

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, March 14, 2022
Painesville Township Office 55 Nye Rd. Painesville Twp., OH, 44077

Present: Ted Galuschik, John Haught, Darrell Webster, John Everette, Mark Ruth
Absent: None
Zoning Inspector: Harley DeLeon
Legal Counsel: Jason Hartzell

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 Members had any additional comments or edits to the February 14, 2022 Meeting Minutes.

Hearing no other edits or comments, Chairman entertained a motion to approve the **February 14, 2022 Meeting Minutes**.

Darrell Webster made a motion to approve the **February 14, 2022 Meeting Minutes**. John Haught seconded.

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

Public Hearing:

- **Case 2022-0005-ZC: Zoning Commission Alternates**

An amendment to the TEXT of the Painesville Township Zoning Resolution has been initiated by the Zoning Commission. The request proposes to amend Section 8.01 to allow for up to two alternate members of the Zoning Commission with five year terms.

Zoning Inspector Harley DeLeon let the Commission know that a need for a Zoning Commission Alternate has emerged, but was not written in the Zoning Resolution to allow for an alternate. Two alternates were permitted for a term period decided by the Commission for up to five (5) years.

Darrell Webster needed clarification that the alternates will be able to vote when needed at a meeting. A discussion was held regarding what will be expected of Zoning Commission Alternates.

Chairman asked if the Commission had any comments or questions for Staff. Hearing none. Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0005-ZC**.

John Haught made a motion to close the Public Hearing for **Case 2022-0005-ZC**.
Darrell Webster seconded.

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

- **Case 2022-0006-ZC: Board of Zoning Appeals Alternates**

An amendment to the TEXT of the Painesville Township Zoning Resolution has been initiated by the Zoning Commission. The request proposes to amend Section 9.03(B) changing the Board of Zoning Appeals alternate member's term limits from one year to five years.

Zoning Inspector Harley DeLeon stated that this amendment was to match the term limits of the Zoning Commission Alternates within the Zoning Resolution.

John Haught asked regarding if the Painesville Township Trustees were in the understanding that the alternate's term limits for both groups could overlap with another member's term. Harley DeLeon replied yes, and there were no issues according to the Trustees.

Dale Webster needed clarification regarding what term limits were being amended for Case 2022-0006-ZC.

Chairman replied that the original term limit was one (1) year, and was being changed to five (5) years.

Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0006-ZC**.

John Everette made a motion to close the Public Hearing for **Case 2022-0006-ZC**.

John Haught seconded.

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

Site Plan/Architectural Reviews: None

New Business:

- **2022-0007-ZC : 1936 Mentor Ave**

Application for zoning amendment. The request is to rezone seventeen (17) parcels along Mentor Ave located between Chatham Drive to the South West and Doan Ave to the Northern East from B-1 Restricted Retail to B-2 General Retail.

Zoning Inspector Harley DeLeon stated the Trustees would like to accommodate transactional zoning by rezoning a portion of the Mentor Avenue Corridor which includes seventeen (17) parcels. Harley DeLeon let the Commission know they were receiving and setting this case for Public Hearing for April 11, 2022.

A discussion was held regarding the rezoning for the seventeen (17) parcels going into effect once received, and possibly approved by the Trustees from the Zoning Commission.

Chairman asked if this rezoning had been initiated by the Trustees. Harley DeLeon replied yes.

A discussion was held regarding what the difference was between the B-1 and B-2 Districts.

Chairman entertained a motion to set for Public Hearing on April 11, 2022, **Case 2022-0007-ZC**

Darrell Webster made a motion to set **Case 2022-0007-ZC** to a Public Hearing for April 11, 2022.
John Everette seconded.

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

- **2022-0008-ZC:**

Proposed Amendment to the table of uses applicable to the B-1, B-2, and B-3 Zoning Districts

A discussion was held regarding what changes were being made to the table of uses for the B-1, B-2, and B-3 Zoning Districts.

Zoning Inspector Harley DeLeon let the Commission know that this case was somewhat in conjunction with Case 2022-0007-ZC. The Trustees were trying to reform Mentor Avenue while reviewing the permitted uses in the B Districts. Harley DeLeon listed and explained the proposed changes to the table of uses for the Commission.

Chairman entertained a motion to set for Public Hearing on April 11, 2022, **Case 2022-0008-ZC**.

John Haught made a motion to set **Case 2022-0008-ZC** to a Public Hearing for April 11, 2022.
John Everette seconded.

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

- **2022-0009-ZC:**

Proposed Amendment to change the list of permitted uses allowed within the I-1 Zoning District

Zoning Inspector Harley DeLeon stated that this case was also somewhat in conjunction with the last two cases discussed. Harley DeLeon listed the proposed changes of permitted uses that would be allowed. Harley DeLeon let the Commission know that a subsection had been removed from Section 22, and placed within Section 25, as Subsection 25.14.

Chairman entertained a motion to set for Public Hearing on April 11, 2022, **Case 2022-0009-ZC**.

Darrell Webster made a motion to set **Case 2022-0009-ZC** to a Public Hearing for April 11, 2022.
John Everette seconded.

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

Old Business:

- **Case 20-ZC-07:** Section 28 Rewrite sign section

Zoning Inspector Harley DeLeon had provided a sample packet of the Concord Township Sign Section of their Zoning Resolution. Harley DeLeon let the Commission know that she would like to have Section 28 resemble Concord's Sign Section. Harley DeLeon explained that she would like to simplify Section 28 for residents and businesses. Harley DeLeon went through the sample packet explaining her thoughts to the Commission. Harley DeLeon let the Commission know she would appreciate any thoughts or comments from the Members regarding the sample packet of Concord Township's Sign Section as they reviewed it.

Chairman commented that the sample packet seemed a step in the right direction to help simplify Section 28.

Chairman asked if the Commission had any questions or comments. Hearing none.

Chairman would like to table the discussion for **Case 20-ZC-07** until the April 11, 2022 Meeting.

Dispensation of Closed Public Hearings:

- **Case 2022-0005-ZC:**

Chairman entertained a motion to submit **Case 2022-0005-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment by the Zoning Commission.

Darrell Webster made a motion to submit **Case 2022-0005-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment by the Zoning Commission.

John Haught seconded.

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

- **Case 2022-0006-ZC:**

Chairman entertained a motion to submit **Case 2022-0006-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment by the Zoning Commission.

John Everette made a motion to submit **Case 2022-0006-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment by the Zoning Commission.

John Haught seconded.

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

Items being held for Public Hearing: None

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon had nothing to report.

Any Further Business to come before the Commission:

Zoning Inspector Harley DeLeon let the Commission know that Vice-Chairman Amy Cossick had resigned from her chair from the Zoning Commission. Harley DeLeon let the Commission know that the Trustees had promoted Alternate Mark Ruth to full Commission Member. The Trustees would be passing a resolution to promote Mark Ruth at the following Trustee Meeting being held on March 15, 2022. Harley DeLeon reminded the Commission that they will need to vote one of the Members to Vice-Chair.

Chairman asked the Commission if they would like to vote for a Vice-Chair at the current March 14, 2022 Meeting. Or wait until the April 11, 2022 Meeting to appoint a Member for Vice-Chair and vote.

John Haught needed clarification on the terms Members served.

A discussion was held regarding if the new Members were starting fresh terms, or finishing current terms of past members. Mark Ruth and John Everette would be finishing past Members current terms.

John Everette asked if the terms were renewed by the Trustees.

Harley Deleon explained that the Trustees will ask if a Member would like to continue for a five (5) year term, when that Member's current term has expired.

Mark Ruth asked regarding the prerequisites for being appointed Vice-Chair.

A discussion was held regarding what would be expected of a Vice-Chair.

A discussion was held regarding letting Members who have been a part of the Zoning Commission for a longer period, having first say in Vice-Chair.

Darrell Webster asked Legal Advisor Jeremy Iosue regarding the process if the Chair and Vice-Chair were absent at a meeting that would still have a quorum.

The Members suggested tabling the discussion for Vice-Chair for the April 11, 2022 Meeting.

A discussion was held regarding if something would be done for Amy Cossick as a thank you for your service.

Chairman asked if the Commission had any other comments or questions, hearing none.

Chairman adjourned the meeting at 7:22 P.M.

Next Meeting will be on Monday, April 11, 2022.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary