

**AGENDA FOR THE 2103<sup>RD</sup> MEETING  
OF THE MAHONING COUNTY PLANNING COMMISSION**  
FIRST-FLOOR MEETING ROOM AT 50 WESTCHESTER DR., YOUNGSTOWN, OH 44515  
APRIL 28, 2020 1:00 P.M.

**Please join the board meeting from your computer, tablet or  
smartphone.**  
<https://global.gotomeeting.com/join/262938741>  
  
**You can also dial in using your phone.**  
United States: [+1 \(646\) 749-3112](tel:+16467493112)  
  
**Access Code: 262-938-741**

**MINUTES:**

APPROVAL OF THE MINUTES FROM THE 2102<sup>ND</sup> MEETING HELD ON JANUARY 28<sup>TH</sup>, 2020.

**SUBDIVISIONS:**

PC# 6888-P SERENITY HILL PHASE 1 PRELIMINARY AUSTINTOWN TWP. PRELIMINARY

**MINOR PLATS:**

PC# 6885	AMAZING GRACE LAND PLAT NO. 1	MILTON	FINAL
PC# 6884	U-HAUL PLAT NO. 1	AUSTINTOWN	FINAL
PC# 2673-32	REPLAT OF LOT 1 & LOT NO. 1 SIGLE	BOARDMAN	REPLAT
PC# 6863-1	MEIJER STORES LIMITED	BOARDMAN	REPLAT
PC# 2509-27	REPLAT OF OT NO. 317 & 318 RESIDENTIAL PARK	POLAND	REPLAT
PC# 2499-11	REPLAT NO. 140 & 0.6 RIDGEWOOD	BOARDMAN	REPLAT
PC# 6883	WRJFD PLAT NO. 1	POLAND	FINAL
PC# 4209-10	REPLAT COMBINA 895 & 896 COUNTRY CLUB	MILTON	REPLAT
PC# 3209-62	REPLAT ROBERT & MARY MODERALLI	CANFIELD	REPLAT
PC# 6886	RICKETTS PLAT NO. 1	SPRINGFIELD	FINAL
PC# 1484-4	REPLAT OF LOT 1 & 3 OF REPLAT OF LOT 1 H.F. WEST	ELLSWORTH	REPLAT
PC# 3820-4	REPLAT OF LOT NO.1 FITGERALD PLAT NO.1	AUSTINTOWN	REPLAT
PC# 6889	PTM L.P. PLAT NO.1	BOARDMAN	FINAL
PC# 5211-14	REPLAT OF LOT 57 AUBURN HILLS PLAT NO.4	BOARDMAN	REPLAT
PC# 6818-1	REPLAT OF LOT 5 & 6 CARROCCO FARMS PLAT NO.1	CANFIELD	REPLAT
PC# 5537-17	REPLAT OF 2 & 3 BRIARWOOD ESTATES PLAT NO.2	CANFIELD	REPLAT
PC# 6231-69	14 <sup>TH</sup> REPLAT OF LOT 68 WAKEHURST VILLAGE PLAT	CANFIELD	REPLAT
PC# 6231-70	WESTFORD PLACE PLAT NO. 25	CANFIELD	REPLAT
PC# 3843-1	REPLAT OF LOT NO. 10 ORCHARD PLACE PLAT	MILTON	REPLAT



**AES SURVEYING & LAND PLANNING, INC.**  
 888 Boardman Canfield Rd., Suite A, Boardman, Ohio 44512  
 Phone: 330-953-0227

**Mary Hutchison**  
 6835 Ruby Ct.  
 Austintown, OH 44515  
 Phone: (330) 503-2351

**Meander Glen Dr.**  
 Pt. of G.L. 23,  
 Austintown Township  
 Great Salt Springs Tract  
 Mahoning County, Ohio

Revisions	
①	DATE: March 2020
②	BY: RJJ
③	BY: RJJ
④	BY: JIM

PROJECT NO: 19-1588  
 AUTOCAD FILE: 19 1588-PRELIM.dwg  
 SCALE: 1" = 50'  
 SHEET NO: 1 OF 1

# Preliminary Plan

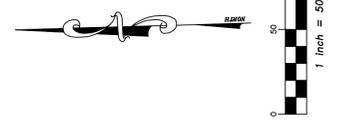
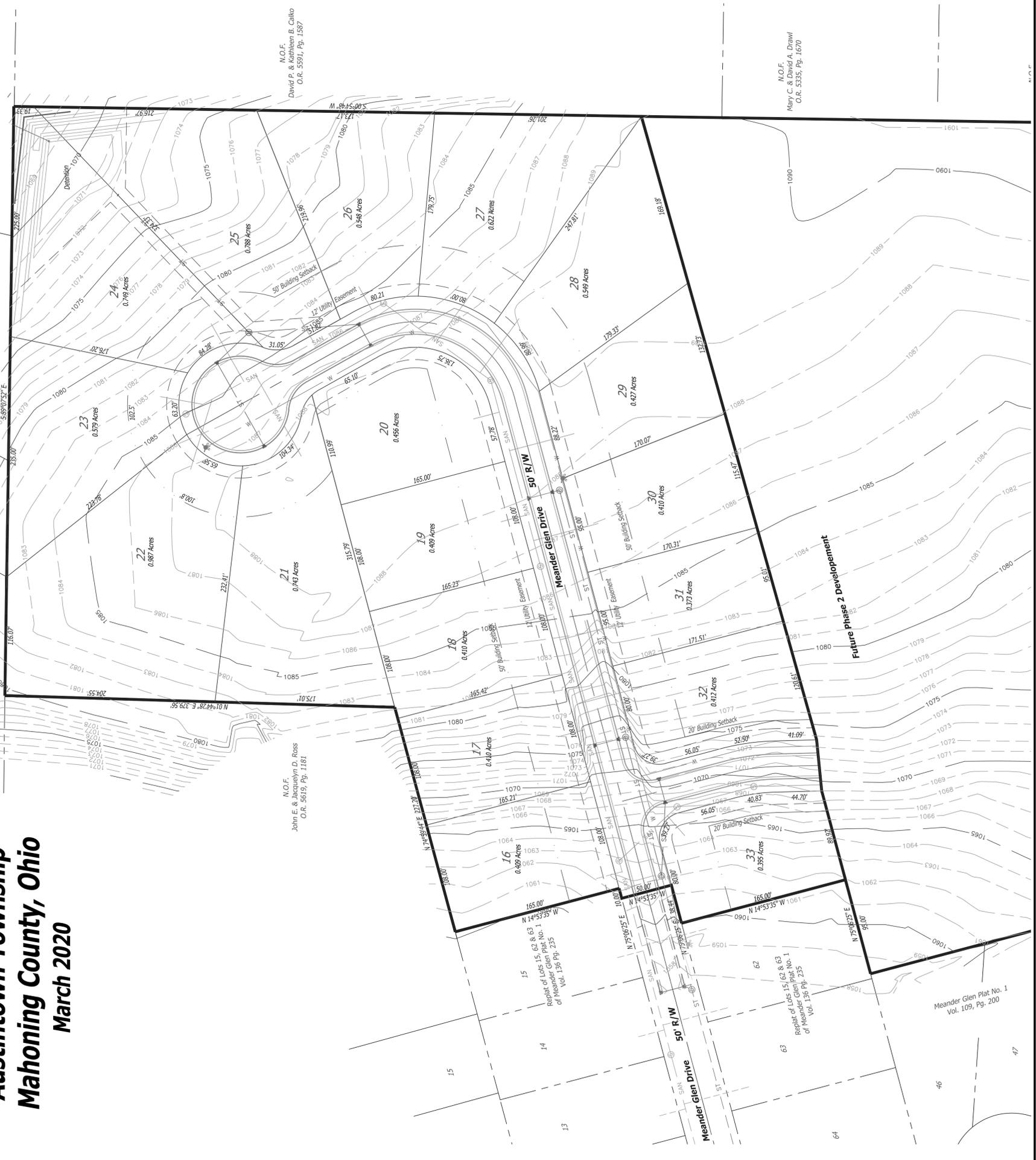
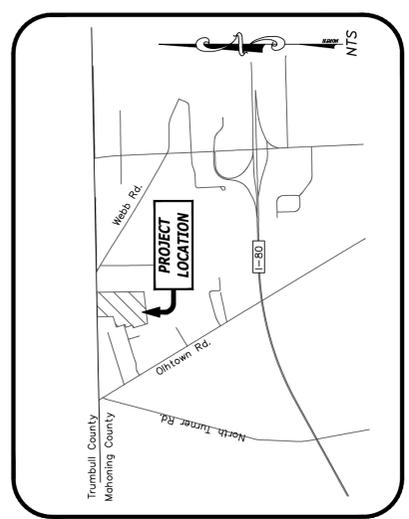
# Serenity Hill Phase 1

## Preliminary Plat

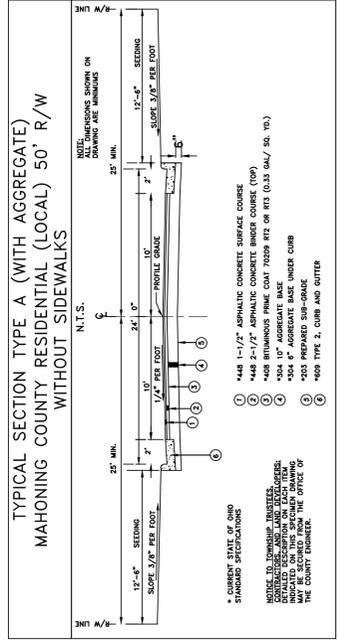
### Austintown Township

### Mahoning County, Ohio

March 2020



**PHASE 1 - 18 LOTS**  
 PROPOSED R/W = 1.339 AC.  
 RESIDENTIAL LOTS = 9.676 AC.  
 TOTAL AREA = 11.015 AC.  
 ROADWAY = 1166 L.F.



N.O.F.  
 Donald E. & Janet L. Hood  
 Instr. 20202130005115

N.O.F.  
 Charles W. Jr. & Barbara E. Kucera  
 Instr. 20170207000528

N.O.F.  
 John E. & Jacquelyn D. Ross  
 O.R. 5619, Pg. 1181

N.O.F.  
 David P. & Kathleen B. Calko  
 O.R. 5591, Pg. 1587

N.O.F.  
 Mary C. & David A. Drawl  
 O.R. 5335, Pg. 1670

Future phase 2 Development

Meander Glen Plat No. 1  
 Vol. 109, Pg. 200

**SERENITY HILL PHASE 1 PRELIMINARY**

**PC# 6888-P**

**PRELIMINARY**

AUSTINTOWN TOWNSHIP

OWNER/DEVELOPER: MARY HUTCHISON

ENG./SURVEYOR: JAMES J MAHONEY

THIS PRELIMINARY PLAT PROPOSES THE PLATTING OF 18 LOTS (NOS. 16-33) AND APPROX. 1,168' OF NEW STREET (AN EXTENSION OF MEANDER GLEN DR.) LOCATED ALONG THE EAST R/W OF OHLTOWN RD. APPROX. 346.34' SOUTH OF THE PINEVIEW DR. - OHLTOWN RD. INTERSECTION. SANITARY SEWER AND WATER ARE PROPOSED TO THIS SITE.

1. TYPE "A" STREET WITH 45' PAVEMENT RADIUS FOR CUL-DE-SACS. SIDEWALKS WAIVED (4.1.03.3)
2. ALL EASEMENTS AT 20' WITH UTILITY EASEMENTS AT 12' ALONG R/W. (4.6)
3. ALL UTILITIES SHALL BE LOCATED UNDERGROUND WHEREVER POSSIBLE. (4.4.14)
4. A SEDIMENT CONTROL PLAN SHALL BE FILED WITH AND APPROVED BY THE COUNTY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY TAKING PLACE (4.7)
5. DOWNSPOUTS AND SUMP PUMPS ARE TO BE DIRECTED TO THE STREET WHEREVER POSSIBLE. (A DUAL STORM SEWER SYSTEM SHALL BE INSTALLED.)
6. FIELD TILE SHALL REMAIN INTACT OR BE RECONNECTED.
7. ADDITIONAL DETENTION MAY BE REQUIRED BY THE COUNTY ENGINEER TO PREVENT DOWNSTREAM FLOODING AND SEDIMENTATION. MUST MEET CRITERIA/STANDARDS AND APPROVAL OF MAHONING COUNTY ENGINEER'S CURRENT DESIGN STANDARDS.
8. ALL BUTT LOTS AND THEIR ASSOCIATED SETBACK SPACE REQUIREMENTS: ACCESSORY BUILDING SPACE RESTRICTIONS MUST BE NOTED ON DEEDS AND NOTED AND DRAWN ON THE FINAL PLAT. BUTT LOTS SHALL BE AVOIDED EXCEPT WHERE THEY ARE NECESSARY TO MEET EXISTING CONDITIONS (LOTS 20). BUYER BEWARE DISCUSSED WITH DEVELOPER, ENGINEER AND AES SURVEYING AT THE MARCH 17, 2020 RESOURCE COMMITTEE MEETING. AUSTINTOWN TOWNSHIP ZONING REQUIRES THAT ANY HOME CONSTRUCTED SHALL FACE THE SOUTH.
9. THE SUBDIVIDER SHALL FILE WITH THE COUNTY ENGINEER'S OFFICE DRAINAGE CALCULATIONS SUPPORTING SIZE AND TYPE OF STORM SEWER SYSTEMS. ADDITIONAL DETENTION MAY BE NEEDED (5.4.02)
10. ALL IMPROVEMENTS REQUIRED HEREIN SHALL BE CONSTRUCTED PRIOR TO THE RECORDING OF A FINAL PLAT, OR THE SUBDIVIDER SHALL FURNISH THE COMMISSION WITH A SUBDIVISION BOND, CASH ESCROW, OR LETTER OF CREDIT, OR SOME OTHER SUITABLE INSTRUMENT FOR A PERIOD OF TWO YEARS AS APPROVED BY THE COMMISSION COVERING 100% OF THE TOTAL CONSTRUCTION OF ALL IMPROVEMENTS AS SHOW ON THE APPROVED CONSTRUCTION DRAWINGS. (5.8)
11. THE SUBDIVIDER SHALL MAINTAIN ALL IMPROVEMENTS FOR 1 YEAR AFTER COMPLETION AS DETERMINED BY THE INSPECTION OF THE COUNTY ENGINEER. MAINTENANCE SHALL BE GUARANTEED BY THE POSTING OF A MAINTENANCE BOND OR SOME OTHER SUITABLE INSTRUMENT AS APPROVED BY THE PLANNING COMMISSION. THE AMOUNT OF THE GUARANTEE SHALL BE EQUAL TO 10% OF THE TOTAL ESTIMATED COST OF ALL IMPROVEMENTS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE MINIMUM COST OF BOND SHALL NOT BE LESS THAN \$1,000.00. (5.10.04)
12. OVERLOAD HAULING PERMIT IS NEEDED FOR CONSTRUCTION ROUTE FROM THE COUNTY ENGINEER.



13. OHIO E.P.A. PERMIT IS REQUIRED TO COMPLY WITH THE REGULATIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM. PLANS SHOULD BE SUBMITTED TO E.P.A. 45 DAYS PRIOR TO CONSTRUCTION.
14. PREPARATION OF CONSTRUCTION DRAWINGS:  
5.7.02.1 THE DEVELOPER MUST PREPARE A BASIC PROJECT TIME SCHEDULE IN ORDER TO ASSIST THE PLANNING COMMISSION AND THE COUNTY ENGINEER.
15. NOTIFICATION REQUIRED PRIOR TO START OF CONSTRUCTION:  
5.9.03 THE SUBDIVIDER SHALL NOTIFY THE COUNTY ENGINEER AND/OR THE SANITARY ENGINEER THREE (3) DAYS PRIOR TO THE START OF CONSTRUCTION IN ORDER TO ESTABLISH AN INSPECTION SCHEDULE.
16. THIS DEVELOPMENT HAS AREAS OF POORLY DRAINED SOILS WHICH MAY REQUIRE SPECIAL ATTENTION. WETLANDS SHALL BE DELINEATED PRIOR TO SUBMITTING CONSTRUCTION DRAWINGS.
17. MAINTENANCE RESPONSIBILITY OF RETENTION/DETENTION AREAS WILL BE THAT OF THE PROPERTY OWNERS, UNLESS OTHERWISE APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION, AND SHALL BE NOTED ON THE FINAL PLAT.
18. GUARANTEE FOR INSTALLATION OF IMPROVEMENTS  
ALL IMPROVEMENTS REQUIRED HEREIN SHALL BE CONSTRUCTED PRIOR TO THE RECORDING OF FINAL PLAT AS FOLLOWS:  
STREET: SHALL BE COMPLETED TO THE MINIMUM OF A BINDER COAT AND STREET SIGNS INSTALLED.  
SANITARY SEWER: SHALL HAVE A LETTER OF CONFIRMATION AS TO BEING OPERATIONAL FOR ITS INTENDED PURPOSE BY THE SANITARY ENGINEER.  
WATER DISTRIBUTION SYSTEM: SHALL HAVE LETTER OF CONFIRMATION BY THE APPROPRIATE WATER PROVIDER.  
THE SUBDIVIDER SHALL FURNISH THE COMMISSION WITH A SUBDIVISION BOND, CASH ESCROW, OR OTHER LETTER OF CREDIT OR SOME OTHER SUITABLE INSTRUMENT AS APPROVED BY THE COMMISSION COVERING ONE-HUNDRED (100) PERCENT (%) OF THE TOTAL COST AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. LEGAL AUTHORITY, O.R.C., 711.10.1 – 711.10.2 ALL IMPROVEMENTS CONTAINED WITHIN A RECORDED FINAL PLAT SHALL BE COMPLETED WITHIN TWO (2) YEARS. UNLESS AN EXTENSION OF TIME IS GRANTED BY THE COMMISSION.
19. PRIOR TO THE ENDORSEMENT OF A MAJOR PLAT, SUBDIVIDER (APPLICANT) SHALL FILE IN THE PLANNING COMMISSION OFFICE COMPLETE DRAWINGS OF ALL IMPROVEMENTS AS REQUIRED BY THE COMMISSION, AND SIGNED, NOTARIZED AFFIDAVIT OF COMPLIANCE.
20. EXISTING TREES SHALL BE RETAINED IN NEW SUBDIVISION WHEREVER POSSIBLE.
21. DRAINAGE SWALES SHALL BE SPECIFICALLY IDENTIFIED ON THE FINAL PLAT AND A RESTRICTION SHALL BE PLACED ON THE FINAL PLAT DECLARING THAT THESE SWALES ARE NEVER TO BE ALTERED, UNLESS OTHERWISE APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION.
22. NO OWNER, OR AGENT OF THE OWNER, OF ANY LAND CLASSIFIED AS A SUBDIVISION, SHALL TRANSFER OR SELL ANY LAND BY REFERENCE TO, EXHIBITION OF, OR BY USE OF PLAT OF THE SUBDIVISION BEFORE SUCH PLAT HAS BEEN APPROVED AND RECORDED IN THE MANNER PRESCRIBED IN THESE REGULATIONS (1.9.03).



23. ALL DETENTION AREAS MUST BE DELINEATED WITHIN AN EASEMENT.

24. APPROVAL PERIOD

THE APPROVAL OF THE PRELIMINARY SHALL EXPIRE IN TWELVE (12) MONTHS UNLESS A PORTION OF THE SUBDIVISION HAS BEEN RECORDED AS A FINAL PLAT. THE PRELIMINARY PLAT SHALL BE DECLARED VOID 2 YEARS AFTER THE DATE OF ORIGINAL APPROVAL. THE PLAT OWNER(S) OR AUTHORIZED REPRESENTATIVE MAY REQUEST IN WRITING THE COMMISSION'S REEVALUATION AND RE-APPROVAL OF THE PRELIMINARY PLAT.

**ITEMS YET TO BE RESOLVED:**

1. **OPEN SPACE – THE COMMISSION DECIDES ON LAND OR CASH IN LIEU OF LAND.**
2. **SIDE LOT LINES SHALL BE AS NEARLY AS PRACTICAL, AT RIGHT ANGLES TO STRAIGHT STREET LINES AND RADIAL TO CURVED STREET LINES. (LOTS 21-25). DISCUSSED AT THE MARCH 17, 2020 RESOURCE COMMITTEE MEETING, PLANNING COMMISSION STAFF MADE DEVELOPER, ENGINEER AND AES SURVEYING AWARE OF CONDITION. AUSTINTOWN TOWNSHIP ZONING INSPECTOR, DARREN CRIVELLI, HAD NO ISSUES WITH THESE LOTS.**