

## EXHIBIT 8

**AGENDA FOR THE 2104<sup>TH</sup> MEETING  
OF THE MAHONING COUNTY PLANNING COMMISSION**  
FIRST-FLOOR MEETING ROOM AT 50 WESTCHESTER DR., YOUNGSTOWN, OH 44515  
JUNE 23, 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 2103<sup>RD</sup> MEETING HELD ON APRIL 28<sup>TH</sup>, 2020.

**ZONE CHANGES:**

2020-01-ZC JACKSON TOWNSHIP  
2020-03-ZC JACKSON TOWNSHIP

**SUBDIVISIONS:**

PC# 6231-72	WESTFORD PLACE PLAT NO. 26 – ROAD DEDICATION	FINAL
PC# 5884-10P	POLO PLAT NO.7- PRELIMINARY RE-APPROVAL	PRELIMINARY
PC# 6862-RP	MILLENNIAL MOMENTS SUBDIVISION REVISED PRELIMINARY	REV. PRELIM.

**MINOR PLATS:**

PC#5576-11	REPLAT OF LOTS 85 & 86 IN MULBERRY RUN PLAT NO.7	AUSTINTOWN	REPLAT
PC# 3200-2	REPLAT OF LOT 24 OF LOT 23 PLAT EAST LEWISTOWN	BOARDMAN	REPLAT
PC# 5464-	REPLAT OF LOTS 2 THRU 4 FLORENCE S. SHEBAN	BOARDMAN	REPLAT
PC# 6891	MARKET STREET ELEMENTARY SCHOOL PLAT	BOARDMAN	REPLAT
PC# 6892	KESSLER PLAT NO.1	BOARDMAN	REPLAT
PC# 6893	KROMER PLAT NO.1 REPLAT OF RESIDENTIAL PARK	POLAND	REPLAT
PC# 6429-39	SUMMER WIND DEVELOPMENT PLAT NO. 33	CANFIELD	REPLAT
PC# 6894	3Z, LLC PLAT NO.1	BOARDMAN	FINAL
PC# 5040-10	REPLAT OF LOT 80 CANTERBURY CREEK PLAT NO.3	POLAND	REPLAT
PC# 6895	EVELYN SMITH PLAT NO.1- LOT NO.1	GREEN	FINAL
PC# 6896	CYDERS PLAT NO.1	SMITH	FINAL
PC# 6882	VISION 118 PLAT NO.1	AUSTINTOWN	FINAL
PC# 5689-23	FOX DEN PLAT NO.12	CANFIELD	FINAL
PC# 3200-1	REPLAT OF LOTS 40 & 41 LEWISTOWN PLAT	BEAVER	REPLAT
PC# 4960-2	RETURN TO ACREAGE PLAT TO INCLUDE LOT 1 W.W. SROCK	BERLIN	RETURN
PC#6899	BRUNER – EWING PLAT NO.1	MILTON	FINAL

**CHAIRMAN/DIRECTOR'S REPORT:**

REPLAT OF LOT NO.13 HERON BAY PLAT NO.2

(1ST. REQUEST)



**POLO PLAT 7 – PRELIMINARY- REAPPROVAL**

PC# 5884-10P

POLAND TOWNSHIP

PRELIMINARY

OWNER/DEVELOPER: DONNA M. ZDRILICH  
ENG./SURVEYOR GREGORY A. TOMO

THIS PRELIMINARY PROPOSES THE PLATTING OF 3 NEW LOTS (NOS.31,32 & 33 AND APPROX. 375' OF NEW STREET (POLO PLACE). APPROX. 540.60' WEST OF THE YOUNGSTOWN PITTSBURGH – POLO BLVD. INTERSECTION. LOCATED ON THE EAST R/W OF YOUNGSTOWN- PITTSBURGH RD. (ST. RT. 170) SEWER AND WATER ARE AVAILABLE TO THIS SITE.

1. ALL UTILITIES SHALL BE LOCATED UNDERGROUND WHEREVER POSSIBLE. ( 4.4.14)
2. A SEDIMENT CONTROL PLAN SHALL BE FILED WITH AND APPROVED BY THE APPROVED BY THE COUNTRY ENGINEER PRIOR TO ANY EARTH DISTURBING ACTIVITY TAKING PLACE ( 4.7)
3. TYPE “A” STREET WITH 45’ PAVEMENT RADIUS FOR CUL-DE-SACS. (4.1.03.3)
4. DOWNSPOUTS AND SUMP PUMPS ARE TO BE DIRECTED TO THE STREET WHEREVER POSSIBLE. (A DUAL STORM SEWER SYSTEM SHALL BE INSTALLED.)
5. ADDITIONAL DETENTION MAY BE REQUIRED BY THE COUNTY ENGINEER TO PREVENT DOWNSTREAM FLOODING AND SEDIMENTATION.
6. 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)
7. 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)
8. 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)
9. 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.
10. THIS DEVELOPMENT HAS AREAS OF POORLY DRAINED SOILS WHICH MAY REQUIRE SPECIAL ATTENTION. WETLANDS SHALL BE DELINEATED PRIOR TO SUBMITTING CONSTRUCTION DRAWINGS.
11. MAINTENANCE RESPONSIBILITY OF RETENTION/DETENTION AREAS WILL BE THAT OF THE PROPERTY OWNERS, UNLESS OTHERWISE APPROVED BY THE MAHONING COUNTY PLANNING COMMISSION.

12. 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.
13. 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.
14. 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.
15. EXISTING TREES SHALL BE RETAINED IN NEW SUBDIVISION WHEREVER POSSIBLE.
16. 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.
17. 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).
18. ALL DETENTION AREAS MUST BE DELINEATED WITHIN AN EASEMENT. FUTURE DEVELOPMENT WOULD REQUIRE ADDITIONAL DETENTIONS.
19. 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 TO BE DISCUSSED:**

- 1. OPEN SPACE- THE COMMISSION DECIDES ON LAND OR CASH IN LIEU OF LAND.**
- 2. WETLANDS DELINEATION REPORT REQUIRED. LETTER OF CONCURRENCE FROM ARMY CORP. OF ENGINEERS REQUIRED.**
- 3. FLOODPLAIN – LOMA. (4.8)**
- 4. BUTT LOTS SHALL BE AVOIDED EXCEPT WHERE THEY ARE NECESSARY TO MEET EXISTING CONDITIONS. (4.1.11.2). THE DEVELOPER IS REQUIRED TO PUT A PERMISSIBLE BUILDING AREA ON LOT 33 ON THE FINAL PLAT.**
- 5. ALL EASEMENTS AT 20’ WITH UTILITY EASEMENTS AT 10’ ALONG R/W. (4.6)**
- 6. POORLY OR VERY POORLY DRAINED SOILS- ORVILLE ( 4.7.02) NO PLAT WILL BE APPROVED THAT INCLUDES A BUILDING SITE ON A FLOOD PRONE SOIL, AS DELINEATED IN THE MAHONING COUNTY SOIL SURVEY. THE SOILS INCLUDE:**

**CHAGRIN  
LOBDELL  
ORRVILE**

**PAPKATING  
WAYLAND**