

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, April 1, 2024
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

Present: Ted Galuschik, Mark Ruth, John Everette, Darrell Webster, John Haught,
Jim Corrigan
Absent: None
Zoning Inspector: Harley DeLeon
Legal Counsel: Mandy Gwirtz

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:

John Haught made a motion to approve the **March 11, 2024 Meeting Minutes**. Mark Ruth seconded.

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

Public Hearing:

2024-0002-ZC

An amendment to the TEXT of the Painesville Township Zoning Resolution has been initiated by the Zoning Commission. The request proposes to amend Section 17 permitting fee simple lots and standards associated.

Staff Report: Text Amendment is Trustee initiated. A property owner would like to develop land zoned R-4 into town homes on fee simple lots. A discussion was held regarding the initiation of this Text Amendment.

Discussion was held regarding the wording for the changes added in the draft of the proposed text amendment.

Fee Simple was defined and explained and the purpose for Fee Simple lots.

Examples of Fee Simple Lots were shown to the Commission including lot size, setbacks, and parking.

The Lake County Planning Commission submitted a letter with their recommendations in regards to the proposed text amendment. The recommendations were taken into consideration and discussed.

Modifications were discussed and given to be recommended to the Trustees.

Mark Ruth made a motion to close the Public Hearing for **Case 2024-0002-ZC**.
John Everett seconded.

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

A discussion was held with Legal to reopen the Public Meeting at 7:07 P.M.
John Haught made a motion to open the Public Hearing for **Case 2024-0002-ZC**.
John Everett seconded.

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

Discussion was held regarding concerns of rentals of the townhomes on fee simple lots.

Alternative developments for the developer were discussed.

A discussion was held regarding what the outcome would be if the Commission did not approve the text amendment.

A discussion was held regarding time sensitivity for the text amendment.

Mark Ruth made a motion to close the Public Hearing for **Case 2024-0002-ZC** at 7:31 P.M.
John Everett seconded.

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

Site Plan/Architectural Reviews: None

New Business: None

Old Business: None

Dispensation of Closed Public Hearings:

- **Case 2024-0002-ZC:**

Mark Ruth made a motion to submit **Case 2024-0002-ZC** to the Board of Trustees with a recommendation to approve the proposed amendment with modifications.
John Everett seconded.

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

Items being held for Public Hearing: None

Zoning Inspector's Report: No report given

Any Further Business to come before the Commission: None

Next Meeting will be on Monday, May 13, 2024.

Chairman adjourned the Meeting at 7:34 P.M.

Respectfully submitted,



Ted Galuschik, Chairman



Rachel Muro, Zoning Secretary