

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

Tuesday, March 14, 2023

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

Present: Dave Enzerra, Dale Lewis, Dave Lindrose, Tom Hill, Randy VanBuren
Absent: Ken Sullivan
Zoning Inspector: Harley DeLeon
Legal Counsel: Jeremy Iosue

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 Jeremy Iosue swore in persons who were present to speak, and intended to testify during the Public Hearing.

Public Hearing:

- **Case 2023-0001-BZA (Continued from February 14, 2023):**

Applicant HPC Career Center submitted a Conditional Use Application for property located at 1821 North Ridge Rd. (PPN 11-B-036-0-00-009-0). The request is to allow a medical training career center. This was obtained through a similar use declaration.

Chairman saw no error in the Zoning Inspector requiring a Conditional Use.

Applicant was sworn in by the Legal Advisor.

Lucretia Dillard-Moore spoke for the request. The Applicant explained that there will be a Phlebotomy Certificate program with classes and labs. Students will need to complete a hundred (100) hours, class hours will be Tuesday and Thursday from 5 P.M. to 9 P.M., and Saturdays 9 A.M. to 5 P.M. There is a childcare facility next door to the program, so that parents can take these classes and have childcare for their children. Instructors are certified. Students will need to wear uniforms. The program is insured. There will be needle collection around every two (2) weeks. Needles and such will be locked up until needed.

Chairman asked if the Operation Hours will be extended.

Applicant replied that she would come before the Board to extend the hours.

A discussion was held pertaining to adding a condition to cover more Hours of Operation, in case more hours were needed. Applicant replied yes.

Dave Enzerra asked regarding the number of staff.

The Applicant replied there would be five (5) employed.

Randy VanBuren asked regarding the externship will be done outside of the program while the labs will be done inside.

Applicant replied yes.

Randy VanBuren asked if the Board would need to place a condition for needle disposal. It was replied from the rest of the Board and Applicant that needle disposal was dictated by the Health Department.

There was no one present to speak against the request.

Chairman entertained a motion.

Dave Enzerra made a motion to approve **Case 2023-0001-BZA** with the condition(s) as follows:

1. Hours of Operation Monday through Friday, 8 A.M. to 9 P.M.; Saturday, 8 A.M. to 5 P.M.
2. Five (5) year term.
3. Applicant will notify Zoning Staff if more Hours of Operation are added.

Dave Lindrose seconded.

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

Chairman explained to the applicant the process of journalizing the case. The applicant would like the motion journalized.

Randy VanBuren made a motion to journalize **Case 2023-0001-BZA**. Dave Lindrose seconded.

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

- **Case 2023-0003-BZA (Continued from February 14, 2023):**

1388 Mentor Avenue LLC submitted a Conditional Use Application for property located at 1388 Mentor Ave. (PPN 11-A-016-C-03-003-0). The request is to operate an automatic car wash.

Chairman saw no error in the Zoning Inspector requiring a Conditional Use.

Anthony Varcelli spoke for the request. The Applicant provided the Hours of Operation for the Car Wash which are Monday through Friday 7 A.M. to 8 P.M., Saturday 8 A.M. to 6 P.M., Sunday 9 A.M. to 5 P.M.

Dave Enzerra asked regarding how traffic flow will be handled.

The Applicant explained that there will be one lane onto the property, which will split into two lanes at the auto centuries, and then back to one lane before entering to go through the car wash. The wait from entering the property could be a ten (10) minute wait start to finish of the wash. Customers will be able to become members which will allow a tag to be read on the windshield for easier access to the car wash.

Chairman asked what protocol was for a busy day to prevent traffic backing up and entering the car wash. The Applicant replied there was room on the property to have two lanes stacking before the car centuries. He could have an attendant directing traffic away until they could reopen the entrance.

Chairman asked if a condition could be added that a "Closed" sign could be put out until the car wash slows down.

The Applicant replied ok.

Dave Lindrose asked how many cars can be stacked.
Michael Markum spoke for the request. Mr. Markum replied 53 cars on the property.

There was no one present to speak against the request.

Chairman entertained a motion.

Dave Lindrose made a motion to approve **Case 2023-0003-BZA** with the condition(s) as follows:

1. Hours of Operation Monday through Friday 7 A.M. to 8 P.M., Saturday 8 A.M. to 6 P.M., Sunday 9 A.M. to 5 P.M.
2. If there is traffic backed up on Route 20, a "Closed" car wash sign will be placed outside.
3. Five (5) year term.

Randy VanBuren seconded.

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

- **Case 2023-0005-BZA:**

Applicant 1522 Mentor LLC submitted a Conditional Use Application for property located at 1518 Mentor Ave. (PPN 11-A-016-E-00-058-0). The request is for drive-thru facilities for a Charley's Philly Steaks restaurant.

Chairman saw no error in the Zoning Inspector requiring a Conditional Use.

The Applicant was not in attendance.

Chairman entertained a motion.

Randy VanBuren made a motion to continue **Case 2023-0005-BZA** for April 11, 2023 Meeting.
Dave Enzerra seconded.

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

Regular Meeting:

Vice-Chairman asked the Board if there were any comments or edits to the **February 14, 2023 Meeting Minutes**. Hearing none.

The **February 14, 2023 Meeting Minutes** were approved as submitted.

Old Business:

Dale Lewis asked regarding a previous case from 2022. **Case 2022-0022-BZA.**

A discussion was held with Zoning Inspector Harley DeLeon regarding this case.

Harley DeLeon let the Board know she has made visits to the Site and no activity was taking place.

Chairman asked regarding if zoning was being followed in another area pertaining to the applicants.

Harley DeLeon stated that she would check into the area where there was activity taking place.

New Business:

Harley DeLeon let the Board know that there may be a potential Conditional Use Permit coming before the Board for a drive-thru for Popeye's.

Chairman asked regarding the Classic Car Wash. **Case 2022-0015-BZA**

A discussion was held.

Harley DeLeon replied that the Car Wash will not be moving forward.

Chairman adjourned the meeting at 7:07 P.M

Next official meeting date is Tuesday, April 11, 2023.

Respectfully submitted,

 4/11/23

Tom Hill, Chairman



Rachel Muro, Secretary

