

## RESOLUTIONS ADOPTED

April 4, 2023

### 2023-028 RESOLUTION TO AUTHORIZE PARTICIPATION IN THE ODOT ROAD SALT CONTRACT IN 2023

### 2023-029 RESOLUTION TO ADOPT A PROPOSED REVISION TO THE SCHEDULE OF ZONING FEES TO BE EFFECTIVE APRIL 5, 2023 AND TO BE ATTACHED TO THE PAINESVILLE TOWNSHIP ZONING RESOLUTION

## MINUTES

The Board of Painesville Township Trustees met for a regular meeting at 7:30 P.M. on Tuesday April 4, 2023 at 55 Nye Road. The meeting was called to order at 7:30 P.M. by Chairman Cicconetti. Present: Trustees Gabe Cicconetti, Chuck Hillier, Josh Pennock, Administrator Hollie Bartone, Fiscal Officer Michael Patriarca, Legal Adviser Jeremy Iosue

Chairman Gabe Cicconetti continued public hearing for Zoning Case 2023-0001-ZC

Chairman Gabe Cicconetti explained that we are still in heavy negotiations with the developers so at this point we are not acting today and we are going to continue the public hearing until the next meeting April 18, 2023 at 11:00 A.M.

Chairman Gabe Cicconetti made a motion to continue the public meeting, seconded by Josh Pennock passed unanimously.

Various topics, agenda items and departmental matters were brought before the board including the approval of minutes from the previous meeting, March 21, 2023

### SUMMARY OF WORK SESSION:

- The Administrator reported that NOPEC will be mailing out the enrollment papers and should hit the resident's mail boxes by the end of this month. You will be automatically re-enrolled if you were a member of Nopec before and you have the option to opt-out of NOPEC by calling them or enrolling with another provider.
- The Administrator reported that the Digital version of the newsletter went out last week and it is our first edition. It will be followed by the printed version within the next two weeks. The Digital version is smaller and most likely will be updated monthly and the printed version will now be going out twice a year instead of four.
- The Fire Chief discussed locker room improvements at the station. The Chief discussed the ISO inspection which will be next week, some training updates, donations of wooden flags to each fire station made from wood from the old Kuhar's and grants that they have applied for.
- The Service Director discussed the Winter 2022-2023 summary which was close to average. He discussed ODOT's assistance with drainage and beaver dam. He discussed that paving projects will begin in the month of April and May.
- The Planning and Zoning Director discussed the Casement Development and Popeye's.

**OLD BUSINESS:** Mary Ellen Abel of 50 Barley Drive discussed the \$4,000.00 donation to the Fairport Harbor Senior Citizen Center and how many residents were over sixty.

Trustee Josh Pennock was presented with questions on how the new development will affect the school system and he asked some representatives from the school board to give some updates on what they are doing now that the bond issue was voted down and how they are going to proceed further with new development.

Gary Platko of the Riverside School Board discussed how they hired a representative to give them alternatives since the bond issue failed for all aspects not just new development and some of those things that they came up with were to build a new middle school, adding additions, doing renovations. With some of the larger options it would require a different type of tax levy or bond issue if they pursue those. So far with other new developments they have not seen an increase or decrease and are staying pretty level.

Belinda Grassi of the Riverside School Board thanked the Trustees for inviting them tonight because with population growth she feels that collaborating together is important for planning for the Township and the Schools.

Trustee Chuck Hillier discussed the fact that even if the Trustees turned down this development that the Sidley's proposal which is 1775 which is down from what they originally asked, the Sidley's still has the right to build based on the zoning code the way it is now and we can't stop them and they could build 1300 to 1400 hundred homes which would probably be single family homes which would mean more children. The Development they are proposing has a mixture of single family homes, town homes, apartments and half of the apartments are senior living that don't have children, so from a stand point on what is going to impact Riverside more I would think this proposal would be more controlled because of

the limit on it. The other option is if we turn them down they can choose to be annexed by Painesville City which has already approached them and we would have no control.

Richard Katka, Sr. commented that he is adjacent to the Sidley Development and wanted to point out that the Zoning Commission and the Trustees have many concerns to address and hopes as a concerned group that we can make the right decisions and he wanted to thank them for letting him speak tonight.

Bo Rich of Dorothea Drive passed out emergency planning maps from the NRS to the Trustees and gave a commentary on why he feels this is a safety concern to the Township as far as evacuating in an emergency. (See Exhibit A for map)

Linda Cicconetti at 130 Hemlock Ct. had a question on the ruling for Section 8 apartments. The Trustees explained that would be up to the landlord. The Trustees set minimum rent standards that they could never go below to help attract young business professionals to hopefully lessen the impact on the schools. Linda also questioned if there will be fencing around the detention ponds. She also questioned where the construction vehicles will be coming off of. The Trustees explained that they have not got that far but it would most likely be coming off the main roads such as Casement and Route 20.

Mike Maruschak of 62 Bowhall Road had concerns regarding the close proximate of the pods and if a fire started. The Fire Chief explained that they would have to have fire walls.

Rosemary Truk of 6594 Fairgrounds gave her concerns about over development in Lake County.

Mary Ellen Abel of 50 Barley Drive asked what the Town Center was going to be. The Trustees explained they don't know how much land we are going to get so they don't know exactly what will be on the Town Center until they know. Mary Ellen also asked about expanding the current fire station on Bowhall instead of adding a new fire station.

Trustee Pennock and Trustee Hillier gave some examples of the benefits and non-benefits of HOA's.

A resident had a question about the rules of how many cars can be on a property and running a business out of a garage.

Director of Planning and Zoning explained that it is illegal to run a business out of a garage and what is involved in proving that.

Chairman Gabe Cicconetti explained that a traffic study will have to be done for all roads for this development.

Director of Planning and Zoning read a concern from Fred Wheeler on Nelmar Drive. (See exhibit B)

**NEW BUSINESS:** Terrance Doyle of 452 Southington Blvd. wanted to know when the Casement Development is supposed to start. The Trustees explained that it probably wouldn't be for 18-24 months and that this is just a preliminary plan.

Michael Johnson of 1160 Dorothea Drive wanted to know if anyone has thought of security issues and have talked to the Sheriff's Department in regards to patrols for this new development and the Transients moving to other areas.

Trustee Chuck Hillier explained that he had a meeting with the EMA director Joe Busher and they spoke in depth regarding the evacuation routes. The EMA Director explained how they come up with these routes. They talk to the Township, they talk to the communities, and they talk to the County. With the County specifically they talk to the Lake County Engineers Office, after learning this Chuck Hillier called the Lake County Engineers Office and spoke with Chief Deputy Tracy Salkiewicz. Tracy explained how they come up with the routes and they are approved by NRC.

Trustee Chuck Hillier explained how levies work and the outcome of how it affects your property taxes. He estimates that on a full build of the Casement Development it would bring in 2.7 million to the Township. He let the residents know they are working hard to keep looking into all of the concerns of the residents and will keep digging to get more information.

**LAKE COUNTY SHERIFF'S OFFICE REPORT:** No report given

**DEPARTMENT REPORTS:**

- SERVICE DEPARTMENT: Nothing to report
- FIRE DEPARTMENT: Nothing to report
- ZONING DEPARTMENT: Nothing to report
- LEGAL ADVISOR: Nothing to report
- ADMINISTRATOR: Nothing to report

**FISCAL OFFICER:** Nothing to report

**TRUSTEES:** Went into Executive Session at 9:08 P.M. The purpose of the Executive Session was to discuss Legal Counsel Appointment. A motion to go into Executive Session was made by Josh Pennock

and seconded by Chuck Hillier. Josh Pennock made a motion to close Executive Session at 9:15 P.M., seconded by Chuck Hillier. The Trustees went into another Executive Session to discuss Fire Chief & labor relations. A motion to go into Executive Session was made by Josh Pennock and seconded by Chuck Hillier. Chuck Hillier made a motion to close Executive Session at 9:19, seconded by Josh Pennock.

**BILLS PAID**

Various bills, payroll and related disbursements were presented, examined and approved for payment.

**RESOLUTIONS ADOPTED**

2023-028 RESOLUTION TO AUTHORIZE PARTICIPATION IN THE ODOT ROAD SALT CONTRACT IN 2023

(Resolution separately printed as if fully included herein as Exhibit C)

2023-029 RESOLUTION TO ADOPT A PROPOSED REVISION TO THE SCHEDULE OF ZONING FEES TO BE EFFECTIVE APRIL 5, 2023 AND TO BE ATTACHED TO THE PAINESVILLE TOWNSHIP ZONING RESOLUTION

Resolved, We the Painesville Township Trustees, hereby adopt a proposed revision to the schedule of zoning fees to be effective April 5, 2023 and to be attached to the Painesville Township Zoning Resolution (See Exhibit D for schedule of zoning fees)

Chairman Gabe Cicconetti made a motion to close the meeting at 9:19 P.M., seconded by Josh Pennock passed unanimously.

**ADJOURNMENT**

  
\_\_\_\_\_  
Gabe Cicconetti, Chairman

  
\_\_\_\_\_  
Michael Patriarca, Fiscal Officer

**Payment Listing**  
3/22/2023 to 4/4/2023

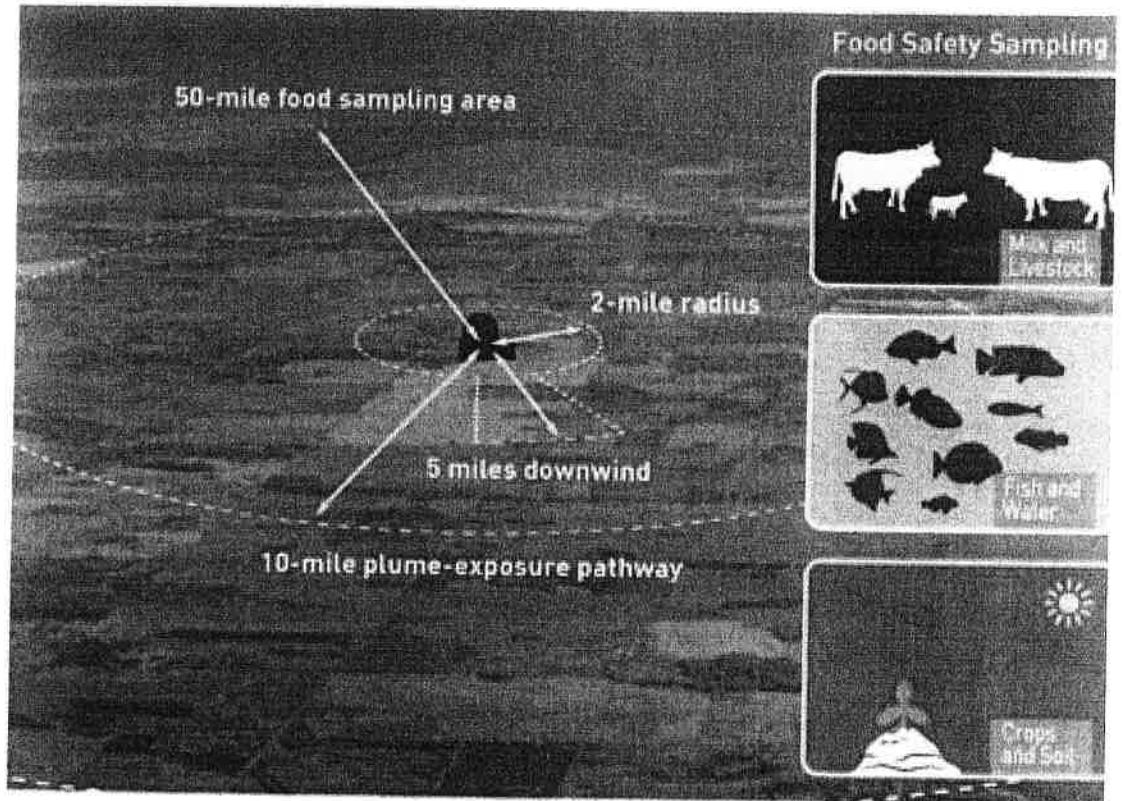
Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
869-2023	03/23/2023	03/23/2023	CH	OHIO JOB & FAMILY SERVICES	\$43.92	C
994-2023	03/31/2023	03/29/2023	CH	EXPERT PAY	\$4.50	C
995-2023	03/29/2023	03/29/2023	CH	THE ILLUMINATING COMPANY	\$35.75	C
1009-2023	04/03/2023	04/03/2023	CH	MEDICOUNT	\$1,282.65	O
1010-2023	04/03/2023	04/03/2023	CH	EXPERT PAY	\$4.50	O
60716	03/29/2023	03/29/2023	AW	ADVANCED ECOLOGICAL SYSTEMS	\$554.25	O
60717	03/29/2023	03/29/2023	AW	ALBERS AND ALBERS	\$1,683.75	O
60718	03/29/2023	03/29/2023	AW	AT & T MOBILITY	\$201.62	O
60719	03/29/2023	03/29/2023	AW	CONVOY TIRE AND SERVICE, INC.	\$30.00	O
60720	03/29/2023	03/29/2023	AW	DANIELLE THOMPSON	\$150.00	O
60721	03/29/2023	03/29/2023	AW	DOMINION EAST OHIO	\$4,021.03	O
60722	03/29/2023	03/29/2023	AW	HUMANADENTAL INS. CO.	\$5,486.77	O
60723	03/29/2023	03/29/2023	AW	KWIK KLEEN	\$178.50	O
60724	03/29/2023	03/29/2023	AW	LBP LEASING INC.	\$129.00	O
60725	03/29/2023	03/29/2023	AW	MOMENTS BY MICHAEL PHOTOGRAPHY	\$500.00	O
60726	03/29/2023	03/29/2023	AW	PETER L. OBLACZYNSKI	\$141.48	O
60727	03/29/2023	03/29/2023	AW	QUILL LLC	\$174.66	O
60728	03/29/2023	03/29/2023	AW	RUGG'S PEST MANAGEMENT	\$110.00	O
60729	03/29/2023	03/29/2023	AW	THE NEWS-HERALD	\$132.70	O
60730	03/29/2023	03/29/2023	AW	TRUCK SERVICE, INC.	\$2,339.89	O
60731	03/31/2023	03/31/2023	AW	CINTAS CORPORATION	\$309.12	O
60732	03/31/2023	03/31/2023	AW	JOUGHIN HARDWARE	\$11.00	O
60733	03/31/2023	03/31/2023	AW	PROVISION IMPRESSIONS/VISION PRESS,	\$150.00	O
60734	03/31/2023	03/31/2023	AW	THE NEWS-HERALD	\$238.00	O
60735	04/03/2023	04/03/2023	AW	POSTMASTER	\$2,525.81	O
60736	04/03/2023	04/03/2023	AW	MONTAGE ENTERPRISES, INC.	\$382.25	O
60737	04/03/2023	04/03/2023	AW	TREASURER, STATE OF OHIO	\$1,074.00	O
60738	04/03/2023	04/03/2023	AW	VERIZON WIRELESS	\$40.52	O
60739	04/03/2023	04/03/2023	AW	MELZER'S FUEL SERVICE	\$3,951.41	O
60740	04/03/2023	04/03/2023	AW	AQUA OHIO, INC.	\$117.63	O
60741	04/03/2023	04/03/2023	AW	R.W. SIDLEY, INC.	\$42.80	O
60742	04/03/2023	04/03/2023	AW	SHRED RITE LLC	\$31.75	O
Total Payments:					\$26,079.26	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$26,079.26	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

\* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

## Emergency Planning Zones



Note: A 2-mile ring around the plant is identified for evacuation, along with a 5-mile zone down the projected release path.

## Emergency Planning Zones | NRC.gov

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To the Township Trustees, and people of Painesville Twp., I would like to put into record my concerns of how this project can/will affect the Twp. School system. I regret not being able to attend the meeting tonight, as I understand a representative from the school district will be present.

My main concern is for the obvious influx of new students. Will this mean expansion of existing schools, or even the construction of new schools/ campuses?

Has there been any projection made to understand when these new schools will be needed. This question is important for residents on fixed incomes, so we can start to plan for the new taxes that will be coming with this project.

I like living in the township. We have strong, capable and knowledgeable leadership. I am for this housing development. I only ask that we proceed slowly and cautiously, as this is probably the biggest project in a while/EVER this township will deal with. Please, Please, move forward with caution, and include enough time to fully discuss and understand the impact this will have on the school system.

RESPECTFULLY FRED WHEELER

THANK YOU



**RESOLUTION AUTHORIZING PARTICIPATION  
IN THE ODOT ROAD SALT CONTRACTS AWARDED IN 2023**

**WHEREAS**, the (Painesville Township, Lake County) (hereinafter referred to as the "Political Subdivision") hereby submits this written agreement to participate in the Ohio Department of Transportation's (ODOT) annual road salt bid in accordance with Ohio Revised Code 5513.01(B) and hereby agrees to all of the following terms and conditions in its participation of the ODOT road salt contract:

- a. The Political Subdivision hereby agrees to be bound by all terms and conditions established by ODOT in the road salt contract and acknowledges that upon award of the contract by the Director of ODOT it shall be bound by all such terms and conditions included in the contract; and
- b. The Political Subdivision hereby acknowledges that upon the Director of ODOT's signing of the road salt contract, it shall effectively form a contract between the awarded salt supplier and the Political Subdivision; and
- c. The Political Subdivision agrees to be solely responsible for resolving all claims or disputes arising out of its participation in the ODOT road salt contract and agrees to hold the Department of Transportation harmless for any claims, actions, expenses, or other damages arising out of the Political Subdivision's participation in the road salt contract; and
- d. The Political Subdivision's electronic order for Sodium Chloride (Road Salt) will be the amount the Political Subdivision agrees to purchase from its awarded salt supplier at the delivered bid price per ton awarded by the Director of ODOT; and
- e. The Political Subdivision hereby agrees to purchase a minimum of 90% of its electronically submitted salt quantities from its awarded salt supplier during the contract's effective period; and
- f. The Political Subdivision hereby agrees to place orders with and directly pay the awarded salt supplier on a net 30 basis for all road salt it receives pursuant to ODOT salt contract; and
- g. The Political Subdivision acknowledges that should it wish to rescind this participation agreement it will do so by written, emailed request by no later than Monday, May 1<sup>st</sup>, by 5:00 p.m. The written, emailed request to rescind this participation agreement must be received by the ODOT Office of Contract Sales, Purchasing Section email: [Contracts.Purchasing@dot.ohio.gov](mailto:Contracts.Purchasing@dot.ohio.gov) by the deadline. The Department, upon receipt, will respond that it has received the request and that it has effectively removed the Political Subdivision's participation request. Furthermore, it is the sole responsibility of the Political Subdivision to ensure ODOT has received this participation agreement as well as the receipt of any request to rescind this participation agreement. The Department shall not be held responsible or liable for failure to receive a Political Subdivision's participation agreement and/or a Political Subdivision's request to rescind its participation agreement.

**NOW, THEREFORE**, be it ordained by the following authorized person(s) that this participation agreement for the ODOT road salt contract is hereby approved, funding has been authorized, and the Political Subdivision agrees to the above terms and conditions regarding participation on the ODOT salt contract:

\_\_\_\_\_ (Authorized Signature) 04/04/2023 Approval Date  
 \_\_\_\_\_ (Authorized Signature) 4/4/2023 Approval Date  
Charles Miller (Authorized Signature) 4/4/2023 Approval Date  
 \_\_\_\_\_ (Authorized Signature) \_\_\_\_\_ Approval Date  
 \_\_\_\_\_ (Authorized Signature) \_\_\_\_\_ Approval Date

**THIS RESOLUTION MUST BE UPLOADED TO THE SALT PARTICIPATION WEBSITE BY NO LATER THAN MAY 1<sup>st</sup>, 2023.**

PLEASE NOTE: THE DEPARTMENT WILL NOT ACCEPT TYPED SIGNATURES. PARTICIPATION AGREEMENTS SUBMITTED WITH TYPED SIGNATURES WILL BE INVALID AND INELIGIBLE FOR APPROVAL. YOU CANNOT SUBMIT A WORD DOCUMENT VERSION OF THIS PARTICIPATION AGREEMENT. NO EXCEPTIONS.



**SCHEDULE OF ZONING FEES**



Fees for Zoning Certificates shall be set forth by the Board of Painesville Township Trustees by Resolution and adopted at a regular meeting and shall be amended from time to time at the discretion of the Trustees. The fee as prescribed shall accompany each application for a Zoning Certificate, zoning map or text amendment, Conditional Use Permit or appeal to the Board of Zoning Appeals. If the applicant or appellant desires a verbatim record of any Public Hearing or proceeding, the applicant/appellant shall furnish the court reporter and bear the expense of typing said record. **Fees based upon square footage and/or acreage will be rounded to the nearest whole dollar.**

**RESIDENTIAL ZONING CERTIFICATES:**

New dwelling unit (single or attached/multi-family)	\$500.00	+ \$200.00 Recreation fee	= \$700.00 each unit
Addition to dwelling or attached garage	minimum \$50.00	\$0.10/ square foot	
Accessory Building	\$ 40.00		
Decks attached or unattached	\$ 40.00		
Accessory Structure, Leisure	\$30.00		
Fences	\$40.00		
Pools	\$30.00	above ground	
	\$100.00	in ground	
Home Occupation (see definition Section 5)	\$50.00		
Structural Alteration	\$50.00		
Temporary Portable Storage Unit	\$25.00	+ \$50 refundable deposit	
Poultry/Fowl Husbandry	\$ 30.00		
Demolition	\$ 25.00		

**NON-RESIDENTIAL ZONING CERTIFICATES:**

Change of use or change of business ownership	\$150.00	
New construction or reconstruction of main buildings and accessory buildings over 2,000 sq. ft.	minimum \$500.00 maximum \$ 1,500	\$0.10/ square foot
New Construction or reconstruction of Accessory Buildings 2,000 sq. ft. or less	minimum \$ 100.00 maximum \$ 200	\$ 0.10/ square foot
Addition to a main building or Accessory Building	minimum \$ 100.00 maximum \$ 1,000	\$0.10/ square foot
Use of land (involving placement of personal property constituting a part of business or industrial operation)	\$100.00	per acre per parcel
New construction of any hotel, motel, rest home, nursing care facility, or similar structure	minimum \$700.00	\$100.00 per room
Parking lot construction, reconstruction or reconfiguration (involving new or existing paved areas intended for vehicular parking and travel as well as pedestrian access)	minimum \$50.00 maximum \$200.00	\$0.01/square foot
Demolition	\$ 50.00	

**SIGN ZONING CERTIFICATES:**

Wall signs	\$150.00	
Free Standing/monument signs (single occupant) *	\$150.00	
Free Standing/monument sign (multi-tenant, shopping centers) *	\$250.00	
Panel replacements only-Exact Size with no changes to mounting	Exempt	
Billboards	\$500.00	per sign face
Other Single or Grouping Signs, such as Construction signs, Subdivision Signs, Gateway Signs, Non-residential Identification Signs, any of which are either free-standing/monument/wall or fence mounted.	\$150.00	
Grand Opening/ Special Event Signs	\$150.00	Temporary w/ restrictions
For Sale, Rental or Lease signs, Open House signs	Exempt	Temporary w/ restrictions
Residential identification signs, political signs, Entrance-Exit signs	Exempt	
All other temporary signs	PROHIBITED	



**SCHEDULE OF ZONING FEES**



**APPLICATION FOR CHANGE OF ZONING CLASSIFICATION:**

Text amendments to the Zoning Resolution	\$500.00	
Rezoning of property under four (4) acres (plus reimbursement of expenses for legal and engineering reviews as required by the Township)	minimum \$300.00	\$100.00 per acre
Rezoning of property four (4) acres or more (plus reimbursement of expenses for legal and engineering reviews as required by the Township)	\$600.00	
Rezoning of property to FPUD-B	\$1,000.00	

**SITE PLAN/ ARCHITECTURAL REVIEW FEES:**

Site Plan Applicant to reimburse Painesville Township for all necessary and actual fees and expenses for legal and engineering services incurred by Painesville Township.		
Site Plan Review Fee	\$750.00	
Architectural Review Fee	\$250.00	

**CONDITIONAL USE ZONING CERTIFICATES (CUP) AND APPLICATIONS FOR VARIANCES:**

CUP Applicant to reimburse Painesville Township for all necessary and actual fees and expenses for legal and engineering services incurred by Painesville Township.		
Agriculture CUP	\$200.00	
Wireless telecommunication towers & co-location	\$2,000.00	
All others CUP applications	\$400.00	
Any modifications to an existing CUP	\$350.00	
Renewal of CUP w/Public Hearing	\$350.00	
Renewal of CUP w/o Public Hearing	\$200.00	

**APPLICATION FOR VARIANCE OR DETERMINATION APPEAL**

Residential area/use variance or determination appeal	\$200.00	
Non-Residential area/use variance or determination appeal	\$ 450.00	

**OTHER FEES**

Special Meeting – Zoning Commission	\$525.00	
Special Meeting – Board of Zoning Appeals	\$550.00	
Paper Copy of Zoning Resolution	\$ .20	Per Page
Any permit required not specifically provided for herein	\$ 150.00	