

**PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS**  
**MEETING MINUTES**  
**Tuesday, February 11, 2025**  
**Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077**

**PUBLIC HEARING**

Vice-Chairman Dave Enzerra called the meeting to order at 6:30 P.M. The Pledge of Allegiance was recited.

**Roll Call:** Dave Enzerra, Dave Lindrose, Ken Sullivan, Dale Lewis, Randy VanBuren

**Absent:** Tom Hill

**Staff Present:** Zoning Inspector Sean Ischay, Legal Counsel Mandy Gwirtz, 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 News Herald on January 31, 2025, and sent to all contiguous parties.

• **PURPOSE OF HEARING: 2025-0001-BZA:**

Applicant Abounader Wasim submitted a Conditional Use Application for property located at 1250 Mentor Ave. (PPN 11-A-016-C-01-013-0) The request is for continuance of reconditioning, repair, and storage.

**Testimony from Interested Parties:** Wasim Abounader spoke for the request. The request is a Conditional Use Renewal. To recondition vehicles to sell at dealership down from the property in question.

**Testimony from Audience:** Zoning Inspector Sean Ischay gave the Board a brief description of the Conditional Use and conditions that were previously set. Concerns from the Trustees were also discussed, what new conditions would need to be set. Aerial views of the property over the years were shown.

The Applicant let the Board know that he has worked on removing cars from the property in question and has had issues with staffing since Covid. The Applicant offered to clean up the area of concern on his property and only park vehicles of better condition along Mentor Avenue. The Applicant was unsure of the current number of cars total on the property.

Legal Advisor Mandy Gwirtz provided ORC Definition of a Junk Vehicle discussing the number of vehicles that would be eliminated per the definition.

The Board discussed the following; clarification was needed regarding how the language was written for possible new conditions, a reasonable time frame for the applicant to clean up vehicles, limit the number of vehicles parked along Mentor Avenue, to not have cars in bad condition per the ORC Definition, limit the total number of cars allowed on the property.

**Motion to Approve:** Ken Sullivan made a motion to approve Case 2025-0001-BZA with the following conditions:

1. Five (5) year term
2. Hours of Operation 8 A.M. to 9 P.M.
3. No vehicle sales on the property
4. Ongoing work with the Zoning Inspector on cosmetic issues
5. No Storage of junk motor vehicles per ORC Section 505.173 (E)
6. No more than fifty (50) vehicles total on the property, no more than ten (10) vehicles along Route 20
7. Applicant will have three (3) months to meet conditions

Randy VanBuren seconded.

|            |               |               |
|------------|---------------|---------------|
| Roll Call: | Lindrose- Aye | Chairman- Aye |
|            | Sullivan- Aye |               |
|            | VanBuren- Aye |               |
|            | Lewis- Aye    |               |

Motion carried. **Case 2025-0001-BZA approved**

**Motion to Journalize:** Dave Lindrose made a motion to journalize Case 2025-0001-BZA.

Randy VanBuren seconded.

|            |               |               |
|------------|---------------|---------------|
| Roll Call: | Sullivan- Aye | Chairman- Aye |
|            | Lindrose- Aye |               |
|            | Lewis- Aye    |               |
|            | VanBuren- Aye |               |

Motion carried. **Case 2025-0001-BZA journalized**

• **PURPOSE OF HEARING: 2025-0002-BZA:**

Applicant Royal Pawz submitted a Conditional Use Application for property located at 1861 North Ridge Rd. (PPN 11-B-036-0-00-009-0) The request is for a Dog Grooming Salon that is a Trustee approved similar use.

**Testimony from Interested Parties:** Kayli Croyle spoke for the request. The request is dog grooming by appointment only.

**Testimony from Audience:** The Board discussed the following; The number of dogs allowed at a time, no boarding, hours of operation, what conditions the Applicant would be comfortable setting.

**Motion to Approve:** Randy VanBurn made a motion to approve Case 2025-0002-BZA with the following conditions:

1. Hours of Operation 9 A.M. to 9 P.M. Monday through Saturday
2. No more than five (5) dogs on the property at any time
3. Five (5) year term

Dave Lindrose seconded.

|            |               |               |
|------------|---------------|---------------|
| Roll Call: | Lindrose- Aye | Chairman- Aye |
|            | Sullivan- Aye |               |
|            | VanBuren- Aye |               |
|            | Lewis- Aye    |               |

Motion carried. **Case 2025-0002-BZA approved**

**Motion to Journalize:** Ken Sullivan made a motion to journalize Case 2024-0014-BZA.

Dave Lindrose seconded.

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

Motion carried. **Case 2025-0002-BZA journalized**

• **PURPOSE OF HEARING: 2025-0003-BZA:**

Applicant Mohammad Qatrawi submitted a Conditional Use Application for property located at 1435 Mentor Ave. (PPN 11-A-011-0-00-004-0) The request is for adding an additional propane cage, outdoor seating, sale of goods outside (water and washer fluid), and vending machine.

**Testimony from Interested Parties:** The Applicant was not in attendance to speak for the request.

**Testimony from Audience:** The Board discussed continuing the Case to allow the Applicant to speak for the request.

**Motion to Approve:** Dave Lindrose made a motion to continue Case 2025-0003-BZA for the next scheduled meeting.

Randy VanBuren seconded.

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

Motion carried. **Case 2025-0003-BZA continued**

**Regular Meeting:**

- November 12, 2024, Meeting Minutes were approved as submitted.
- Election of Officers:

○ Chairman:

Dave Lindrose made a motion to elect Tom Hill as Chairman.

Randy VanBuren seconded.

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

Motion carried. **Tom Hill Board of Zoning Appeals Chairman**

○ Vice-Chairman:

Ken Sullivan made a motion to elect Dave Enzerra as Vice-Chairman

Dave Lindrose seconded.

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

Motion carried. **Dave Enzerra Board of Zoning Appeals Vice-Chairman**

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ADJOURNMENT: Dave Lindrose made a motion to adjourn; Ken Sullivan seconded.

|            |               |               |
|------------|---------------|---------------|
| Roll Call: | Lewis- Aye    | Chairman- Aye |
|            | Lindrose- Aye |               |
|            | Sullivan- Aye |               |
|            | VanBuren- Aye |               |

Motion Carried. **Meeting Adjourned**

Meeting adjourned at 7:20 P.M.

Next Meeting will be held Tuesday, March 11, 2025.

#### ADJOURNMENT



Dave Enzerra, Vice-Chairman



Rachel Muro, Zoning Secretary