

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, August 8, 2022
Painesville Township Office 55 Nye Rd. Painesville Twp., OH, 44077**

Present: Ted Galuschik, Darrell Webster, John Haught, John Everette, Mark Ruth,
Jim Corrigan
Absent: None
Zoning Inspector: Harley DeLeon
Legal Counsel: Jeremy Iosue

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 Public comments were left for the Commission. Zoning Inspector Harley DeLeon let the Members know that she had comments from the Painesville Fire Chief pertaining to Site Plan Review, **Case 2022-0015-ZC**; that she would present at the time of open discussion for the case.

Regular Meeting:

Darrell Webster had a question for Legal Advisor Jeremy Iosue, regarding the approved new Meeting Minutes as amended with edits, if a motion was needed to remove the incorrect Minutes for the **June 13, 2022 Meeting**.

Legal Advisor Jeremy Iosue replied that no motion was needed to remove the incorrect Minutes. The motion made for the corrected Minutes as amended was what was needed.

Chairman asked if the Members had any additional comments or edits to the July 11, 2022 Meeting Minutes.

Chairman entertained a motion to approve the July 11, 2022 Meeting Minutes as amended.

Mark Ruth made a motion to approve the **July 11, 2022 Meeting Minutes** as amended. John Everette seconded.

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

Public Hearing: None

Site Plan/Architectural Reviews:

- Case 2022-0015-ZC:

Site Plan Review for a 14,368 sq ft palm oil refinery at 679 Hardy Rd.

Zoning Inspector Harley DeLeon let the Commission know that the building had been approved by all of the appropriate Lake County Departments. The Painesville Township Fire Chief had concerns that needed to be met prior to approval. The applicant had looked into and met all those concerns.

Chairman asked if the Commission had any other questions or concerns. Hearing none, Chairman entertained a motion to approve **Case 2022-0015-ZC**.

Darrell Webster made a motion to approve **Case 2022-0015-ZC**. John Haught seconded.

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

- **Case 2022-0016-ZC:**

Site Plan and Architectural Review for a 1,741 square foot addition at 1545 Mentor Ave.

Brian Morris spoke for Case 2022-0016-ZC.

Mr. Morris gave a brief history of owning the building that the proposed addition would be added onto. Mr. Morris would like to dress up the building and add additional space to the current building and his business. Mr. Morris would like to enclose with walls, the three lane bank drive-thru that was previously at that building prior to his ownership, but not add more feet. Mr. Morris also added that he had received a verbal consent from the property owner of the shopping center behind his building to enclose the drive-thru. Mr. Morris does not want to change the signage on the building, and would like to continue improving the look of the building.

Chairman asked regarding the color brick used to enclose the drive-thru.

Mr. Morris replied that he will match the brick that is currently on the building. Mr. Morris continued with what the plans were from the architect working on the proposed addition.

Staff Report: Zoning Inspector Harley DeLeon had only one concern of the flat roof next to the current pitched roof of the building. On the drawings provided, it was difficult to see. Due to the angle of the drive-thru, the flat roof may not be an issue.

Mr. Morris provided a better drawing of the proposed addition.

Darrell Webster asked regarding using all brick on the walls being added.

Mr. Morris replied there would be brick four (4) feet up and then siding.

John Haught asked regarding adding footers around the addition first.

Mr. Morris replied yes.

John Haught asked regarding any other issues arising for building codes.

Zoning Inspector Harley DeLeon replied that the Lake County Building Department will process permits needed to meet code.

John Haught asked if the Commission had to wait on the permits to approve the Site Plan/Architectural Review.

Harley DeLeon replied no, the Commission could approve the case.

Mark Ruth asked regarding parking.

Mr. Morris replied, thirty (30) spaces were needed, and with the addition, he had thirty one (31).

Darrell Webster asked regarding landscaping.

Mr. Morris replied he would add a few more shrubs, but keep the same type of landscaping he currently had.

Chairman asked regarding adding landscaping along the wall of the proposed addition that faced Mentor Ave.

Mr. Morris replied yes.

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

Chairman reminded the Commission that the applicant will need a Zoning Variance from the Board of Zoning Appeals. Chairman let the Members know that the Board of Zoning Appeals Meeting was the next night, Tuesday, August 9, 2022. Chairman explained that the Members can approve with a stipulation that the applicant must get the Variance approved from the Board of Zoning Appeals. If the Variance is not approved, the Commission's recommendation for approval is null and void.

Chairman entertained a motion.

John Everette made a motion to approve with stipulations, **Case 2022-0016-ZC**. Mark Ruth seconded.

The stipulations are as follows:

1. The Applicant must receive Variance approval from the Board of Zoning Appeals.
2. The Applicant must continue landscaping on the proposed addition's wall facing Mentor Avenue.

Roll Call: Ruth; Aye, Haught; Aye, Everette; Aye, Webster; Aye, Chairman; Aye.

Motion carried.

New Business: None

Old Business: None

Dispensation of Closed Public Hearings: None

Items being held for Public Hearing: None

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon did not have anything to report.

Any Further Business to come before the Commission:

Mark Ruth let the Commission know that he would not be in attendance for the September 12, 2022 Meeting.

Chairman adjourned the meeting at 6:55 P.M.

Next Meeting will be on Monday, September 12, 2022.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary

