

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, November 14, 2022
Painesville Township Office 55 Nye Rd. Painesville Twp., OH, 44077

Present: Ted Galuschik, John Haught, John Everette, Mark Ruth, Darrell Webster,
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 October 10, 2022 Meeting Minutes. Hearing None. Chairman entertained a motion to approve the October 10, 2022 Meeting Minutes.

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

Roll Call: Haught: Aye, Ruth: Aye, Everette: Aye, Darrell: Abstain, Chairman: Aye.
Motion carried.

Public Hearing:

- **Case 2022-0018-ZC:** Proposed amendment to the table of uses in Section 22.

Zoning Inspector Harley DeLeon let the Members know that this case was initiated by the Trustees. This amendment to Section 22 would remove car washes and automatic car washes as conditionally permitted uses in the B-2 and B-3 Zoning Districts. Car washes and automatic car washes would be added as accessory uses to gas stations in the B-2 and B-3 Zoning Districts. The Lake County Planning Commission forward a letter stating they recommend approval of Case 2022-0018-ZC.

Mark Ruth asked if the reason to remove car washes and automatic car washes was because of over saturation in the B-2 and B-3 Districts.

Harley DeLeon replied yes.

Mark Ruth asked how the oversaturation would be dealt with in the future if the amendment needed to be reversed.

Harley DeLeon replied that the oversaturation and traffic on Mentor Avenue is the main concern for the Trustees. If a discussion were to come around to reverse the amendment, ODOT could be a part of that discussion for the traffic concerns.

Darrell Webster asked regarding if bowling alleys, indoor recreation type places would also be addressed sometime in the future for Section 22. It was not known if those places could be addressed at the current meeting as they were not mentioned in the Legal Notice.

Zoning Inspector Harley DeLeon was not sure if those places could be discussed as there was not a draft available for public Review.

Legal Advisor Jeremy Iosue commented that for changes to include indoor recreation type places, a separate Legal Notice would have to be done to include those changes and another meeting would have to take place.

Chairman commented that Staff could possibly look into making changes to indoor recreation type places for Section 22 to have at the December Meeting or January Meeting. Chairman continued to make a decision on car washes and automatic car washes at the current meeting.

Chairman entertained a motion to continue the Public Hearing or close the Public Hearing for **Case 2022-0018-ZC**.

Darrell Webster made a motion to close the Public Hearing for **Case 2022-0018-ZC**.
Mark Ruth seconded.

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

- **Case 2022-0019-ZC:** Proposed amendment to the list of permitted uses in Section 25.

Zoning Inspector Harley DeLeon let the Members know that the Trustees wanted to allow car washes and automatic car washes in the Township. The Trustees wanted to put these businesses in an area that would not cause any traffic concerns. The Zoning Districts that would fit car washes and automatic car washes would be the I-1 and I-2 Districts. The use would be a conditionally permitted use in the I-2 District, which would make it automatically a conditionally permitted use in the I-1 District.

Chairman asked if there were any other questions or concerns. Hearing none.

Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0019-ZC**.

Mark Ruth made a motion to close the Public Hearing for **Case 2022-0019-ZC**.
John Everette seconded.

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

Site Plan/Architectural Reviews: None

New Business: None

Old Business: None

Dispensation of Closed Public Hearings:

- **Case 2022-0018-ZC:**

Darrell Webster needed clarification that the recommendation from the Lake County Planning Commission had been read for the record.

Chairman replied that Zoning Inspector Harley DeLeon had read into record the Lake County Planning Commission's recommendation for approval.

Chairman entertained a motion to submit **Case 2022-0018-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as recommended by the Lake County Planning Commission by the Zoning Commission.

Mark Ruth made a motion to submit **Case 2022-0018-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as recommended by the Lake County Planning Commission by the Zoning Commission.

Darrell Webster seconded.

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

- **Case 2022-0019-ZC:**

Darrell Webster needed clarification from Zoning Inspector Harley DeLeon that automatic car washes would be a conditional use in the I-1 Zoning District.
Harley DeLeon replied yes.

John Haught needed clarification on the verbiage used in Section 25.

A discussion was held regarding the verbiage being pulled from the B District. This included the definition of car washes.

Chairman entertained a motion to submit **Case 2022-0019-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as recommended by the Lake County Planning Commission by the Zoning Commission.

John Haught made a motion to submit **Case 2022-0019-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as recommended by the Lake County Planning Commission by the Zoning Commission.

John Everette seconded.

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

Items being held for Public Hearing: None

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon let the Commission know that she would be out of town the week of December 12, 2022. The regularly scheduled Meeting for the Commission would be on December 12, 2022. Harley DeLeon asked if the meeting could be rescheduled for when she was back. The December Meeting Agenda would be busy. Harley DeLeon would like to have the Meeting on December 19, 2022. Chairman asked if Harley DeLeon would ask the Board of Zoning Appeals to also move their meeting to another date.

Harley DeLeon replied yes.

Chairman needed clarification from Legal Advisor Jeremy Iosue if a motion would be needed to move the Meeting date.

Jeremy Iosue replied no.

The Commission was in agreement to move the Meeting date to Monday, December 19, 2022 at 6:30 P.M.

Any Further Business to come before the Commission:

Zoning Inspector Harley DeLeon asked Chairman if he would like the Election of Officers to be on the December Meeting Agenda, or moved to the January Meeting Agenda.

A discussion was held regarding when to have the Election of Officers.

The Commission was in agreement to have the Election of Officers for the Monday, December 19, 2022 Meeting.

Chairman asked Zoning Secretary Rachel Muro to add Election of Officers in between Items Being Held for Public Hearing and Zoning Inspector's Report on the December Meeting Agenda.

Chairman adjourned the meeting at 6:54 P.M.

Next Meeting will be on Monday, December 19, 2022.

Respectfully submitted,



Ted Gaiuschik, Chairman



Rachel Muro, Zoning Secretary