

**PAINESVILLE TOWNSHIP ZONING COMMISSION  
MEETING MINUTES  
Monday, December 11, 2023  
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

**Present:** Ted Galuschik, Mark Ruth, John Haught, Jim Corrigan  
**Absent:** Darrell Webster, John Everette  
**Zoning Inspector:** Harley DeLeon  
**Legal Counsel:** Mandy Gwartz

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:**

Mark Ruth made a motion to approve the **December 11, 2023 Meeting Minutes**. Jim Corrigan seconded.

**Roll Call:** Ruth; Aye, Corrigan; Aye, Haught; Aye, Chairman; Aye.  
Motion carried.

Chairman moved the Site Plan Case before the Public Hearing Case for discussion.

**Site Plan/Architectural Reviews** (Continued from November 13, 2023):

- **2023-0011-ZC:** Site plan review for a 40' by 60' addition to a pre-existing structure at 410 Temple Ave.

Legal Advisor Mandy Gwartz swore in persons who were present to speak, and intended to testify.

Allen Wells spoke for the request.

The request is for an addition that will be used for extra storage and workspace.

Chairman asked if the new structure will match the currently existing structures.  
The applicant replied yes.

The applicant let the Members know that new structures had also been built without his knowledge and proper paperwork. The applicant let the Members know that he is working with his applicant to turn in the proper forms for those structures.

Jim Corrigan asked if the proposed addition will be attached to the main building.  
The applicant replied yes.

John Haught asked Director of Zoning and Planning, Harley DeLeon, regarding if anything had been approved previously for the property.  
A discussion was held regarding a previous Site Plan approval that had not gone forwarded and other elements for the property.

Mark Ruth asked regarding change in parking with the proposed addition.  
Applicant replied no change to parking.

A discussion was held regarding the new structures that had been built and the Members being able to approve or disapprove the Site Plan currently in discussion.

**Staff Report:** Staff recommendation is approval of the Site Plan, as there is minimal impact with the proposed addition.

Chairman entertained a motion.

John Haught made a motion to approve **Case 2023-0011-ZC** as submitted. Jim Corrigan seconded.

**Roll Call:** Corrigan; Aye, Ruth; Aye, Haught; Aye, Chairman; Aye.  
Motion carried.

**Public Hearing:**

- **Case 2023-0010-ZC**, Proposed map amendment rezoning 37 parcels along North Ridge Rd from I-1 Light Industry and I-2 Heavy Industry to B-3 Commercial

**Staff Report:** Staff held a discussion regarding the Lake County Planning Commission's Recommendation Letter. What the Trustees' concerns were, and their vision was for the Township regarding the portion of North Ridge Road in the current discussion. A meeting is planned with the Director of the Lake County Planning Commission and a Trustee of the Township. Staff would also need to hold a discussion with Legal.

Staff recommendations would be to possibly continue the Public Hearing, but to follow the Township's Comprehensive Plan and the overall goal of the Trustees.

A discussion was held regarding the Lake County Planning Commission recommendation and Trustees concerns.

A discussion was held regarding possibly continuing or closing Case 2023-0010-ZC for Public Hearing.

Mark Ruth made a motion to continue **Case 2023-0010-ZC** for the January 8, 2024 Meeting.  
Jim Corrigan seconded.

**Roll Call:** Haught; Aye, Corrigan; Aye, Ruth; 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:** No report given.

**Any Further Business to come before the Commission:**

Chairman reminded the Commission that the Election of Officers will be held at the January 8, 2024 Meeting.

Chairman adjourned the Meeting at 6:50 P.M.

**Next Meeting will be on Monday, January 8, 2024.**

Respectfully submitted,

  
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Ted Galuschik, Chairman

  
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Rachel Muro, Zoning Secretary