

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

Tuesday, August 8, 2023

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

Present: Dave Enzerra, Ken Sullivan, Randy VanBuren, Dave Lindrose, Tom Hill
Absent:
Zoning Inspector: Harley DeLeon
Legal Counsel: Mandy Gwartz

Chairman Tom Hill 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 Mandy Gwartz swore in persons who were present to speak, and intended to testify during the Public Hearing.

Public Hearing:

- **Case 2023-0013-BZA:** (Continued from July 20, 2023)

Applicant Crystal Property Group LLC submitted a Variance Application for property located at 1635 Mentor Ave. (PPN 11-A-011-0-00-023-0). The request is to allow installation of a free standing sign which proposes to maintain a height of ten (10) feet and a minimum setback from the road right of way of five (5) feet and five (5) inches in violation of Section 28.05(B)(4) which requires that monument signs shall maintain a minimum setback of 15' from the road right of way and Section 39.03(C)(2) which requires that no free standing sign within the Main Corridor Commercial Design Overlay District shall exceed a height of six (6) feet.

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

Ray Somich spoke for the request. Mr. Somich apologized for not being in attendance for the July 20, 2023 Meeting. Mr. Somich let the Board know that they had not realized until late that the Property Owners were in charge of the monument sign for Starbucks. All other signs have been taken care of by Starbucks, and that the Applicant was coming before the Board to ask to install the monument sign. The applicant was able to compromise the height of the sign by moving "Drive Thru" down onto the brick portion of the sign, and making the Siren sign smaller.

Maan Yousef spoke for the request. Mr. Yousef let the Board know that the total height of the sign would be 83 inches.

A discussion held pertaining to the setback for the sign.

A discussion was held pertaining to any issues the public may have for line of sight with the sign, driving out of Barrington. Images by the sign company were shown to the Board.

Chairman asked if the Logo could be made smaller.
Mr. Yousef replied he could get a smaller logo if needed.

No one spoke against the request.

Randy VanBuren needed clarification on what was being done to the sign to bring the height down.
A discussion was held on how the sign would be built.

Zoning Inspector Harley DeLeon showed the Board images of the brick base that was already built for the sign.

Chairman entertained a motion.

Randy VanBuren made a motion to approve **Case 2023-0013-BZA** with the following condition(s):

1. Put "Drive Thru" on brick.
2. Total height 83 inches.

Dave Lindrose seconded.

Roll Call: Lindrose; Aye, Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Chairman; Aye.
Motion carried.

Randy VanBuren made a motion to journalize **Cases 2023-0013-BZA**. Ken Sullivan seconded.

Roll Call: VanBuren; Aye, Sullivan; Aye, Lindrose; Aye, Enzerra; Aye, Chairman; Aye.
Motion carried.

Closing of Public Meeting:

Dave Enzerra made a motion to close the Public Hearing. Dave Lindrose seconded.

Roll Call: Sullivan; Aye, Enzerra; Aye, VanBuren; Aye, Lindrose; Aye, Chairman; Aye.
Motion carried.

Regular Meeting:

Chairman asked if there were any comments or edits to the **July 20, 2023 Meeting Minutes**.

Zoning Secretary Rachel Muro found one edit. Page 1 next to "Public Hearing", Case 2023-0006-BZA had been mistyped as Case 2023-0006-2023. A correction had been made prior to the start of the Meeting.

The **July 20, 2023 Meeting Minutes** were approved with the edit.

Old Business: None

New Business:

- Discussion Regarding Policies and Procedures:

Chairman asked if the Board would like to automatically journalize cases that come before them.

A discussion was held with Legal if the Board was able. Legal Advisor Mandy Gwartz would look into the matter.

Meeting Adjournment:

Chairman entertained a motion.

Dave Lindrose made a motion to adjourn the meeting at 6:55 P.M. Randy VanBuren seconded.

Roll Call: Lindrose; Aye, Sullivan; Aye, VanBuren; Aye, Enzerra; Aye, Chairman; Aye.
Motion carried.

Next official meeting date is Tuesday September 12, 2023.

Respectfully submitted,


Tom Hill, Chairman


Rachel Muro, Secretary

