

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
April 8, 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, and a roll call revealed that all members were present, representing a quorum.

PUBLIC COMMENT: No members of the public were present.

REGULAR MEETING

Chairman asked if the board had any edits to the March 11, 2019 meeting minutes originally drafted and edited by Zoning Inspector Rich Constantine in the Zoning Secretary's absence. No corrections or comments were offered by the Commission members. Darrell Webster moved to approve the minutes. Amy Cossick seconded.

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

PUBLIC HEARING:

Chairman stated he would entertain a motion to open the Public Hearing for Case 18-ZC-04.

Darrell Webster moved to open Case 18-ZC-04. Amy Cossick seconded.

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

The Zoning Inspector asked the board to suspend the Public Hearing and move to New Business for an Architectural Review. Chairman asked if the board had any objections; hearing none he would entertain a motion to suspend the Public Hearing. Darrell Webster moved to suspend Public Hearing Case 18-ZC-04. Bailey MacKnight seconded.

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

NEW BUSINESS:

Architectural Review for Sunoco Station at 1435 Mentor Ave.

The Zoning Inspector stated that this is the first application following the new Main Corridor guidelines. The Zoning Inspector stated that the applicant has done their due diligence to obtain a Conditional Use Permit from the Board of Zoning Appeals with their current setbacks as legal non-conforming. The Zoning Inspector commented that the applicant is rebranding the gas station with Sunoco and will operate as a gas station and offer services such as oil changes and tire services. Part of rebranding was to repaint the building which is subject to an Architectural Review. The applicant plans to build a second building as a convenient store within 3 years. They have hired Richard Beck as their architect, but he did not have time to put elevation plans together for tonight's meeting.

Applicant, Mohammed Al Rousan, stated that this will be completed in phases. Mr. Rousan stated that he is trying to get approved to paint the existing building color theme #7; medium gray. He plans to match the future building to the existing building. John Haught inquired where the new building will be located? The Zoning Inspector answered that the new building plans to be constructed directly behind the existing building. Chairman asked if there would be enough parking spaces to accommodate a gas station, light repair shop and a convenient store? The Zoning Inspector stated they have calculated the spaces and believe they will meet the requirements. Darrell Webster stated that he's not interested in putting undue hardship on the applicant but if the canopy is in need of repair then it should be

completed. Chairman stated that this review is whether to decide if the applicant may paint the existing building prior to opening. The Site Plan Review will take place when the second building is constructed which will include the Western Reserve look. Darrell commented that the property should adhere to the Western Reserve look. The board should review the existing building if the applicant chooses not to build the second building. The Chairman suggested a 2-year time frame that the applicant adheres to the Western Reserve for the existing building and/or begins the construction on the second building. John Haught stated he'd rather see the building operating than empty. The Zoning Inspector commented that the Zoning Commission has the authority to negotiate this. The board could continue this Review until their Architect submits the elevation on the existing building with the option of it being wrapped in brick or stone to reflect the Western Reserve look. The Zoning Commission then could allow one the of those plans to be completed by the end of 2019. Chairman asked if they could open business without this review? The Zoning Inspector stated that they can open the business as is. The applicant was there asking for approval to paint the building color theme #7 prior to opening to improve the appearance. Matt Lallo stated the applicant is subject to an Architectural Review because they want to paint the exterior of the building. Matt commented that the board could allow them to paint the existing building and be subject to an Architectural Review within a certain time frame. If the applicant doesn't come back for their Review, then they could be subject to court fines per Zoning violations.

John Haught moved to allow temporary improvement of the existing building to be painted color theme #7 and the property is subject for an Architecture Review June 10, 2019.

Amy Cossick seconded.

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

PUBLIC HEARING:

Chairman opened the Public Hearing for Case 18-ZC-04.

The Zoning Inspector acknowledged that the Planning Commission made two recommendations for modifications to the proposed amendments. The first recommendation was to add the same language that was added to Sections 15.03(D)(5) and 16.03(D)(6) to Section 14.03(D)(5). The language was recommended last month.

The second recommendation was to add "minimum front" to the sentence "... less than fifty (50) feet and having a width at the minimum front setback line less than fifty (50) feet. 16.03(D)(3).

The Zoning Inspector reviewed the Cul-de-sac template to discuss if the Board preferred to use the chord or the chord-tangent when creating the front set back line in cul-de-sacs. The Chairman preferred the Chord definition. The Zoning Inspector recommended that Case 18-ZC-04 is ready for the Trustee's recommendation. Chairman asked the Zoning Inspector if he'd like to include the illustration. After discussion, the board decided to add the illustration as figure #1 at the end of each section.

Bailey MacKnight moved to close Case 18-ZC-04. Darrell Webster seconded.

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

DISPENSATION OF CLOSED PUBLIC HEARINGS:

Darrell Webster moved to designate a cul-de-sac illustration as figure #1 at the end of Sections 14, 15, 16, 17 and to include a reference to figure #1 to each of those sections and forward Case 18-ZC-04 to the Board of Trustees with recommendation for approval. Bailey MacKnight seconded.

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

NEW BUSINESS

The Zoning Inspector stated that the Trustee's have requested to initiate a text amendment to include B-3 properties with frontage on North Ridge Rd. from Painesville City line on the west end to the Perry Township line on the east end in the Main Corridor Commercial Design District subject to Section 39 – Main Corridor Commercial Guidelines.

Zoning Inspector stated that the text amendments would be to add “and along North Ridge Rd “ to sub-Section 22.09, and in Section 39 to add, “ and along North Ridge Rd from the Painesville City Corporation limit to the Perry Township limit”, Section 39 (A) to add, “North Ridge Rd”, Section 39(D) to add, “and North Ridge Rd”.

Chairman commented that this request is to add Western Reserve look to North Ridge Rd.

Amy Cossick moved to set Case 19-ZC-01 for Public Hearing on May 13, 2019.

John Haught seconded.

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

OLD BUSINESS:

Sub-Section 12.05(S)(h) Section 12.05(S)(d), Section 32.03 Definitions (Applicable to this Section only) and Sub-Section 32.04(A) for proposed text amendments

The Zoning Inspector stated that for Section 12.04 5 (S)(h) Dave Radachy suggested that (1) parking space per every 4 units, (1) parking space per every employee on maximum shift and (1) parking space per unit.

Amy Cossick moved to set Case 19-ZC-02 Assisted Living Facility in Section 12.02(S) and 12.05(S) in its entirety for Public Hearing on May 13, 2019. Bailey MacKnight seconded.

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

John Haught moved to set Case 19-ZC-03 Sub-Section 32.04(A) and Section 32.03 for Public Hearing on May 13, 2019. Darrell Webster seconded.

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

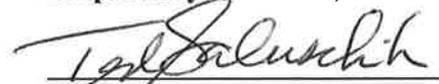
The Chairman then asked if there was any further business to come before the Commission. Hearing no response, the Chairman called for an adjournment. Darrell Webster moved to adjourn. Amy Cossick seconded.

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

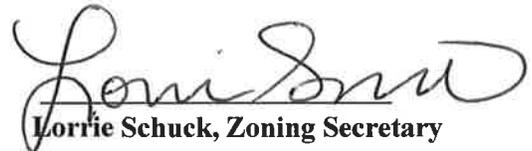
ADJOURNMENT at 8:14 PM

Next meeting will be Monday, May 13, 2019.

Respectfully submitted,



Ted Galuschik, Chairman



Lorrie Schuck, Zoning Secretary