

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES**

Monday, June 12, 2023

Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

Present: Ted Galuschik, Darrell Webster, John Haught, John Everette, Mark Ruth,
Jim Corrigan

Absent:

Zoning Inspector: Harley DeLeon

Legal Counsel:

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 May 8, 2023 Meeting Minutes. Hearing None.

Chairman entertained a motion.

Mark Ruth made a motion to approve the **May 8, 2022 Meeting Minutes**. John Haught seconded.

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

Public Hearing:

- **Case 2023-0004-ZC:**

Application for Map Amendment. The request proposes to rezone parcel(s) 11-B-027-0-00-011-0 which consists of a total of 17.76 acres from B-1 to FPUD and to include that acreage into the Villages at Casement FPUD.

Amendment was initiated by the Painesville Township Trustees.

Zoning Inspector Harley DeLeon reported that she had gotten in touch with George Davis of Pro Built Homes. Mr Davis asked if he would need to be present. Harley DeLeon let Mr. Davis know that he did not need to be present due to the amendment being Trustee initiated and that the property owner agreed to the proposed rezoning.

John Haught needed clarification where the land being proposed for rezoning was located. Harley DeLeon provided an above map view of the parcels. The parcels are located between Old Casement, and Casement Golf Course.

A discussion was held regarding the parcels in question.

No Public was present to speak for or against the proposed amendment.

A discussion was held regarding using some of the parcels as access to park space

Chairman entertained a motion.

Darrell Webster made a motion to close the Public Hearing for **Case 2023-0004-ZC**. John Haught seconded.

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

Site Plan/Architectural Reviews:

- **2023-0005-ZC**: Site plan review for a 14,720 sq ft warehouse at 891 Callendar Blvd.

Steve Zelko spoke for the request. A new facility for Technical Glass. This will include warehouse and office space.

John Haught needed clarification regarding vacant property on either side of the proposed warehouse. Mr. Zelko replied that one side is side yard to the current building, the other is side yard to the proposed building.

John Haught asked regarding an unmowed portion in the middle.
Mr. Zelko replied that it will be a part of the proposed building.

John Haught needed clarification regarding what type of glass was being made.
A discussion was held regarding the different types of glass being made and distribution.

Chairman asked regarding the look of the proposed building matching the buildings in the area.
Mr. Zelko replied that it will match the current building on the property.

Staff Report:

Zoning Inspector Harley DeLeon let the Members know that all that is presented meets zoning standards. Harley DeLeon recommended to the Members, approval as submitted.

Chairman entertained a motion.

Mark Ruth made a motion to approve **Case 2023-0005-ZC**. John Everette seconded.

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

- **2023-0006-ZC**: Site plan review for a 720 sq ft storage building at 25 Freedom Rd.

Andy Torowski spoke for the request. A new storage building. The current storage building will be replaced. Wood built, siding to match an existing building, and shingles that will also match the current building.

John Everette asked what would be stored in the proposed building.

Mr. Torowski replied that persons will be able to store their housewares, furniture, ect.

John Haught needed clarification if the current shed had been torn down, as he had not seen a separate building/shed next to the main building.
Mr. Torowski was unsure if the current shed had been removed yet.

Staff Report:

Zoning Inspector Harley DeLeon let the Members know that this was a small-scale project for that area being in the Industrial District. What is being proposed falls in line with the zoning requirements.

Chairman entertained a motion.

Darrell Webster made a motion to approve **Case 2023-0006-ZC**. John Everette seconded.

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

New Business: None

Old Business: None

Dispensation of Closed Public Hearings:

- **Case 2023-0004-ZC:**

Chairman entertained a motion.

Mark Ruth made a motion to submit **Case 2023-0004-ZC** to the Trustees with a recommendation to approve the proposed modification to the Painesville Township Zoning Map. John Everette seconded.

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

Items being held for Public Hearing: None

Zoning Inspector's Report:

Zoning Inspector Harley DeLeon did not have anything to report to the Commission Members.

Any Further Business to come before the Commission: None

Chairman adjourned the Meeting at 6:49 P.M.

Next Meeting will be on Monday, July 10, 2023.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary



DATE: 06-12-2023 ZC

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