

**OFFICIAL MINUTES  
COITSVILLE TOWNSHIP  
BOARD OF TRUSTEES  
SPECIAL MEETING  
August 20, 2019**

The Coitsville Township Board of Trustees met on Wednesday August 20, 2019 at 7:20 pm, at Coitsville Town hall. The following members present Mr. Jerry Backo-Chairperson, Robert Lisko-Vice Chairperson, Mrs. Johnson—Trustee.

**Call to Order**

Mr. Backo called the meeting to order and lead the pledge of allegiance. Mr. Backo stated that the purpose of tonight’s meeting is to have an informational meeting to discuss future plans for updating our Zoning Land Use Map specifically on State Route 422.

Mr. Backo turned the meeting over to Zoning Inspector Mike Kurilla. Mr. Kurilla reviewed the history of the actual Coitsville Township Zoning Land Use Map. He explained that the trustees will be examining what our Land Use Map looks like now and what the Land Use Map could look like in the future if the township chooses to make the 422-corridor commercial. The Land Use map is supposed to be a blueprint of what we want our township to look like in the future. He explained that it has been a number of years since the land use map has been updated. The Land Use map is the foundation for the Zoning Commission when a zone change comes in front of the board. He explained that Coitsville is unique as a township that when all township was created, they were all 5 by 5 square miles and due to annexations the entire western half of Coitsville Township was annexed. Therefore, we only have 13 square miles. The major through fares are normally the area for development. State Route 422 is Coitsville’s only major through fare. He reported that the Township Administration will be talking to the Coitsville Zoning Commission about the 422 corridor and discuss future plans for that area. He reported that traffic has increased in the past several years especially since we did the original Land Use Map. He acknowledged that there are homes along the corridor and that people may want to develop more homes along the 422 corridor. He reported that if the zone changes to commercial residential homes will still be allowed. After talking with the Auditor’s office they indicated that if

you have a residential property on State Route 422 that is changed to commercial there should not be a significant bump in taxes unless it is being used for commercial use. At that time the property resale value would be increased. The Trustee's would like to get information on what the residents think of changing the properties along the corridor from residential to commercial. He stated that it will be easier to obtain grant monies for water and sewer if the zone is commercial and that most commercial buyers would like the property zoned before they purchase.

Because this meeting was an informational hearing where the trustees were looking for comments from the residents Mr. Backo asked the Fiscal Officer to include a summary of all comments of residents in these minutes.

Clare Hoffman-a resident on State Route 422 asked if her property was zoned industrial. Mr. Kurilla said he would need to investigate it and that he would let her know once he looked at the map.

Jim Pikna – a resident on State Route 422 discussed the fact that Lincoln Knolls plaza has closed up and that although this corridor was booming at one time that is no longer the case. He said that he does not think businesses will come to Coitsville and he is not in favor of having the zone changed to commercial. He said that if a business was built next to him, he would move out of Coitsville.

Clare Hoffman- spoke again and agreed with Mr. Pikna. She stated that she has six acres with commercial properties on both sides of her. She has no problems with that now but if it gets to be too many businesses, she may not want to live there either.

Sean Olson- a resident on State Route 422 asked if the property was changed to commercial and the trustees got grants to put sewer and water in on his property would the residents be taxed to pay for the lines. Mrs. Johnson stated the residents would not be taxed for the cost of sewer and water lines. They would only have to pay if they tapped into the services. She stated that she did not know if they would be mandatory to tap into the services, but they would look at all aspects before they

made the decision to do that. She noted that the trailer park has requested assistance for sewer and water at the park.

Mr. Backo asked if we need to make changes in our zoning book if we make this change. Mr. Kurilla said that the Zoning Board would need to review the current zoning book.

Mrs. Johnson asked what type of business would be permitted if the zone was changed to commercial. Mr. Kurilla said it would exclude industrial use. It would be for clothing and restaurants ect.

Mr. Lisko abstained from comment because he lives on State Route 422 where the zone change would be.

Mrs. Johnson noted that throughout the years there was spot zoning that was done on State Route 422.

Emmanuel Frangos- a property owner on State Route 422 stated that many of the properties go beyond the commercial line and was wondering if the change would cover those properties. Mr. Kurilla stated that there would be an established line, but an applicant can and extend that further if they would like.

Pat Fitch- a resident of Hubbard road and property owner on State Route 422 asked about the process of getting the water and sewage lines and if the township had attempted that before. Mr. Backo explained that if the zone was changed the township would have to write a grant for water and sewage from Sanitary Engineer because the township is not permitted to own sewer lines. Johnson added that part of our comprehensive plan has been to get water and sewer to the PA line. She also explained that there is a grant that has been sought after by the Mahoning County Sanitary Engineer for The Purple Cat. The grant was applied for by the County Commissioners and the County Sanitary Engineer. Because our area is designated as an Appalachian Area, they were able to apply for a special grant. The area will go from Galluppi to The Purple Cat. Trustees would like the water line to go all the way to PA line. The commissioners know that this is something

we need if we want businesses to come here. The project is designated to happen this summer and the project will be started in the spring of next year.

Warren Drescher- a resident of Johnson Road asked if the depth of the corridor was 800 feet. He stated that if this goes forward that is a question for the zoning. Mr. Kurilla explained that you can have commercial zone that is less, but it would be up to the board. He also asked if Mr. Kurilla has ever seen anyone get any grant money for infrastructure if there was only spot zoning Mr. Kurilla explained that it would be easier if changed but it could be done. He stated that if commercial zoning is in place, it is more of a bargaining chip for the trustees to get sewer and water grants. Mr. Warren noted that without having it zoned commercial people are not going to want to invest. Mr. Drescher asked about the comprehensive plan that Mrs. Johnson noted earlier. He asked if the commercial corridor is the highest thing on comprehensive plan. Mrs. Johnson discussed the plan that was in place when we thought there was going to be a casino in western pa. She also stated that the Township is thankful for The Purple Cat and for enabling us to get the grant for sewer and water. She noted that sewer and water are high on our priority list.

Mr. Kurilla explained once again that this was just an informational hearing to see how residents feel about the possibility of a change. Mrs. Johnson thanked all the residents for their input.

**Adjourn:** Mr. Lisko made motion to adjourn. Mrs. Johnson seconded Mr. Lisko-aye, Mrs. Johnson-aye, Backo-aye. Motion passed.

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**ATTEST**

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**CHAIRPERSON**

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**VICE-CHAIRPERSON**

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**TRUSTEE**