

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
December 9, 2019
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

Present: Amy Cossick, Bailey MacKnight, Darrell Webster and Ted Galuschik
Absent: John Haught
Zoning Inspector: Rich Constantine, Harley De Leon
Legal Counsel: Matt Lallo

Chairman, Ted Galuschik, called the meeting to order at 6:30 p.m. The Pledge of Allegiance was recited. A roll call revealed that a quorum was present.

PUBLIC COMMENT: None

REGULAR MEETING

Chairman asked if the board had any additional edits to the November 11, 2019 meeting minutes. Hearing none, he called for a motion. Bailey MacKnight motioned to approve the November 11, 2019 meeting minutes. Amy Cossick seconded.

Roll Call: Webster: Aye, Cossick; Aye, MacKnight; Aye, Chairman; Aye.
Motion carried.

PUBLIC HEARING:

Case 19-ZC-08 Continued from November 11, 2019 meeting

The Painesville Township Zoning Commission has proposed to amend Section 27 - TC Districts and rename the district to MH, Manufactured Home District.

The Zoning Inspector stated that at the November meeting Mr. Jim Loiacono asked the board to continue this case for some commentary. The proposed text amendment embodies the Lake County Planning Commission recommendation. The Zoning Inspector said that he wondered if an annual submission was asking too much or if requiring a map submission only if there is a change would be better. Darrell Webster commented that the Planning Commission did a layout on all the mobile home parks in Lake County back in the 1970's. Zoning Inspector stated that we should have a map of those parks especially for safety forces. Darrell Webster commented that some have expanded ~~and~~ except one on Mantle Rd. and one in Eastlake which has been eliminated. Bailey MacKnight stated that it wouldn't matter for them to update the map if there isn't a change. It would not be extra work. The Zoning Inspector stated that they would only require changes to the lots and facility. Chairman commented that we could use a base map and if the lot changes then we'd require a new one. He commented that there is no reason to create undo work. Zoning Inspector commented that an addition or accessory building added would be considered a change. Harley DeLeon commented that an annual requirement is habitual and management turnover could cause them to forget. Zoning Inspector stated that he corrected the language on the 50 ft setback from a dedicated roadway because the township will have to make

Section 32(U) Street Types: Zoning Inspector proposed to add public dedicated or local private to all street types. In Section 32.04 the proposed is to increase the FPUD acreage from 5 to 10 acres and increase the frontage from 200 to 450 feet along the right-of-way sideline of a public dedicated road. Section 32.04(F) proposed to change road to paved vehicular turnabout. Section 32.04(H) proposed adding sub lot widths.

The Zoning Inspector stated that Planned Unit development needs to be updated. He stated that the township required private streets but some have dedicated streets. These amendments are cleaning up the language. The Lake County Planning Commission recommended that we do not put something in our code that is ~~not~~ covered by Lake County Subdivision Regulations. The Zoning Inspector edited the text to coincide with the Lake County Planning Commission recommendation. Chairman asked if the board plans on pairing this case with another one? Zoning Inspector replied no, that is a different case. Chairman asked if the board had any more questions or comments, hearing none, he'd entertain a motion.

Bailey MacKnight made a motion to close **Case 19-ZC-14**. Amy Cossick seconded. .

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

Motion carried.

OLD BUSINESS:

Continued from April 2019 Meeting: Architectural Review for Sunoco Station at 1435 Mentor Ave depicting the proposed roof style and exterior appearance that the Commission is expecting to see prior to the June, 2019 meeting date. Chairman stated that the applicant has withdrawn their application in writing and the case is now closed.

Case 19-ZC-05 continued from July 8, 2019 Meeting:

Agricultural Proposed Text Amendment: Section 31.

Harley DeLeon stated that the maximum number of poultry and/or fowl on any one poultry shall not exceed a density of six chickens for the first one-half acre and three additional for every additional one-half acre.

Matt Lallo stated on less than ½ acre the BZA will determine the conditions. Bailey MacKnight inquired if there is a reason to keep it at 3 instead of 6 per every half-acre. Harley DeLeon stated three chickens is a moderate solution.

Matt Lallo noted a typo to remove a decimal point in the text amendment. Darrell Webster asked how many acres will allow them to do whatever they want. Harley DeLeon stated 5 acres. Zoning Inspector stated Section 12 doesn't show Agricultural Conditions. Matt Lallo suggested adding Agricultural Uses to Section 12.02 and push them at the same time.

Harley DeLeon asked if it really matters? Matt Lallo stated it would be for cross reference. Chairman commented that the board could continue and make a new case for Section 12.

Darrell Webster stated it would be cleaner to send them together. Zoning Inspector commented that this would be a good opportunity to add that. Zoning Inspector commented to set the public hearing with draft 4 along with corresponding Section 12 for agriculture use permits. Chairman stated he would prefer a clean draft (#5) to see it all finalized then set it for public hearing. Matt Lallo stated that Section 12.02 goes thru each Conditional Use Permit and uses and other requirements. Matt Lallo asked the board if they would want to do that or just the CUP in Section 31. Chairman stated to bring in Section 12 with revisions and move them together. Zoning Inspector stated that would be Section 12.02 T and 12.05 T. Bailey MacKnight agreed that it would be best to stay consistent.

Darrell Webster made a motion to continue **Case 19-ZC-05** to next month. Amy Cossick seconded.

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

Motion carried.

Motion carried.

Case 19-ZC-14

Bailey MacKnight moved to forward **Case 19-ZC-14** to the Board of Trustees with recommendation for approval as modified.

Amy Cossick seconded.

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

Motion carried.

NEW BUSINESS:

19-SPR-03

1744 North Ridge Road Inc submitted a site plan review to build a 717 sq ft addition onto the existing 36x28.67 ft (1032 sq ft) building to add additional retail and merchandising space indoors.

Zoning Inspector suggested to continue this matter to the next meeting since the applicant was not present and had not indicated that he would not be there. Darrell Webster made the motion to continue Case 19-SPR-03 to January meeting. Bailey MacKnight seconded.

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

Motion carried.

ITEMS BEING HELD FOR PUBLIC HEARING: None

ZONING INSPECTORS REPORT: none

Chairman stated that the first meeting is the Election of Officers and asked for that to be on the agenda for January **ADJOURNMENT at 7:49PM**

Next meeting will be Monday 13, January 13, 2020.

Respectfully submitted,



Ted Galuschik, Chairman



Lorrie Schuck, Zoning Secretary