

Howland Township Trustees
Public Hearing Case 23-C-03
Freddie Cano, 4260 North River Road Rezoning
Meeting Minutes
Wednesday, March 13, 2024 at 5:30 PM
205 Niles-Cortland Road NE
Warren, Ohio 44484

- I. **Call to order and roll call:** The meeting was called to order at 5:30 PM with Matthew Vansuch and Frank Dillon present.

- II. **Chairperson Comments for Rezoning Application 23-C-03.** Matthew Vansuch gave an overview of the proposed rezoning request of 4260 North River Road, Parcel ID #28-012120 (5.51 acres), from its current zoning classification of Corridor Review District – 1 (CRD-1) to Multi-Family Residential (R-A-1) allowing one to six units per residential structure. The owner of the record is Freddy Cano of 9453 King Graves Road, Warren, Ohio 44484.

- III. **Staff Report:** Planning Director, Kim Mascarella, presented the following:
 - Exhibit A – Public notification indicating the meeting was being conducted per ORC sections 519.04-519.12. A public notice appeared in the March 2nd, edition of the Tribune Chronicle.
 - Exhibit B – Rezoning Application with valid applicant signature and applicant narrative. The application also contained an aerial photo of the site, a listing of property owners within 150 feet of the subject property who were notified of the hearing, a legal description, and a conceptual layout of developable lots for the project.
 - Exhibit C – The Zoning Commission's recommendation to approve the rezoning application and the minutes from their meeting.
 - Exhibit D - The PowerPoint presentation packet containing supplemental information, including a zoning map, an aerial with surrounding land uses, a preliminary plan for the new lots, and the Zoning Commission recommendation.

- IV. **Applicant Presentation:**

Matthew Vansuch swore in the applicant, Freddie Cano. 9453 King Graves Road, Howland Township. Mr. Cano explained that he intends to build housing at this location in accordance with the R-A-1 zoning district regulations. He intends to build single-family units but may explore multi-family options for the site.

- V. **Public Comment:** No Public Comment

VI. Deliberation and Decision:

The Trustees concluded the public comment portion of the hearing.

Matthew Vansuch motioned to accept exhibits A through D as presented.

Frank Dillon Seconded

Roll call: Matthew Vansuch – Yes Frank Dillon - Yes

Motion passed

Frank Dillon commented that this rezoning would provide additional housing opportunities for the community. Matthew Vansuch added that he supports the request because it aligns with the Township Comprehensive Community Plan. He added that he does not view this request as “spot zoning” because it moves the township in the direction stated in the Comprehensive Plan for this corridor.

No additional comments or deliberation.

Matthew Vansuch motioned to accept the recommendation of the Howland Zoning Commission to rezone 4260 North River Road, Parcel ID #28-012120 (5.51 acres), from its current zoning classification of Corridor Review District – 1 (CRD-1) to Multi-Family Residential (R-A-1), allowing one to six units per residential structure.

Frank Dillon Seconded

Roll call: Matthew Vansuch – Yes Frank Dillon - Yes

Motion passed

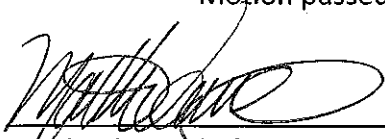
VII Adjournment:

Matthew Vansuch motioned for adjournment

Frank Dillon Seconded

Roll call: Matthew Vansuch – Yes Frank Dillon - Yes


Motion passed and meeting was adjourned



Howland Board of Trustees, Chairman Matthew Vansuch

3/22/24

Date



Howland Township Fiscal Officer, Tom Krispinski

4/4/24

Date