

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

Present: Ted Galuschik, Amy Cossick, John Haught, Darrell Webster, John Everette, Mark Ruth

Absent: None

Zoning Inspector: Harley DeLeon

Legal Counsel: Jason Hartzell

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 January 19, 2022 Meeting Minutes.

Hearing no other edits or comments, Chairman entertained a motion to approve the **January 19, 2022 Meeting Minutes**.

Darrell Webster made a motion to approve the **January 19, 2022 Meeting Minutes**. Amy Cossick seconded.

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

Public Hearing:

- **Case 2022-0002-ZC: 485 Riverside Drive**

Application for zoning amendment. The request is to rezone 2.79 acres of property located at 485 Riverside Dr parcel number 11-A-019-0-00-011-0 from R-1 single family residential to CS Community Service.

Zoning Inspector Harley DeLeon let the Commission know that the Riverside School District had purchased the property as an addition to their campus. In order to do this, the property would need to be rezoned from an R-1 single family residential to a CS Community Service.

Chairman needed clarification from Zoning Inspector Harley DeLeon regarding a past rezoning for the main Riverside District Campus.

Darrell Webster reminded the members this property had not been included with the past rezoning of property around the main campus.

Chairman asked if the Commission had any comments or questions for Staff. Hearing none. Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0002-ZC**.

Darrell Webster made a motion to close the Public Hearing for **Case 2022-0002-ZC**.
John Haught seconded.

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

- **Case 2022-0003-ZC: 120 Fairport Nursery Road**

Application for zoning amendment. Request is to rezone 120 Fairport Nursery, a 12.27 acre parcel, created by splitting and combining three parent parcels, to B-2 General Retail. The current zoning designation of the three parent parcels is I-2, I-2, and R-4. This request affects parcels 11-B-037-0-00-008-0, 11-B-037-0-00-007-0, and 11-B-037-0-00-012-0.

David Novak spoke for the proposal.

David Novak let the Commission know that **2022-0003-ZC** and **2022-0004-ZC** are related. David Novak gave a brief summary of the plans to rezone three parcels to B-2. David Novak let the Commission know that this request had come from the Painesville Township Trustees.

Chairman asked the Commission if there were any questions. Hearing none.

A discussion was held regarding improved road access at Fairport Nursery Road for this parcel if the request to rezone was improved.

Ken Frank, 140 Fairport Nursery Rd; asked regarding possible rerouting of traffic.

David Novak explained using a map provided what the rezoning entailed.

Ken. Frank let the Commission know that as a contiguous neighbor, he saw no complications.

John Haught asked Zoning Inspector Harley DeLeon regarding the Planning Commissions recommendation to not rezone to B-2 due to sewage.

Harley DeLeon let the Commission know that she did not have any input pertaining to the recommendation from the Planning Commission. Harley DeLeon continued that she let the Planning Commission know that this was Trustee initiated. There was a concern that sewage was not included in the Comprehensive Plan. David Novack let the Commission know that the property can be serviced from Greenside for sanitation.

Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0003-ZC**.

John Haught asked regarding the Commission waiting for a Site Plan Review to come before them.
A discussion was held regarding a future Site Plan Review.

Amy Cossick made a motion to close the Public Hearing for **Case 2022-0003-ZC**.
John Haught seconded.

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

- **Case 2022-0004-ZC: 0 Greenside**

Request is to rezone 0 Greenside a 1.58 acre parcel, created by the splitting and combining of two parent parcels, to R-3 Duplex Dwelling. The current zoning designation of the two parent parcels is I-2 and I-2. This request affects parcels 11-B-037-0-00-008-0, and 11-B-037-0-00-007-0.

David Novak spoke for the proposal.

David Novak reminded the Commission that **Case 2022-0003-ZC** and **Case 2022-0004-ZC** are related. The parcel being discussed is the northern portion of the parcel that had been discussed in Case 2022-0003-ZC. David Novak continued that the plan is to rezone this parcel to R-3 as a continuation of the duplexes that are currently on Greenside Drive.

Chairman asked David Novak if this parcel abuts Greenside Drive.
David Novak replied yes, the parcel has legal frontage on Greenside.

Chairman asked the Commission if they had any questions or comments. Hearing none.
Chairman asked if there was anyone to speak against the request. Hearing none.

Chairman asked Zoning Inspector Harley DeLeon for a staff report.
Harley DeLeon let the Commission know that during a project, the property owner had been approached by the Painesville Township Trustees to rezone; and in the process found that the frontage on Greenside should be rezoned. Harley DeLeon let the Commission know that it was a good idea for the rezoning to match the zoning along Greenside Drive.

Darrell Webster asked regarding a tension line, if there was an easement on the parcel the tension line possibly may cut through, and if it was shown on the map provided.
David Novak showed Darrell Webster where the easement was located on the map provided.
A discussion was held regarding the location of the tension wire and easement.

Chairman asked if the Commission had any more questions or comments. Hearing none.

Chairman entertained a motion to continue or close the Public Hearing for **Case 2022-0004-ZC**.
John Haught made a motion to close the Public Hearing for **Case 2022-0004-ZC**.
Darrell Webster seconded.

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

Site Plan/Architectural Reviews: None

New Business:

- **2022-05-ZC**: Proposed Amendment to Section 8 of Zoning Commission Alternates
- **2022-06-ZC**: Proposed Amendment to Section 9 of Zoning Appeals Alternates

Zoning Inspector Harley DeLeon explained that the need for a Zoning Commission Alternate has been brought forward. Harley DeLeon continued that the Board of Zoning Appeals currently has an alternate, and that it has helped when a Board Member cannot come to a meeting. The Zoning Resolution did not allow for a Commission Alternate, and an amendment is needed to allow for up to two (2) alternates. Harley DeLeon continued that the Commission was receiving the Cases presented, and setting for Public Hearing for March 14, 2022.

Darrell Webster asked regarding if a motion was needed to set the cases for Public Hearing. A discussion was held with Legal Advisor Jason Hartzell, regarding a motion needed to set the cases for Public Hearing.

Chairman entertained a motion to set for Public Hearing on March 14, 2022, both **Case 2022-0005-ZC** and **Case 2022-0006-ZC**.

Darrell Webster made a motion to set both **Case 2022-0005-ZC** and **Case 2022-0006-ZC** to a Public Hearing for March 14, 2022.

Amy Cossick seconded.

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

Old Business:

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

Chairman asked Zoning Inspector Harley DeLeon if discussion should be tabled for the March 14, 2022 Meeting.

Zoning Inspector Harley DeLeon replied yes.

The Commission agreed.

Chairman would like to table the discussion for **Case 20-ZC-07** until the March 14, 2022 Meeting.

Dispensation of Closed Public Hearings:

- **Case 2022-0002-ZC:**

Chairman entertained a motion to submit **Case 2022-0002-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission.

John Haught made a motion to submit **Case 2022-0002-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission.

Darrell Webster seconded.

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

- **Case 2022-0003-ZC:**

Chairman entertained a motion to submit **Case 2022-0003-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission.

Amy Cossick made a motion to submit **Case 2022-0003-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission.
Darrell Webster seconded.

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

- **Case 2022-0004-ZC:**

Chairman entertained a motion to submit **Case 2022-0004-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission.

John Haught made a motion to submit **Case 2022-0004-ZC** to the Trustees with a recommendation to approve the proposed zoning amendment with modifications as discussed by the Zoning Commission. Amy Cossick seconded.

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

Items being held for Public Hearing: None

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon introduced John Everette as a new Commission Member, and Mark Ruth as the new Commission Alternate once the Zoning Amendments are voted on.

Any Further Business to come before the Commission: None

Chairman adjourned the meeting at 7:06 P.M.

Next Meeting will be on Monday, March 14, 2022.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary