

**PAINESVILLE TOWNSHIP ZONING COMMISSION  
MEETING MINUTES  
February 11, 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 with all members present a quorum is therefore established

**PUBLIC COMMENT:** None

**REGULAR MEETING**

Chairman asked if the board had any edits to the December 10, 2018 meeting minutes. No comments were made. Darrell Webster made a motion to approve the December 10, 2018 minutes as submitted.

Amy Cossick seconded it.

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

Motion carries.

Chairman asked if the board had any edits to the January 14, 2019 meeting minutes. No comments were made. John Haught made a motion to approve the January 14, 2019 minutes as submitted.

Amy Cossick seconded it.

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

Motion carries.

**PUBLIC HEARING:** None

**DISPENSATION OF CLOSED PUBLIC HEARINGS:** None

**NEW BUSINESS:** None

**OLD BUSINESS:**

**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)

Each of the proposed amendments was reviewed and discussed to ensure that the members understood the purposes and mechanics of the proposed amendments. Following a lengthy discussion, the Chairman asked for a motion to close any further discussion. Darrell Webster so moved and Amy Cossick seconded. The motion carried by unanimous “ayes.”

## **NEW BUSINESS**

### **Section 12 - Conditional Use Permits**

Rich Constantine officially introduced a proposal to add a new subsection “S- Assisted Living Facility in the B-1 Zoning District” to Section 12.02 to the table of uses.

And to re-letter the existing “S” to “T”. A corresponding addition of a preset of conditions was also presented as subsection 12.05 (S) for Assisted Living Facilities in the B-1 District.

Chairman asked if this would require them to do mounding and planting like a residential district? Rich stated that the parking area shall be screened from residential neighborhoods. Following additional discussion it was recommended to modify the wording in 12.05(S)(c). Chairman commented that this would be treated as a business. Chairman also questioned the parking lot spaces. Rich agreed that he will review this and make changes. Rich stated that it’s possible for the some residents to drive and have cars, so a few residents may require a parking space along with staff. Zoning Commission should evaluate how to create minimum parking spaces.

Chairman commented to look at surrounding cities to see what their requirements are for assisted living facilities and discuss at the next meeting.

### **Section 32**

Rich stated that Dave Novak asked him how our township could have lots being sold with frontage on private roads when our definition of a parcel and lot all say they have frontage on a dedicated road. Rich stated that after having a consultation with Dave Radachy regarding a subdivision that is currently being built on a private road. He suggested to add definitions to the PFUD Section of our Zoning Resolution.

Chairman commented that we need to review these proposed text amendments and discuss on March 11th.

### **Section 28 - Signs**

Chairman commented that we are looking at Section 12 and Section 32. Once those sections are completed then the board should move forward with Section 28 and Impervious Surfaces.

## **ITEMS BEING HELD FOR PUBLIC HEARING:**

### **Case 18-ZC-04**

Darrell Webster made the motion to set the public hearing for **Case 18-ZC-04** for Monday, March 11, 2019.

It was seconded by Amy Cossick.

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

Motion carries.

**ZONING INSPECTOR'S REPORT: None**

**ANY FURTHER BUSINESS TO COME BEFORE THE COMMISSION:**

Darrell asked about the Chase Bank letter that Rich emailed to the board. Rich stated that they are not adding an ADA parking space just a ramp. They are not making any changes that will need a Site Plan Review. Lorrie Schuck stated that she will not be at the March meeting.

**ADJOURNMENT**

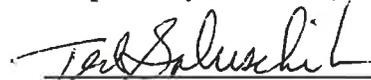
Darrell Webster made a motion to adjourn the meeting. John Haught seconded the motion.

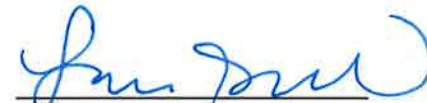
Roll Call: Haught, Aye; Cossick, MacKnight; Aye, Webster; Aye, Chairman, Aye.

Motion carries.

Meeting adjourned at 7:14 PM. **Next meeting will be Monday, March 11, 2019.**

**Respectfully submitted,**

  
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**Ted Galuschik, Chairman**

  
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**Lorrie Schuck**

