

**PAINESVILLE TOWNSHIP ZONING COMMISSION**  
**MEETING MINUTES**  
**Monday, July 10, 2023**  
**Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

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

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 June 12, 2023 Meeting Minutes. Hearing None.

Chairman entertained a motion.

Mark Ruth made a motion to approve the **June 12, 2022 Meeting Minutes**. Jim Corrigan seconded.

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

**Public Hearing:** None

**Site Plan/Architectural Reviews:**

- **2023-0003-ZC**: Site plan review for a 2,802 sq ft Popeyes Restaurant at 2168 Mentor Ave.

Michael Couch spoke for the request. The request is for a Popeyes Restaurant with a double lane drive through that will merge into a single lane window and landscaping.

Chairman asked how many vehicles could be queued.

The Applicant replied thirteen or more vehicles. The drive through is a double lane that will merge into a single lane at the window.

**Staff Report:**

Zoning Inspector Harley DeLeon let the Commission know that the applicant has met all standards of Zoning. Staff has worked closely with the Applicant to assure the standards have been met. Staff would recommend approval as submitted.

Jim Corrigan shared a concern for line of sight due to a tree and mound near Waterford and Mentor Avenue.

A discussion was held pertaining to the mound. The members asked to have the mound moved closer into the site.

A discussion was held with Zoning Inspector Harley DeLeon and the Applicant regarding mound requirements in the Resolution.

Chairman asked regarding the color scheme following the Western Reserve requirements. Zoning Inspector Harley DeLeon replied yes.

Chairman entertained a motion.

Jim Corrigan made a motion to approve **Case 2023-0003-ZC** with the condition(s) as follows:

1. Setting the earth mound two (2) feet further from Mentor Avenue.
2. Removing the Honey Locust tree at the intersection of Waterford and Mentor Avenue.

The Applicant needed clarification if a tree previously discussed, would need to be removed from the landscaping scheme.

Chairman replied yes.

Zoning Inspector Harley DeLeon needed clarification that the mound would need to be moved at least one to two feet further into the site.

A discussion was held.

**Roll Call:** 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:**

Zoning Inspector Harley DeLeon let the Members know that Staff was close to finalizing the zoning approval for Casement. This approval has started other projects such as rezoning the Corridor on Route 20, which will come before the Commission to discuss. There are also Texts Amendments being worked on by Staff.

**Any Further Business to come before the Commission:** None

Chairman adjourned the Meeting at 6:45 P.M.

**Next Meeting will be on Monday, August 14, 2023.**

Respectfully submitted,

  
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**Ted Galuschik, Chairman**

Handwritten signature of Rachel Muro in black ink.

**Rachel Muro, Zoning Secretary**

