

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
January 14, 2019
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

Present: Amy Cossick, Bailey MacKnight, Darrell Webster, John Haught and Ted Galuschik
Absent: None
Zoning Inspector: Rich Constantine
Legal Counsel: Matt Lallo

Chairman, Ted Galuschik, called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited it was noted that there was a quorum.

PUBLIC COMMENT: None

REGULAR MEETING

Chairman submitted corrections to Zoning Secretary for the December meeting minutes, and he stated that he'd like to hold the changes until February.

Darrell Webster stated that he can postpone the approval or amend the minutes. Chairman stated that he submitted that "will" is changed to "was" and to add more discussion comments to the minutes, however, Chairman would be okay to leave the minutes as submitted if the board has no objections. Rich Constantine stated that he noticed some problems and would like to read the minutes.

Darrell Webster made the motion to table the minutes to our next meeting.

Amy Cossick seconded it.

Motion carries.

PUBLIC HEARING: None

DISPENSATION OF CLOSED PUBLIC HEARINGS: None

NEW BUSINESS: Election of Officers

John Haught nominated Ted Galuschik for Chairman.

Amy Cossick seconded it.

Darrell Webster made the motion to elected Ted Galuschik as Chairman.

John Haught seconded it.

Roll Call: Webster; Aye, Haught; Aye; Cossick: Aye; MacKnight: Aye; Chairman; Abstain.

Motion carries.

Darrell Webster nominated Amy Cossick for Vice Chairman.

Ted Galushik seconded it.

John Haught made the motion to elect Amy Cossick for Vice Chairman.

Darrell Webster seconded it.

Roll Call: Webster; Aye, Haught; Aye; Cossick: Aye; MacKnight: Aye; Chairman; Aye.

Motion carries.

ITEMS BEING HELD FOR PUBLIC HEARING:

Case 18-ZC-04

- Section 14.02(C)(5)
- Section 14.03(A)(1)
- Section 14.03(D)(1)(3)(4)
- Section 15.02(C)(5)
- Section 15.03(A)(1)
- Section 15.03(D)(1)(3)(4)
- Section 16.02(C)(4)(6)
- Section 16.03(A)(1)
- Section 16.03(D)(1)(4)(5)
- Section 17.05(A)(B)

Rich Constantine handed out complete sections of 14, 16, 17 and 18. He stated this was not set for a public hearing last year due to a few items that needed clarification. Rich stated that they focused on denying creative surveyors the opportunity to mess around with our concept that we want a lot between the street and house is a minimum of so many feet wide that would eliminate the creation of flag lots and/or irregular lots. Rich stated that there was a Zoning Commission member that had expertise in that area, and they were supposed to work together to change the language but that didn't happen. The concept that was proposed was never stated that it was not doable. Rich stated that the board needs to do something with this section.

Rich stated there were few text amendments the board had, and they corrected them with the large monitor during the meeting, so he printed them out for the board to review. Rich stated that he may talk to another surveyor and see if they can get around the language proposed.

Rich commented that the in Section 16 regarding lot width in R-3 in duplex buildings, the township requires 100 feet lot width for duplex. If a duplex is built on a curve on a cul-de-sac is then the min frontage is 43.52 feet and he think that is wrong. Rich commented that he thinks the formula is incorrect. The road-right-of-way (ROW) is 60 feet is away from the center and the cord is 40.98 feet and extended out to 110 feet. Once extended out, the cord at the arch is 75 feet which is our min lot width. Rich stated that a 100 ft lot width cul-de-sac would require a 54 chord for cul-de-sac.

Dave Radachy stated that the subdivision regulations measures the arch length on curvatures and Rich stated that the Zoning regulation used the cord.

Darrell stated to use the easiest method. Rich stated on this case is to individually review the proposed language and then move onto public hearing.

ZONING INSPECTOR'S REPORT:

Rich Constantine handed out a booklet that Assistant Zoning Inspector, Harley DeLeon, created for the Zoning Commission members. Rich stated she did not know of this until she was 50% finished. She thought it would be helpful.

Rich stated that the board added for definitions for Assisted living and Activities of Daily living. The board should list those to Section 12 under conditional uses and assisted living facilities. Rich commented that he may have some purposed language at the next meeting. Rich stated that the Township approved fee simple properties on private streets. Our definition of lots in the definition section does not say a lot can exist on a private road. Rich handed out a document regarding fee simple lots and that the only district that fee simple lots are allowed are in Planned Unit Development. Rich commented that the board could leave Section 12 alone and add definition to Section 32 with the purposed definition of lot. (see handout)

Dave Radachy at Lake County Planning Commission gave Rich some things to review that he will work on for the next meeting. Chairman welcomed Bailey MacKnight to the commission.

Darrell Webster asked the board regarding pervious and impervious surfaces. Darrell asked the board what they decided on. Rich stated they put new definitions in for asphalt pavement to match what was already there. Rich commented that it gave people a break to expand their existing with a pervious pavement although it won't match. Rich commented that the board discussed maximum impervious surface in all zoning districts but haven't moved forward with setting a maximum impervious surface to any district. That Darrell stated that he found a document from July 2018 and was asking the board if they moved forward with it while he was out. Chairman stated that the board did not move forward with that due to text amendments and Site Plan Reviews. Chairman asked Rich if we'd like to dive in that or leave it.

Rich suggested adding it the discussion for next month to see if we'd like to pursue this. Rich commented that one of the challenges is that there is going to be a move for smaller lots and going vertical. Rich commented that having a maximum amt of impervious surfaces on a property could be difficult.

Major part of the world in highly dense cities where there is no green space where and how do they handle sewage.

The earlier we get our regulations out the better the outcome. Chairman commented to discuss this with Dave Radachy and see what he thinks. Rich stated that Soil & Water recommended to put something in place.

Darrell commented that some of these area's the soil is difficult to get the infiltration. Chairman stated to have Soil & Water come to our meeting for guidance on this. Darrell commented that this needs to be dealt with carefully.

Chairman stated that the first thing is to inquire about this and then decide how to move.

Rich would like to attack our Sign Section and clean it up and clarify that section.

Chairman commented that we need to catch up on those items. Darrell stated that we'll have to rely on our legal counsel for that Section, so we don't cross any lines regarding free speech.

ANY FURTHER BUSINESS TO COME BEFORE THE COMMISSION: None.

ADJOURNMENT

Darrell Webster made a motion to adjourn the meeting. John Haught seconded the motion.

Roll Call: Haught, Aye; Cossick, MacKnight; Aye, Webster; Aye, Chairman, Aye.

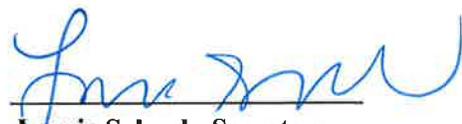
Motion carries.

Meeting adjourned at 7:10 PM. **Next meeting will be Monday, February 11, 2019.**

Respectfully submitted,



Ted Galuschik, Chairman



Lorrie Schuck, Secretary