

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

March 9, 2020

Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

Present: John Haught, Amy Cossick, Darrell Webster and Ted Galuschik

Absent: Bailey MacKnight and Matt Lallo

Zoning Inspector: Rich Constantine and Harley DeLeon

Legal Counsel: None

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: No comments were made.

REGULAR MEETING

Chairman asked if the board had any edits to the February 10, 2020 meeting minutes. Hearing none, he called for a motion. John Haught made the motion to approve the minutes as submitted. Amy Cossick seconded.

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

Motion carried.

PUBLIC HEARING:

Case 19-ZC-05 (continued from February meeting)

Proposed amendments to Section 31 and 12, by amending sections 31.03 and 31.04 and adding new 12.02(T) and 12.05(T) and moving the existing 12.02(T) and 12.05(T) to 12.02(U) and 12.05(U) respectively.

Chairman stated that we have a final draft; #6, which incorporates modifications recommended by the Lake Planning Commission. Chairman asked if anyone would like to speak for or against this amendment or if the board had any comments. Hearing none, he would entertain a motion to close or continue.

Darrell Webster made the motion to close **Case 19-ZC-05**.

Amy Cossick seconded.

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

Motion carries.

Case 20-ZC-01 (continued from February Meeting)

Rezoning initiated by request of Trustees to change district designation for parcel (PPN 11A0150000030) that is R-1 along with approximately 4.55 acres being split off of parcel 11A01500000020 and added to this parcel to change the district to CS(Community Service). Also known as the former Hadden School site.

John Haught asked why is acreage different? The Zoning Inspector stated that the property was surveyed and that the new parcel will be 4.8882. (see illustration)

Chairman stated that this parcel zoning district is being changed from R-1 to CS. The Zoning Inspector stated that's how it started out however, The Trustees and School Board decided that it should be a REC-1 not CS.

The Zoning Inspector stated that the proper procedure is to move forward and modify the amendment as recommended by The Lake County Planning Commission to REC-1. Harley DeLeon stated that she thought this case

had to be withdrawn per attorney, Matt Lallo. The Zoning Inspector replied no, but suggested that she could call Matt on his cell phone. Harley DeLeon verified with Matt Lallo that yes, the board can modify the amendment and the case does not need to be withdrawn.

Darrell Webster made the motion to accept the recommendation from the Planning Commission to change zoning district to REC-1 from CS and close **Case 20-ZC-01**.

Amy Cossick seconded.

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

Motion carries.

Case 20-ZC-03

The Painesville Township Zoning Commission is initiating, at the request of the Trustees, a district amendment affecting approximately 4.16 acres fronting on Mentor Ave at 1800 Mentor Avenue, PPN 11A0150000020 from R-1, Single Family Residential to B-1, Gateway Business.

Chairman asked if anyone had any comments; hearing none he would entertain a motion to close or continue.

The Zoning Inspector stated the Planning Commission has recommended approval for this case.

John Haught asked about the basketball area. The Zoning Inspector stated that it will stay with the school building.

Amy Cossick made the motion to close **Case 20-ZC-03**.

John Haught seconded.

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

Motion carries.

OLD BUSINESS: None

NEW BUSINESS: None

DISPENSATION OF CLOSED PUBLIC HEARINGS:

Case 19-ZC-05 *(continued from February meeting)*

Proposed amendments to Section 31 and 12, by amending sections 31.03 and 31.04 and adding new 12.02(T) and 12.05(T) and moving the existing 12.02(T) and 12.05(T) to 12.02(U) and 12.05(U) respectively.

Darrell Webster moved to forward **Case 19-ZC-05** to the Board of Trustees with recommendation for approval as modified.

Amy Cossick seconded.

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

Case 20-ZC-01 *(continued from February Meeting)*

Rezoning initiated by request of Trustees to change district designation for 0.3950 acres parcel (PPN 11A0150000030) that is R-1 along with approximately 4.493 acres being split off of parcel 11A01500000020 and added to this parcel to change the district to REC-1, Recreation Public/Non-Profit. Also known as the former Hadden School site.

John Haught moved to forward **Case 20-ZC-01** to the Board of Trustees with recommendation for approval as modified.

Amy Cossick seconded.

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

Motion carries.

Case 20-ZC-03

The Painesville Township Zoning Commission is initiating, at the request of the Trustees, a district amendment affecting approximately 4.3146 acres fronting on Mentor Ave at 1800 Mentor Avenue, remaining as PPN 11A015000020 from R-1, Single Family Residential to B-1, Gateway Business.

John Haught moved to forward **Case 20-ZC-03** to the Board of Trustees with recommendation for approval as modified.

Amy Cossick seconded.

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

Motion carries.

ITEMS BEING HELD FOR PUBLIC HEARING: None

ZONING INSPECTORS REPORT: Zoning Inspector stated they are reaching a point that the office will start to work on sign regulations. The township will be updating zoning software soon, which could be a transition. Also, the board changed fence regulations which increased variances for the Board of Zoning Appeals. Harley DeLeon commented that (almost) all variance requests are approved; therefor residents are paying \$200 for \$40 permit. Harley would like the board to amend the corner lot fence regulations. Chairman stated to bring an amended text to the next meeting for review. John Haught commented that houses are being built with the front doors facing the side year when it should be facing the main road. The Zoning Inspector stated that no part of the house shall be closer than 50 feet from the right of way. The front door could be on the back of the house. The Zoning Inspector stated that he's not sure they can regulate where an owner places their door. Modular homes are allowed in a R-1 district as long as they are built on a permanent foundation, and the main entrance is typically on the side (not facing the main road).

ADJOURNMENT at 7:03PM

Next meeting will be Monday, April 13 , 2020.

Respectfully submitted,



Ted Galuschik, Chairman

Lorrie Schuck, Zoning Secretary

