

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, June 11, 2024
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

PUBLIC HEARING

Chairman Tom Hill called the meeting to order at 6:30 P.M. The Pledge of Allegiance was recited.

Roll Call: Tom Hill, Ken Sullivan, Dave Enzerra, Randy VanBuren, Dave Lindrose

Absent:

Staff Present: Director of Planning and Zoning Harley DeLeon, Legal Counsel Matt Lallo, Zoning Secretary Rachel Muro

The Legal Advisor swore in persons who were present to speak, and intended to testify during the Public Hearing.

A Legal Notice was published in The Gazette on April 26, 2024, and sent to all contiguous parties.

- **PURPOSE OF HEARING:** 2024-0007-BZA (Continuation from May 14, 2024)

Applicant Skillman Thomas A submitted a Variance Application for property located at 181 Stratford Rd. (PPN 11-A-012-A-03-005-0) The request is to allow construction of a 36' by 48' workshop bringing the total square footage of accessory structures on the property to 1928 sq. ft. in violation of section 14.02(C)(4) which requires that the total square footage of all accessory structures shall not exceed 900 sq. ft. which is 50% of the total square footage of living space of the main building.

Testimony from Interested Parties: Mr. Skillman came back with a difference in size of the proposed building. A 30' by 50' workshop that is around 1500 sq. ft. Mr. Skillman had a contractor look into proper drainage for the workshop. Colors and Materials were also presented for the look of the Workshop.

Testimony from Audience: The Board discussed the following; two other sheds on the property, vehicles and other accessories that will be stored in the proposed structure, landscaping around the proposed workshop.

Roseanne Colleran, co-trustee of 201 Stratford Rd., is opposed to the Variance due to size of the structure, drainage issues, and safety. Mrs. Colleran let the Board know that she had had a Boundary Survey done between her property and the applicant's.

Chris Capstick, 210 Stratford Rd., needed clarification regarding the zoning resolution and the Variance application for the proposed size of the workshop.

Legal Advisor Matt Lallo read out loud the Duncan Factors for the Board and audience.

Director of Planning and Zoning, Harley DeLeon, and the Board discussed building a smaller workshop and other compromises to possibly keep two (2) other structures on the property.

Correspondence Received: An email dated May 23, 2024 at 2:48 P.M. from Steve Houser from Lake County Stormwater Management recommending a Site Plan and Survey is conducted.

Recommendation of Zoning Inspector:

Motion to Approve: Dave Lindrose made a motion approve Case 2024-0007-BZA with the following conditions:

1. Fulfill the recommendation that Steve Houser made per email to Mr. Skillman dated May 23, 2024 at 2:48 P.M.
2. All existing sheds removed after new build.
3. New build to not exceed 1500 sq. ft.
4. Historical vehicles and ATVs to be stored inside new build.
5. Two (2) smaller sheds removed within six (6) months of new build, larger shed removed within one (1) year of completion.

Randy VanBuren seconded.

Roll Call: Lindrose- Aye Chairman- Aye
Sullivan- Aye
Enzerra- Aye
VanBuren- Aye

Motion carried. **Case 2024-0007-BZA approved**

Motion to Journalize: Randy VanBuren made a motion to journalize Case 2024-0007-BZA. Dave Enzerra seconded.

Roll Call: Sullivan- Aye Chairman- Aye
Lindrose- Aye
VanBuren- Aye
Enzerra- Aye

Motion carried.

Closing of Public Meeting: Dave Enzerra made a motion to close the Public Hearing at 7:33 P.M. Dave Lindrose seconded.

Roll Call: Lindrose- Aye Chairman- Aye
Enzerra- Aye
Sullivan- Aye
VanBuren- Aye

Motion Carried.

Regular Meeting:

- Edits to the May 14, 2024 Meeting Minutes were as follows:
 1. Chairman Tom Hill called the Meeting to order on first page.
 2. Dave Enzerra needed clarification for Meeting Adjournment. Chairman entertained a motion. Dave Enzerra made the motion to adjourn the meeting.

ADJOURNMENT: Randy VanBuren made a motion to adjourn; Dave Lindrose seconded.

Roll Call: Enzerra- Aye Chairman-Aye
VanBuren- Aye
Lindrose- Aye
Sullivan- Aye

Meeting adjourned at 7:34 P.M.

Respectfully submitted,


Tom Hill, Chairman


Rachel Muro, Zoning Secretary