

**PAINESVILLE TOWNSHIP  
BOARD OF ZONING APPEALS  
MEETING MINUTES**

**Tuesday, February 8, 2022**

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

**Present:** Ken Sullivan, Randy VanBuren, Dave Lindrose, Dale Lewis, Dave Enzerra  
**Absent:** Tom Hill  
**Zoning Inspector:** Harley DeLeon  
**Legal Counsel:** Jason Hartzell

Vice-Chairman Dave Enzerra 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.

Legal Advisor Jason Hartzell swore in any persons who were present to speak and intended to testify during the public hearing.

**Public Hearing:**

• **Case 2022-0003-BZA**

Applicant Joshua Holstein filed a Variance Application for property located at 1490 North Ridge Rd. (PPN 11-B-029-C-00-013-0). The request is to allow a 7,000 sq ft addition to maintain an eight (8) feet setback from the right side property line in violation of Section 26.07(B) which requires that no portion of any main or accessory building shall be located any closer than 25 feet to side yard property lines.

Vice-Chairman saw no error in the Zoning Inspector requiring a Variance Request.

Joshua Holstein spoke for the request.

Joshua Holstein would like to expand his current business and move it to the address listed in the application. Mr. Holstein explained that due to a septic and leach problem needing to be addressed, the proposed building expansion will need to be built closer to the property lines than allowed. Mr. Holstein let the Board know that those plans were mapped out and included with the application.

Vice-Chairman asked what the proposed building expansion would be used for.

Mr. Holstein replied that it would become a light automotive serve shop.

Ken Sullivan asked what would become of the previous building the applicant would be moving from.

Mr. Holstein replied that he rents that space, it will be open for another tenant for the future.

Ken Sullivan asked if the applicant will still provide services such as towing.

Mr. Holstein replied yes, they would still provide full operations.

Ken Sullivan asked how many workers were employed.

Mr. Holstein replied eleven (11) are currently employed, and would like to employ five (5) more.

Ken Sullivan asked if the existing building of the proposed expansion would be kept.

Mr. Holstein replied yes, they would just add another building to that current building. Mr. Holstein provided more building plans to show the Board. Mr. Holstein explained that the building plans had been made prior

to knowing he would need a variance, and explained what changes were going to be made to not need a variance.

Ken Sullivan asked regarding landscaping.

Mr. Holstein replied the plans were new asphalt, and possibly shrubs.

Vice-Chairman asked the applicant to elaborate on the seventy (70) foot width needed to allow safe workflow for employees.

Mr. Holstein replied that the seventy (70) foot width was due to having lifts installed, and the size of the proposed building.

Vice-Chairman asked the applicant regarding fencing.

Mr. Holstein replied that the business will mostly be inside of a fence. The current fence may not be up to code once the addition is built. A new fence will be installed up to code and to secure the yard of the business.

Vice-Chairman commented that anything the applicant could do to make the aesthetics better for the property, would be appreciated.

The Board agreed.

Dave Lindrose asked regarding the addition being eight (8) feet from the existing fence.

Mr. Holstein replied that the addition could be eight (8) feet from the existing fence, and nine (9) feet from the property line.

Dave Lindrose commented that no contiguous neighbors have responded against the request.

Mr. Holstein replied that he has spoken with one of the neighboring businesses, and they are for the request.

Dave Lindrose asked regarding the height of the new building.

Mr. Holstein showed on the building plans the height of the proposed addition.

A discussion was held regarding the height difference between the existing building and the proposed addition.

Ken Sullivan asked Zoning Inspector Harley DeLeon if she had any questions or concerns to bring to the Board's attention.

Harley DeLeon let the Board know that this proposed addition will need to go through the Site Plan Review through the Zoning Commission. Landscape requirements will also be discussed.

There was not anyone present to speak against the request.

Vice-Chairman asked the Board to make a motion.

Dave Lindrose made a motion to approve **Case 2022-0003-BZA**. Randy VanBuren seconded.

**Roll Call:** Sullivan; Aye, VanBuren; Aye, Lewis; Aye, Lindrose; Aye, Vice-Chairman; Aye.  
Motion carried.

Randy VanBuren made a motion to journalize **Case 2022-0003-BZA**. Dave Lindrose seconded.

**Roll Call:** VanBuren; Aye, Lindrose; Aye, Sullivan; Aye, Lewis; Aye, Vice-Chairman; Aye.

Motion carried.

**Regular Meeting:**

Vice-Chairman asked the Board if there were any edits to the January 11, 2022 Meeting Minutes. Hearing none.

The **January 11, 2022 Meeting Minutes** were acknowledged as submitted.

**Old Business:** None

**New Business:**

- **Election of Officers**

Ken Sullivan made a motion to re-elect Tom Hill as Chairman, and Dave Enzerra as Vice-Chairman. Dave Lindrose seconded.

**Roll Call:** Lewis; Aye, Sullivan; Aye, Lindrose; Aye, VanBuren; Aye, Vice-Chairman; Aye.  
Motion carried.

**Adjournment:**

Randy Vanburen made a motion to adjourn the meeting. Ken Sullivan seconded.

**Roll Call:** VanBuren; Aye, Lindrose; Aye, Lewis; Aye, Sullivan; Aye, Vice-Chairman; Aye.  
Motion carried.

**Meeting adjourned at 6:49 P.M.**

**Next official meeting date is Tuesday, March 8, 2022.**

Respectfully submitted,

 3/8/22  
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Dave Enzerra, Vice-Chairman

 3-08-2022  
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Rachel Muro, Secretary