

**PAINESVILLE TOWNSHIP ZONING COMMISSION  
MEETING MINUTES  
Monday, September 11, 2023  
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

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

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 July 10, 2023 Meeting Minutes. Hearing None.

Chairman entertained a motion.

Mark Ruth made a motion to approve the **July 10, 2022 Meeting Minutes**. Chairmen seconded.

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

**Public Hearing:** None

**Site Plan/Architectural Reviews:**

- **2023-0008-ZC:** Architectural review for new paint colors on the exterior at 1518 Mentor Ave.

Michael Allen spoke for the request of exterior paint colors for Charley's Philly Steaks.

A discussion was held regarding the current exterior paint colors of the side where the proposed restaurant will be located.

A discussion was held regarding the Applicant going before the Board of Zoning Appeals for other proposed changes to the building.

A discussion was held regarding the "red" color being proposed, to fit in with the Western Reserve rules. To change to a more appropriate "red" to fit Zoning Regulations.

Zoning Inspector Harley DeLeon offered staff's recommendation of the correct red to be used.

A discussion with Staff pertaining to sign lettering matching regulations.

**Staff Report:** The Architectural Review being presented is an improvement, and follows design standards within the Resolution. Whichever "red" is decided upon, match the "red" on the building.

A discussion was held regarding the signs and awning being approved prior at another meeting.

Applicant provided renderings for the Members to review and discuss.

A discussion was held regarding the exterior colors of other buildings in the area.

A discussion was held pertaining to the current remodel of the building for the proposed restaurant.

A discussion was held pertaining to the motion including conditions and letting the Applicant and Staff discuss the final decision.

Darrell Webster commented that may make the Applicant have to come back before the Members for discussion and approval.

Zoning Inspector Harley DeLeon suggested limiting the "red" to the proposed restaurant.

Staff suggested that the Applicant provide the color codes for the colors picked for staff to discuss and to go with a deeper "red" that will be allowed by the franchise.

A discussion was held regarding what the motion could contain.

Chairman entertained a motion.

Darrell Webster made a motion to approve **Case 2023-0008-ZC** with the condition(s) as follows:

1. Approve the colors as presented following verification and approval from Zoning Staff.

Mark Ruth seconded.

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

Motion carried.

- **2023-0009-ZC:** Site plan review for a 15,000 sq ft addition on a pre-existing industrial building at 882 Callendar Rd.

Don Plunkett spoke for the request of an addition to the rear of a pre-existing building. The addition will have the same roof slope. The proposed addition will be used as a warehouse and machinery, and include restrooms for employees.

A discussion was held regarding access between the addition and existing building.

A discussion was held pertaining to employee counts or parking requirements for the new addition. Parking numbers were provided in the Site Plan.

A discussion was held with Staff regarding the lot line being present on the rendering.

**Staff Report:** Recommendation from Staff, to approve as submitted.

Chairman entertained a motion.

Mark Ruth made a motion to approve **Case 2023-0009-ZC**. John Everette seconded.

**Roll Call:** Everette; Aye, Ruth; Aye, Webster; Aye, Haught; 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:** None

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

Chairman adjourned the Meeting at 7:05 P.M.

**Next Meeting will be on Monday, October 9, 2023.**

Respectfully submitted,

  
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Ted Galuschik, Chairman

  
\_\_\_\_\_  
Rachel Muro, Zoning Secretary



DATE: 9/4/23

ZC

Name	Email Address
Mike Allen	mallen@charleys.com
Don Plunkett	dplunkett@sedgi.com