

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, December 19, 2022
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

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

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 had one possible edit and asked Zoning Secretary Rachel Muro if page three (3) under Case 2022-0018-ZC if a word was missing in the Motion.

Rachel Muro was unsure as the other Motion for Case 2022-0019-ZC had been worded the same.

Chairman asked if the Members had any additional comments or edits to the November 14, 2022 Meeting Minutes. Hearing None. Chairman entertained a motion to approve the November 14, 2022 Meeting Minutes.

Mark Ruth made a motion to approve the **October 10, 2022 Meeting Minutes**. John Haught seconded.

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

Public Hearing: None

Site Plan/Architectural Reviews:

- **Case 2022-0020-ZC:** Site Plan for a 2,650 sq ft catering and event center at 970 Riverside Dr.

Daniel Garry spoke for the Site Plan. His construction company will be building the proposed catering and event center.

Chairman asked if there were any questions or comments from the Members.

Jim Corrigan asked regarding if there was adequate parking for the public and employees.

The applicant replied there will be additional parking, or overflow, at the restaurant Fire and Ice.

Jim Corrigan asked regarding if there was the proper amount of bathrooms available for the public and employees.

The applicant replied that there are two (2) bathrooms for men, women, and staff. There are also additional restrooms next door at Fire and Ice if staff needed them.

Mark Ruth asked if the catering and event center would be physically connected to the Restaurant Fire and Ice.

The applicant replied no.

John Haught asked how many parking spaces will be provided.

The applicant replied that it had been recommended by the Fire Department to have twenty-two (22) parking spaces.

John Haught asked if specific buildings currently on the property in question would be removed.

The applicant replied yes.

John Haught asked if catering would be handled from the Restaurant Fire and Ice, or be handled in the new building being proposed.

The applicant replied catering would be handled out of the new building.

John Haught asked what the landscaping plan contained.

The applicant explained what landscaping he would use and where.

John Haught asked regarding the entrance and exit for the proposed catering and event center. If it will be separate from Fire and Ice.

The applicant explained that both entrances and exits will be separate from both buildings.

Chairman asked if current lighting would be utilized.

The applicant will have lighting directly on the building, and also use the current lighting already installed on poles.

Chairman needed clarification from Zoning Inspector Harley DeLeon regarding a lighting plan for the Site Plan.

Zoning Inspector Harley DeLeon let the Members know that the applicant is required to provide a lighting plan. The lighting plan showed under lighting, but did not show the lumens proposed that would not be utilized by the current onsite lighting.

John Haught asked Harley DeLeon if this would meet the Western Reserve Architecture.

Zoning Inspector Harley DeLeon replied it does meet the Western Reserve Architecture, but the proposed building is not required to meet that look, due to the location not being on Mentor Avenue or North Ridge Road.

Staff Report:

Zoning Inspector Harley DeLeon let the Members know that Staff Recommendation for the Site Plan would be approved as submitted. The Site Plan has met the requirements.

Harley DeLeon advised the Members to only consider the structure minus the patio as there was no structure on the patio area. Harley DeLeon reminded the Members what was not permitted to encroach within the fifty foot (50) setback requirement from residential property in accordance with Zoning Resolution. A variance would not be needed then.

Chairman let the applicants know that a stipulation would be placed if the Site Plan was approved, to have any variances approved from the Board of Zoning Appeals. If the variances were not approved, approval of the Site Plan would be null and void.

Chairman asked if there were any other questions or concerns from the Members. Hearing none, Chairman entertained a motion to approve the Site Plan as submitted, or approve with the stipulation that any variances needed were approved by the Board of Zoning Appeals.

Mark Ruth made a motion to approve the Site Plan for Case 2022-0020-ZC with the stipulation that any variances needed, be approved by the Board of Zoning Appeals.

John Haught seconded.

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

- Case 2022-0021-ZC: Site Plan for a 4,105 sq ft automatic car wash at 1388 Mentor Ave.

Michael Markum spoke for the Site Plan. Mr. Markum will be the architect of the proposed car wash.

John Haught needed clarification on what property the automatic car wash would be built on. Applicant replied the Ohio Auto Glass property. The current building would be torn down.

John Haught needed clarification on the set back that would be required for the new structure. The Applicant replied that the set back is what is required from the Zoning Resolution, and would be set back a little bit further than the current buildings on either side of the property in question.

John Haught commented that traffic has been trouble at another local car wash. The applicant replied that there will be attendants working to keep the flow of cars moving through the car wash.

Mark Ruth asked how many attendants would be working at a given time. The applicant responded that there may be up to three (3) attendants working in a day. But at least one will be there. There will be an office for the owner and bookkeeper.

A discussion with the Owner, Anthony Varcelli, was held pertaining to the locations of his other car washes. The proposed car wash will be his third car wash business.

Chairman asked if there will be pay stations or attendants to take payments. The applicant replied two (2) pay stations that will be two (2) separate car lines.

Jim Corrigan asked if the proposed car wash would resemble in structure and color one of the other owner's car washes.

The applicant responded that the proposed car wash will have a pitched roof, and the same colors.

Jim Corrigan asked regarding the logo on the building.

The applicant replied the logo shown will be at the front on the street.

Jim Corrigan asked regarding the sign size on the side of the building.

The applicant responded that the sign size was correct, to draw attention to what the car wash offers.

The applicant let the Members know that there were drawings of the signs in the application to review.

Mark Ruth commented that he feared the flow of traffic.

The applicant replied there will be a movable sign set up when business is busy and cannot accept more cars. To let the public know they could not enter the car wash at that specific time.

Chairman asked regarding how many cars were allowed.

The applicant replied that around forty (40) cars can be stacked.

John Haught needed clarification regarding the property line located for the property next door.

The applicant replied that a fence will be put up as a barrier to the adjacent property.

John Haught asked regarding the zoning amendment made at the November 14, 2022 Meeting regarding automatic car washes.

Zoning Inspector Harley DeLeon replied that the proposed business will be grandfathered in. Their application was submitted prior to the Trustees's Meeting that will discuss the amendments sent. The car wash permit will be good for a year and then it will be a legal non conforming use after.

Chairman asked regarding the front sign set back.

The applicant replied the sign was fifteen (15) feet off the right of way.

Chairman asked how high the front sign was.

The applicant replied four (4) feet high and eight (8) feet wide.

Chairman is concerned for traffic to be able to see around that sign to exit the car wash. Chairman asked if the sign could be moved back some.

The applicant replied they could move the sign back some.

Chairman asked if landscaping could be increased but kept low for the front sign.

A discussion with the applicant and Zoning Inspector Harley DeLeon was held looking over the provided drawings including the proposed landscape plan and front sign.

A discussion was held regarding how far back the front sign was planned from the edge of Mentor Avenue.

David Rapp, speaking for the Site Plan, joined in the conversation for the proposed landscaping and front sign.

A discussion was held regarding the adjacent businesses on either side of the proposed car wash.

Staff Report:

Zoning Inspector Harley DeLeon let the Members know that variances needed had been approved.

Harley DeLeon had worked closely with the applicant regarding some concerns. Harley DeLeon listed some of the concerns. These concerns were thought to pose traffic issues on site. The applicant decided to do away with any potential extras to avoid these traffic issues. Staff would recommend approval.

Chairman asked if the color scheme planned would match the Western Reserve Architecture.

Zoning Inspector Harley DeLeon replied yes.

Chairman asked the applicant if they were aware of color scheme requirements from the Zoning Resolution.

The applicant replied yes, and had samples available if the Members would like to look at them.

John Haught asked regarding if the two car lines merged into one car wash.

The applicant replied that there were two (2) separate lines with two (2) separate pay machines that ended at two gated entries that only allowed one car to go at a time.

Chairman entertained a motion to approve **Case 2022-0021-ZC** as submitted.

John Haught made a motion to approve **Case 2022-0021-ZC** as submitted. Jim Corrigan seconded.

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

New Business: None

Old Business: None

Dispensation of Closed Public Hearings: None

Items being held for Public Hearing: None

Election of Officers:

John Haught made a motion to re-elect Ted Galuschik as Chairman.

John Haught needed clarification if motion was needed for each officer or one motion to keep both officers.

A discussion was held that one motion could be made for both positions.

John Haught furthered his motion to also re-elect Darrell Webster as Vice-Chairman.

Mark Ruth commented concerns regarding the health of Darrell Webster continuing his role of Vice Chairman.

Zoning Inspector Harley DeLeon seconded the concern. Not all of the Members were in attendance for the current meeting to discuss and vote. The Zoning Commission alternate could not vote in the Election of Officers. Harley DeLeon asked what the Chairman would like to do in regards to continuing until the January Meeting to discuss with Darrell Webster his thoughts, and to elect a Vice Chairman.

A discussion was held how the Members would like to go forward with the Election of Officers. Possibly Electing the Chairman at the current Meeting. And leaving the Vice Chairman until the January Meeting. The Members discussed also reaching out to Darrell Webster prior to the January Meeting for his input.

Chairman asked which Members were up for new term dates.

A discussion was held regarding who has received their new terms, and who has not.

Chairman asked the Members what their decision was regarding the Election of Officers,

Mark Ruth let John Haught know he would like to join him to have a conversation with Darrell Webster.

A discussion was held with Legal Advisor Jermei Iosue if John Haught's motion needed a vote to rescind it.

Legal Advisor Jeremy Iosue replied that no vote was needed to rescind. The motion can be made again for just the Chairman. Jeremy Iosue suggested voting for Vice-Chairman at the start of the next Meeting.

John Haught made a motion to re-elect Ted Galuschik as Zoning Commission Chairman for the 2023 year. Mark Ruth seconded.

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

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon let the Members know that she had received the application for Casement. Other documents were needed and had not been delivered yet. Harley DeLeon was not sure she would be able to get everything to the Members in time for the January Meeting. The case for Casement may end up on the Agenda for February.

Legal Advisor Jeremy Iosue suggested waiting to add the case for Casement to the Meeting Agenda.

Harley DeLeon let the Members know that there was a Site Plan coming before the Members for an expansion of the Laketran Headquarters. This Site Plan may also be for the February Meeting.

Harley DeLeon let the Members know that the enactment of the proposed zoning change to car washes in the B-District go into effect on January 28, 2023.

Any Further Business to come before the Commission:

Chairman wished the Members and Staff a Happy Holidays.

Chairman adjourned the Meeting at 7:29 P.M.

Next Meeting will be on Monday, January 9, 2023.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary

