

**PAINESVILLE TOWNSHIP
Zoning Commission
MEETING MINUTES**

Monday, October 12, 2020

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

Present: Amy Cossick, Darrell Webster, John Haught, Bailey MacKnight, Ted Galuschik
Absent: None
Zoning Inspector: Rich Constantine, Harley DeLeon
Legal Counsel: Jason Hartzell

Vice-Chairman, Amy Cossick, called the meeting to order at 6:31p.m. The meeting was held by video conference due to respectful response to the coronavirus mandates in the State of Ohio. The Pledge of Allegiance was recited. A roll call revealed that a quorum was present. Chairman Ted Galuschik joined the meeting at 6:43 P.M.

Public Comment: No one was present.

Regular Meeting:

Vice-Chairman asked if the board had any questions, comments, or additional edits to the **September 14, 2020 Meeting Minutes**. Hearing none, Vice-Chairman asked the Commission to make a motion to approve the **September 14, 2020 Meeting Minutes**.

Bailey MacKnight motioned. Darrell Webster seconded.

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

Vice-Chairman Amy Cossick asked Zoning Inspector Rich Constantine if it was okay to open the Public Hearing without Chairman Ted Galushik, who would be joining later on during the meeting. Zoning Inspector Rich Constantine replied that a motion could be made to alter the Meeting Agenda to move the Site Plan Review ahead of the Public Hearing. As the people representing the applicant were present.

Darrell Webster motioned to alter the Meeting agenda to move the Site Plan Review ahead of the Public Hearing. Bailey MacKnight seconded.

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

Site Plan/Architectural Reviews:

- **20-SPR-02:**

Applicant Best Truck Equipment filed a Site Plan Review Application for property located at 300 Temple Ave. (PPN 11-B-066-0-00-057-0). The request is to add a 3,000 sq ft addition to the southern portion of a pre-existing 13,648 sq ft building.

Vice-Chairman Amy Cossick asked Zoning Inspector Harley DeLeon to give a report on the Site Plan Review.

Zoning Inspector Harley DeLeon commented that applicant Carlo Miceli is wanting to move his current business from Willoughby, to the proposed property at 300 Temple Ave. In order to conduct his

business, the applicant would need to add an addition to the current building on the property. The applicant needed a Site Plan Review approved to move forward for a loan he was currently seeking. Harley DeLeon continued that the size of the addition seemed good for the current building, and did not seem to bring up any potential zoning issues. Harley DeLeon felt that the addition may even add value to the area. Harley DeLeon asked if the Zoning Commission had any questions about the Site Plan Review.

Darrell Webster asked where landscaping would be going or being taken out. If any landscaping would be required in front of the new section being added.

Zoning Inspector Rich Constantine commented that looking at the application, there was a sheet in the drawing package showing landscaping.

David Maison, speaking for the Site Plan Review, replied that the parking being shown on the Review, is current parking that already exists on the property. Mr. Maison continued they added a line of landscaping to show separation of the parking and Temple Avenue.

John Haught asked if the applicant was moving into the building that is currently empty at this property.

Carlo Miceli, the applicant, speaking for; replied to John Haught, that was correct.

A discussion was held regarding which building the applicant was locating to.

A discussion was held regarding that approval would be good for other businesses.

Darrell Webster asked if this Site Plan would front out onto Route 44 North.

David Maison replied that it would not.

A discussion was had regarding how the property lined with Route 44.

Zoning Inspector Rich Constantine gave a history on the property regarding zoning resolutions. Rich Constantine continued that parking would also be compliant.

Zoning Inspector Harley DeLeon recommended an approval as submitted.

Chairman Ted Galushik joined the meeting via call in at this time. Chairman asked Zoning Inspector Rich Constantine if the new addition would be architecturally color wise, match the current building.

Carlo Miceli replied that yes, it would be the same tone. That the building would have a fresh look to it. Mr. Miceli commented that eventually, he would balance the look of the building.

A discussion was held on the plan to beautify the building and new addition.

Chairman asked if the Zoning Commission had any other questions. Hearing none. Chairman asked the Commission to make a motion.

John Haught made a motion to approve the Site Plan Review **20-SPR-02** as presented. Amy Cossick seconded.

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

Motion carried.

Public Hearing:

• **20-ZC-05:**

Proposed Text Amendment to Sections 12 and 22. The amendments propose to; add "Indoor climate-controlled self-storage facility in the B-1 zoning district" as a Conditional Use in Table of Uses

contained in Section 22.02(E), add new subsections 12.02(U) and 12.05(U) for Indoor Climate-Controlled Self-Storage Facility and re-letter thereafter.

Chairman opened the Public Hearing and asked Zoning Inspector Rich Constantine and anyone speaking for the Amendment, to speak.

Zoning Inspector Rich Constantine commented that per the Planning Commission, he has added two more requirements in Section 12.05(U)

1. Any building must conform to the standards as provided in Sections 34 and 39.
2. Any signage must conform to standards as provided in Section 28

Rich Constantine continued that in regards to parking, his suggestion was to add to Section 29, The Table of Uses and Parking Requirements; the category called Indoor Climate Controlled Self-Storage Facilities. The requirement would be one parking space per 45 storage units. Rich Constantine continued that he came up with that specific number using a Indoor Climate Controlled Self-Storage business that had recently been approved, as an example that was going to be in compliance.

John Haught asked Rich Constantine about loading and unloading relevant to parking. And if there was an elevator to help people get to their units.

Rich Constantine replied that yes, there were two loading and unloading spaces, one at each end of the building. And that there were elevators in the building.

A discussion was had on the reasoning behind the text amendment.

John Haught asked if the Fire Department had had enough time to discuss the text amendment and if they were able to make a recommendation or any other changes.

Rich Constantine replied that yes, they had been able to look over, discuss, and comment on the text amendment.

Chairman asked if any negative comments had been sent in against the proposed Text Amendment.

Zoning Inspector Rich Constantine and Zoning Secretary Rachel Muro replied that nothing has been sent in or brought to their attention against the proposed Text Amendment.

Chairman asked if the Zoning Commission had any more questions.

Darrell Webster asked how would the Commission go about adding the new items to the Zoning Resolution.

Rich Constantine replied that the Commission would make the motion to approve as modified. Or to continue the Public Hearing, or to reject the proposed changes.

A discussion was had on how to go about procedural wise, adding the proposed changes.

Chairman asked that a motion be made to continue the Public Hearing or to close the Public Hearing.

Darrell Webster made a motion to close the Public Hearing. John Haught seconded.

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

Motion carried.

New Business:

- **20-ZC-09:**

Sections 22, 12, 25 to re-assign certain automotive uses.

Zoning Inspector Rich Constantine explained that the Trustees would like to take the heavier automotive uses out of the Commercial Zoning District, and move them toward the Light Industrial Zoning District. This would also allow them in the Heavy Industrial Zoning District. Rich Constantine continued that this would allow for Used Car Dealerships to open in the Light Industrial District. As a place is needed for this type of automotive business. Rich Constantine continued that the categories for the uses in the Commercial Zoning District will need to be renamed to eliminate any confusion between the lighter automotive uses and heavier automotive uses. Rich Constantine brought attention to the cases currently being discussed, and the Public Hearing recently closed earlier in the meeting. As the cases and Public Hearing will be affected by the text changes.

Chairman asked if the Commission had any questions for Zoning Inspector Rich Constantine. Hearing none. Chairman asked if the Commission had had enough time to read the draft for **20-ZC-09**. Chairman asked if the Commission needed more time to read over the draft.

A discussion was held regarding whether to table the discussion of **20-ZC-09**, or to send **20-ZC-09** to a Public Hearing.

Bailey MacKnight commented he would like to table the discussion till the November 9, 2020 Meeting. Zoning Inspector Harley DeLeon commented that there was an urgency from the Trustees to put this text change into effect. The case could go to Public Hearing, and any changes thought of from the Commission, could be proposed at the Public Hearing.

Chairman asked Zoning Inspectors Rich Constantine and Harley DeLeon if cases **20-ZC-09**, **20-ZC-06**, **20-ZC-08**, and **20-ZC-07** could all be sent to Public Hearing together for the same meeting, as they are all interrelated.

Rich Constantine replied that **20-ZC-05** that was already brought before Public Hearing earlier in the meeting, was also connected to the other cases.

A discussion was held with Legal Counsel Jason Hartzell on tabling New Business **Case 20-ZC-09** to move on to discuss Old Business cases to come back to finish discussing the New Business case. Chairman made the decision to table the discussion for **Case 20-ZC-09** for later in the meeting. The Commission had no objections.

Chairman came back after closing the Old Business discussion to reopen the New Business discussion. Chairman entertained the motion to either continue **Case 20-ZC-09** or send it to Public Hearing. John Haught made a motion to send **Case 20-ZC-09** to Public Hearing for the November 9, 2020 Meeting. Darrell Webster seconded.

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

Old Business:

- **20-ZC-06:**

Sections 25 and 5 to add contractors to permitted uses.

Chairman asked if the Commission had looked at the redrafts for the case.

Rich Constantine replied that one change was to add the word "maintenance" for equipment to Section 25.01(K).

Chairman asked if the Commission had any other questions for Rich Constantine and Harley DeLeon. Hearing none, Chairman asked for a motion to continue discussion, or to move to a Public Hearing for the November 9, 2020 Zoning Commission Meeting.

Bailey MacKnight made a motion to send case **20-ZC-06** to the November 9, 2020 Meeting for Public Hearing. Darrell Webster seconded.

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

- **20-ZC-08:**

Section 6.13 pertaining corner sight distance.

Chairman asked Zoning Inspector Harley DeLeon if any revisions had been made since the September 14, 2020 Meeting.

Harley DeLeon replied that she had not.

Chairman asked if the Commission had any questions or comments. Hearing none, Chairman entertained a motion to send **Case 20-ZC-08** to Public Hearing for the November 9, 2020 Meeting.

Bailey MacKnight made a motion to send **Case 20-ZC-08** to Public Hearing. Amy Cossick seconded.

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

Motion carried.

- **20-ZC-07:**

Section 28 Rewrite sign section.

Chairman asked Zoning Inspector Rich Constantine if any revisions had been made since the September 14, 2020 Meeting.

Rich Constantine replied that he had not.

Chairman asked if the Commission had any questions or comments.

Bailey MacKnight had multiple questions, he asked if Rich Constantine preferred the questions be sent in email to be answered at the November 9, 2020 Meeting or asked during the current meeting.

Rich Constantine asked if they could try to discuss the questions during the current meeting.

A discussion was had about Section 28.07(L) pertaining to Snipe Signs.

Bailey MacKnight made a comment about Section 28.07(B)(2) pertaining to a spelling error.

A discussion was had about 28.7(B)(4) pertaining to Employment signs.

A discussion was had about Section 28.08 pertaining to signs requiring a permit. Definitions were missing from the updated resolution for what signs were required to have a permit.

A discussion was had about Section 28.08(E)(5) pertaining to grand opening, special event signs.

A discussion was had about Section 28.08(F)(7)(a)(b)(c) the resolution was out of order in this section or missing parts.

Bailey MacKnight made a comment pertaining to Section 28.06 Community Service Institutional District Signs. A definition was missing.

A discussion was had about Section 28.07 pertaining to Recreational District Signs.

Rich Constantine recommended that **Case 20-ZC-07** be tabled for the November 9, 2020 Meeting so that he could make corrections.

Chairman asked Rich Constantine about signs allowed without obtaining a permit. If the certain size of a sign advertising a garage sale, was needed. A discussion was held.

Chairman asked Rich Constantine about Section 28.07(B)(4)(d) Employment Signs. If a change could be made to how close the sign was to the Right-of-Way. Instead of 3 feet, making it 5 to 10 feet. A discussion was held.

Chairman asked the Commission if they were ok with the proposed 3 feet distance. The Commission agreed.

Chairman asked Rich Constantine about Electronic Message Boards. If the boards were for roadway or non-roadway projects.

Rich Constantine replied that the boards were only for signs the Township regulated. The Township does not regulate roadway project signage. A discussion was held.

Chairman entertained a motion to table **Case 20-ZC-07** for the November 9, 2020 Meeting.

Darrell Webster made a motion to continue **Case 20-ZC-07**. Amy Cossick seconded.

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

Dispensation of Closed Public Hearings:

It was decided that the Commission will address the Dispensation of **Case 20-ZC-05** at the November 9, 2020 Meeting pending the Public Hearings for **Case 20-ZC-09, 20-ZC-06, and 20-ZC-08.**

Items being held for Public Hearing: None

Zoning Inspector's Report: None

Any Further Business to come before the Commission: None

Chairman asked for a motion to adjourn the meeting.
Amy Cossick made a motion to adjourn the meeting. John Haught seconded.

Adjournment at 7:35PM

Next Meeting will be on Monday, November 9, 2020.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary