 | |
| R | Z ZA [7] 1/7 1/9 1/13 3/8 3/16 3/18 6/18 ZA-05-25 [7] 1/7 1/9 1/13 3/8 3/16 3/18 6/18 zoning [9] | |
| R.P.R [1] 2/14 RAISE [1] 5/23 Rd [1] 1/15 RE [1] 1/9 read [1] 3/25 RECORD [2] 5/3 6/23 Registered [1] 2/15 relief [2] 1/13 3/22 REPORTER [2] 2/14 2/15 REPORTER'S [1] 7/1 request [3] 1/13 3/19 3/22 requests [2] 1/10 1/14 RETAINED [1] 6/20 Rick [3] 4/14 5/17 6/2 Ricky [1] 2/3 right [1] 4/21 Road [2] 2/12 2/15 Robert [2] 2/3 6/5 ROLL [2] 4/19 6/13 | | |
| S | | |
| S.W [1] 2/15 second [3] 4/2 4/5 4/6 seconded [1] 5/18 shown [1] 7/10 somebody [1] 4/1 SPEAK [1] 3/12 square [3] 1/13 1/15 3/20 ss [2] 1/1 7/1 STATE [2] 1/1 7/1 stenotype [1] 7/10 structure [2] 1/15 3/20 | | |
| T | | |
| thank [2] 4/8 5/1 that [3] 4/5 4/6 7/8 THERE [2] 3/12 5/2 This [1] 1/13 thousand [1] 1/14 time [1] 7/11 Townline [1] 2/15 TOWNSHIP [9] transcript [1] 7/9 true [1] 7/8 | | |