

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
March 11, 2019
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

Present: Amy Cossick, Bailey MacKnight, Darrell Webster, Ted Galuschik
Absent: John Haught, Lorrie Schuck
Zoning Inspector: Rich Constantine
Legal Counsel: Matt Lallo

Chairman, Ted Galuschik, called the meeting to order at 6:34 p.m. The Pledge of Allegiance was recited and a roll call revealed that four 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 February 11, 2019 meeting minutes originally drafted by Zoning Secretary Lorrie Schuck 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 February 11, 2019 minutes as submitted.

Amy Cossick seconded.

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

Motion carried.

PUBLIC HEARING: Chairman opened the Public Hearing for Case 18-ZC-04 and requested that the Zoning Inspector read the Legal Notice. Following the reading of the Legal Notice the Chairman requested that the Zoning Inspector comment on the recommendations received from the Lake County Planning Commission with reference to this case. The Zoning Inspector acknowledged that the Planning Commission made 2 recommendations for modification to the proposed amendments. The first recommendation was to simply rename the subsection headings as "minimum" lot area, "minimum" lot width, etc. The Zoning Inspector went on to explain that due to the necessity of using terms such as "minimum" and "actual" within the text to clarify the requirements, the renaming of the subsection headings was not sufficient to prevent the usage of the term "minimum" within the text. The Zoning Inspector recommended that the Commission consider disregarding the Planning Commission recommendation.

The second recommendation of the Planning Commission was to modify the language by adding a requirement "that the width shall be 75% of the width at the building setback line from building setback line 20 feet back, the building setback line must be 50% of the width 40 feet back from the building setback line, after that it can be reduced to any width." The Zoning Inspector offered an alternative modification which added a requirement that "No dwellingshall be erected on a lot having a width at any point between the road right-of-way and the actual front setback line of less than..... feet." The distance to be referred to will be 75 feet for the R-1 and R-2 zoning districts and 100 feet for the R-3 zoning district. The Zoning Inspector also suggested to the Commission that sub-Section 16.03(D)(3) should be amended by adding the words "minimum front" between the words "the" and "setback" near the end of the sub-section in order to distinguish which setback line is being described. The Zoning Inspector concluded his

comments by recommending that the Commission continue this hearing until the April meeting, modify the case by adding a proposed amendment to sub-Section 16.03(D)(3), and request a Planning Commission recommendation for the proposed amendment to 16.03(D)(3) and the proposed modifications to 14.03(D)(5), 15.03(D)(5), 16.03(D)(6) and the re-numbering of existing proposed 14.03(D)(5) to (6), 15.03(D)(5) to (6), and 16.03(D)(6) to (7).

Darrell Webster moved to continue case 18-ZC-04 to the April 8, 2019 meeting date. Amy Cossick seconded.

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

Motion carried.

Bailey Mac Knight moved to modify case 18-ZC-04 by adding a proposed amendment to sub-Section 16.03(D)(3) and further to request a Planning Commission recommendation for the proposed amendment to 16.03(D)(3). Amy Cossick seconded.

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

Motion carried.

DISPENSATION OF CLOSED PUBLIC HEARINGS: None to be considered.

OLD BUSINESS:

Chairman asked the Zoning Inspector to provide any updates concerning parking requirements for Assisted Living Facilities which might be applicable to proposed new language in sub-Section 12.05(S)(h). Matt Lallo, Legal Advisor, pointed out at this point that the formatting of the outline style used within our Zoning Resolution did not seem to be consistent Section to Section. He recommended that we undertake the effort to re-format the entire Resolution for consistency. The Zoning Inspector provided some research he had done concerning parking requirements in Concord, Colerain and Genoa Townships. Chairman offered some opinions from past experience which suggested that parking requirements for this type of facility must be tied to number of beds. The Commission asked the Zoning Inspector to solicit any information the Planning Commission may be able to offer on this topic and report any results at the next meeting. Chairman also commented that he had some concern that the requirement expressed in proposed 12.05(S)(d) did not go far enough. After some discussion, the Zoning Inspector offered an idea for consideration by proposing to add “and shall attempt to avoid traffic conflicts and/or interference with traffic flow relative to neighboring access drives.” The Commission agreed that the language should be added to the end of existing language in 12.05(S)(d) for further consideration.

Chairman called upon the Zoning Inspector to explain again the proposed changes to Sections 32.03 and 32.04. After some discussion, it was generally agreed that the proposed insertion of the word “Development” following appearances of “FPUD” in Sub-Section 32.04(A) was a redundancy which should be eliminated by replacing the word “Development” with the word “District.” The Zoning Inspector agreed to make that change and present it at the next meeting.

Chairman acknowledged that there was no other old business to discuss and asked for new business. There being none presented, the Chairman asked for the Zoning Inspector’s report. The Zoning Inspector reported that a new zoning software system will be implemented beginning on Friday, March 15th. It is unknown how smoothly the transition will be. The Zoning Inspector then handed out replacement sections to each member present of recently

amended Sections of the Zoning Resolution. The Zoning Inspector then regretfully reported the passing of member John Haught's wife Margie and gave the members details on funeral arrangements.

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.

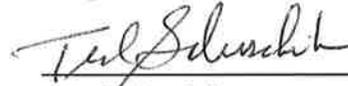
Roll Call: MacKnight, Aye: Cossick, Aye: Webster, Aye: Chairman, Aye.

Motion Carried.

ADJOURNMENT at 7:55 PM

Next meeting will be Monday, April 8, 2019.

Respectfully submitted,



Ted Galuschik, Chairman



Rich Constantine, Substitute Zoning Secretary

