

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, May 9, 2022
Painesville Township Office 55 Nye Rd. Painesville Twp., OH, 44077**

Present: Ted Galuschik, John Haught, Darrell Webster, John Everette, Mark Ruth,
Jim Corrigan
Absent: None
Zoning Inspector: Harley DeLeon
Legal Counsel: Jeremy Iosue

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 April 11, 2022 Meeting Minutes.

Hearing no other edits or comments, Chairman entertained a motion.

Darrell Webster made a motion to approve the **April 11, 2022 Meeting Minutes**. Mark Ruth seconded.

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

Public Hearing: None

Site Plan/Architectural Reviews:

- **Case 2022-0013-ZC:** Site Plan review for a 7,000 sq ft addition

Joshua Holstein spoke for the request.

Mr. Holstein let the Members know that this was an addition for business expansion.

Chairman needed clarification on what business was currently located on the property.

Mr. Holstein replied a towing company and auto repair shop.

Rich Cantanzriti, spoke for the request. Mr. Cantanzriti let the Members know his company was working through any concerns regarding the property and proposed addition.

Chairman needed clarification where the proposed addition would be built onto the current building. An above photo of the property was brought up for Mr. Holstein to explain where the addition would be built. Mr. Holstein clarified for the Members, the parking lot for business.

Chairman needed clarification regarding the color scheme for the building.

Mr. Holstein responded that the proposed addition would match the current building.

Mr. Holstein clarified for the Members, the proposed planned landscaping. Mr. Holstein also clarified fencing for property.

Darrell Webster needed clarification regarding setbacks.

Zoning Inspector Harley DeLeon replied that there was a concern regarding meeting the minimum setback requirement and a concern with five (5) proposed parking spaces in front of the new building. Those concerns were revised. Harley DeLeon presented a revised drawing for the Members.

Staff Report: Zoning Inspector Harley DeLeon let the Members know that the original drawing had met all the requirements except two, these two had been the setback and the parking. Harley DeLeon explained the issue concerning parking as written in the Resolution. The applicant has revised the concerns.

Chairman needed clarification regarding NorthRidge being a part of the Western Reserve.

Zoning Inspector Harley DeLeon replied that the business was located on a portion of NorthRidge that was a part of the Heavy Industrial.

Darrell Webster asked regarding Handicap parking.

The applicant explained where handicap parking was located.

Chairman asked if there were any questions for Staff or the Applicant. Hearing none.

Chairman asked if the Commission had any comments or questions. Hearing none. Chairman entertained a motion to approve **Case 2022-0013-ZC**.

John Haught made a motion to approve **Case 2022-0013-ZC**. John Everette seconded.

Roll Call: Haught; Aye, Webster; Aye, Ruth; Aye, Everette; Aye, Chairman; Aye.

Motion carried.

- **Case 2022-0014-ZC:**

Site Plan and Architectural Review for a new Classic Clean Auto Wash facility at 1936 Mentor Ave.

Kurt Hanson spoke for the request.

Mr. Hanson explained that this was for a car wash facility that will be a part of the Classic Auto Group.

John Urbanick spoke for the request.

Mr. Urbanick explained what the car wash facility will entail. What customers will need to do, and how the car wash will work. Drawings were provided for the Members to look over. Mr. Urbanick explained traffic flow, entrance and exits. What parking will be available and for who.

Mr. Hanson explained proposed landscaping, providing a layout of what is planned.

Mr. Hanson explained the proposed lighting.

Zoning Inspector Harley DeLeon needed clarification regarding certain lighting on the tower of the proposed business.

Mr. Hanson replied that the tower will not have any lighting.

Mr. Hanson provided a detailed picture of the building and colorscheme. What material will be used, and what the reasoning is of canopies and what not.

Mark Ruth needed clarification if the car wash will be used by both the car dealership and the public.

Mr. Hanson replied that the car wash is intended for the public only.

Mark Ruth needed clarification regarding the look of the business following the other car washes from the same company.

Mr. Hanson replied this car wash will follow the look of other buildings around it off of Mentor Avenue.

Darrell Webster asked regarding if customers will need to get out of their cars.

Mr. Hanson replied that customers will stay in their cars to go through the car wash.

Darrell Webster asked regarding the trash receptacle for the business.

Mr. Hanson explained that it will be covered to match the building.

Mark Ruth needed clarification regarding traffic flow for possible heavy business days.

Mr. Hanson responded that the area to drive into and get in line is long enough to help alleviate any traffic issues.

Chairman needed clarification on how many vehicles can drive in to get in line.

Mr. Urbanick responded around forty (40) as there are three (3) pay stations. One lane to get to a three (3) lane paystation.

Darrell Webster needed clarification about what the taller part of the proposed business would entail.

Mr. Hanson explained that this is a one story building, and will house restrooms, an office, and break room for the employees. While also having the area the car wash operates from.

Mark Ruth asked if any retail would be provided for the public.

Mr. Hanson replied no.

John Haught needed clarification on the water system for the proposed business.

Mr. Hanson replied that the business would not reuse water, and would go out to the appropriate sewers.

Darrell Webster needed clarification on the size of landscaping that will be planted.

Mr. Hanson replied that the back of the business will be around five to six (5 to 6) feet. The front would be slightly smaller.

Chairman commented that landscaping around the entrance/exit should not be above thirty six (36) inches for safety.

Mr. Hanson replied that it can be revised to ensure landscaping is the correct height for safety.

John Haught needed clarification on the noise issues concerning the vacuums.

Mr. Hanson clarified the vacuum system used, and that business will only be from 8am to 8pm. The public will not be able to use the car wash or vacuums outside of business hours.

John Haught asked how many vacuum stations were available.

Mr. Hanson replied around ten (10) stations.

Staff Report: Zoning Inspector Harley DeLeon let the Members know that the applicants have worked closely with staff and the trustees. There have been revisions of the pictures provided to show what the proposed business will look like. The staff and trustees offer full support of the proposal.

Chairman asked the applicants for a revised landscaping, regarding the comments provided by the Commission.

The applicants agreed.

Chairman asked if the Commission had any comments or questions. Hearing none. Chairman entertained a motion to approve **Case 2022-0014-ZC**.

Mark Ruth made a motion to approve **Case 2022-0014-ZC**. John Everette seconded.

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

New Business: None

Old Business:

- **Case 20-ZC-07:** Section 28 Rewrite sign section

Chairman reminded the Members what has been provided recently by Zoning Inspector Harley DeLeon pertaining to this case. Chairman asked Harley DeLeon to provide a draft of a section including what Harley DeLeon had proposed at a previous meeting to show the Members at the upcoming June Meeting.

Chairman asked if the Members had any concerns. Hearing none.

Chairman would like to table the discussion for **Case 20-ZC-07** until the June 13, 2022 Meeting.

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 Zoning is busy, and there may be more site plan reviews to come before the Commission.

Any Further Business to come before the Commission:

Chairman let the Commission know that he will not be in attendance for the upcoming June Meeting.

Chairman adjourned the meeting at 7:09 P.M.

Next Meeting will be on Monday, June 13, 2022.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary

