

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

Monday, November 8, 2021

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

Present: Ted Galuschik, Amy Cossick, Darrell Webster, John Haught,
Absent: Bailey MacKnight
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 September 13, 2021 Meeting. Hearing no other edits or comments, Chairman entertained a motion to approve the **September 13, 2021 Meeting Minutes**.

Darrell Webster made a motion. Amy Cossick seconded.

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

Public Hearing: None

Site Plan/Architectural Reviews: None

New Business: None

Old Business:

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

Zoning Inspector Harley DeLeon provided the Members with an updated draft of Section 28, Draft 9, prior to the meeting. Harley DeLeon explained that the current draft presented includes the changes that have been previously discussed by the Members.

A discussion was held pertaining to Wall Sign Table 28-1, including the mathematical formula provided after; to provide easier enforcement for the Township, and for a better understanding for residents and businesses for sign height.

Darrell Webster commented that the table was hard to understand as it was not all together in a past draft. Darrell Webster continued that the formula following the table to calculate the Primary Copy Area, would be hard to understand if not explained properly.

A discussion was held regarding what size sign would be allowed depending on factors listed in both the table and illustration provided as 28-1.

The Chairman suggested that the Members look over Draft 9, to discuss at the December Meeting.

Darrell Webster asked Zoning Inspector Harley DeLeon if she had yet used the Wall Sign Table 28-1 and Illustration.

Harley DeLeon replied no. Harley DeLeon continued that she was still confused by the table and illustrations and the definitions pertaining to the table and illustration.

A discussion was held pertaining to possibly simplifying Primary and Secondary Copy Area.

Harley DeLeon let the Members know that she would be willing to have a discussion with Darrell Webster, to further understand the table and illustration.

Darrell Webster agreed to help where possible. Darrell Webster asked to see a past permit that had been issued using the formula, table, and illustration.

Harley DeLeon replied that she has not seen a permit processed yet in the Township using what has been provided in Section 28.

A discussion was held suggesting using examples of signs in the Township to help understand the formula, table, and illustration.

A discussion was held pertaining to possibly simplifying Simple and Complex environments and having one environment. This also included possibly simplifying Primary Copy and Secondary Copy.

Chairman commented that he would like to try to simplify this area of Section 28 to better regulate size and height of signs and lettering for a different environment.

A discussion was held pertaining to definitions that may be needed for certain environments, and definitions already included in Section 28.

The Chairman asked the Members if they would like to table the discussion for Section 28 for the December Meeting. Chairman asked Legal Advisor Jason Hartzell to look over Draft 9, to make sure legal concerns were addressed.

John Haught asked if sign measurements were also addressing Electronic Message Boards. Darrell Webster responded that it seemed Electronic Message Boards were separate.

Members agreed to table the discussion for Section 28 for the December Meeting.

John Haught asked if the discussion had moved on from size of signs, to only letter height within the signs.

The Chairman replied that the Members were looking at all signs for businesses and residence.

Chairman continued this included sign height and size of lettering within the sign.

Darrell Webster asked the Chairman for charts relating to sign size and speed limits.

Chairman responded that he could get these charts and email them to the Members.

Chairman would like to table the discussion for **Case 20-ZC-07** until the December 13, 2021 Meeting.

- **Amendment to Section 7** - Non-conforming Uses.

Zoning Inspector Harley DeLeon let the Members know that the reasoning for an amendment to Section 7 was to close a potential loophole. Harley DeLeon continued that after a discussion with Legal Advisor Jason Hartzell, the Township does not have the legal authority to close the loophole, and was not enforceable. The loophole was a possible argument that long term weathering such as rain, rust, and so

forth could cause damage to structures. The amendment to Section 7 was to be interpreted to mean that elements such as fire, tornado, hurricanes and so forth meant damaged structures are replaceable. According to Legal, opportunities have to be given to repair or replace illegal non-conforming structures. Zoning Inspector Harley DeLeon suggested to the Members, to permanently remove this item from the Agenda.

The Chairman asked the Members if there were any objections to permanently remove this item from the Agenda. Hearing none, Chairman permanently removed **Amendment to Section 7- Non-conforming Uses** from the Agenda.

Dispensation of Closed Public Hearings: None

Items being held for Public Hearing: None

Zoning Inspector's Report:

Harley DeLeon let the Members know that the Trustees have decided to make the Assistant Zoning Inspector position full time instead of part time. The Trustees are also increasing the hourly wage to pull in more applicants.

Any Further Business to come before the Commission:

The Chairman wished the Members and Staff a Happy Thanksgiving.

Chairman adjourned the meeting at 7:06 P.M.

Next Meeting will be on Monday, December 13, 2021.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary