

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, March 11, 2025
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, Dave Enzerra, Dave Lindrose, Ken Sullivan, Alternate, Dale Lewis

Absent: Randy VanBuren

Staff Present: Zoning Inspector Sean Ischay, Legal Counsel Mandy Gwartz, Zoning Secretary Rachel Muro

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

A Legal Notice was published in The News Herald on February 27, 2025, and sent to all contiguous parties.

- **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 with the Director of Zoning if past conditions are being met along with current conditions being asked for.

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.

Dave Enzerra seconded.

Roll Call:	Dave Enzerra- Aye	Tom Hill- Aye
	Alternate Dale Lewis- Aye	
	Ken Sullivan- Aye	
	Dave Lindrose- Aye	

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

- **PURPOSE OF HEARING: 2025-0005-BZA:**

Applicant Vocon Partners LLC submitted a Conditional Use Application for property located at 2150 Mentor Ave. (PPN 11-A-014-D-00-020-0) The request is to operate a drive thru in conjunction with a enclosed retail.

Testimony from Interested Parties: Eli Crisafio spoke for the request. This is for Amplify Dispensary.

AJ Carabello spoke for the request, Mr. Carabello explained the retail aspect and drive thru.

Testimony from Audience: The Board discussed the following; the conditions being requested, the retail aspect, average number of sales, order pick up times with text notifications, the amount of drive thru lanes with a bypass lane and how they operate, amount of drive thru orders, flow of traffic from Mentor Avenue, interconnection with other businesses and shopping centers, ordering is ahead not while in drive thru, payment options, and any feedback from local law enforcement.

Motion to Approve: Dave Enzerra made a motion to approve Case 2025-0005-BZA with the following conditions:

1. Hours of Operation, Monday through Saturday, 10 A.M. to 8 P.M., Sunday, 10 A.M. to 5 P.M.
2. Five stackable spaces per lane
3. Three (3) year term

Dave Lindrose seconded.

Roll Call: Dave Lindrose- Aye Alternate, Dale Lewis- Aye
Ken Sullivan- Aye
Dave Enzerra- Aye
Tom Hill- Aye

Motion carried. **Case 2025-0005-BZA approved**

Motion to Journalize: Ken Sullivan made a motion to journalize Case 2025-0005-BZA.

Dave Lindrose seconded.

Roll Call: Tom Hill- Aye Ken Sullivan- Aye
Dave Lindrose- Aye
Alternate, Dale Lewis- Aye
Dave Enzerra- Aye

Motion carried. **Case 2025-0005-BZA journalized**

• **PURPOSE OF HEARING: 2025-0006-BZA:**

Applicant Vocon Partners LLC submitted a Variance Application for property located at 2150 Mentor Ave. (PPN 11-A-014-D-00-020-0) The request is to allow a 76% impervious surface of the property in violation of Section 22.04(D) which requires that Maximum Impervious Surface is 70% in the B-1 District. Another request is to allow a zero-foot parking lot setback in violation of Section 29.10(A) Setbacks from lot side lines 10ft in the B-1 District.

Testimony from Interested Parties: Michael Ellman spoke for the request. The layout of the building.

Testimony from Audience: Director of Zoning, Sean Ischay let the Board know that percentages will change regarding the impervious surface and setback. A discussion was held with Legal Advisor Mandy Gwartz if the request will need to be amended.

The Board discussed the following: approval of Site Plan, Soil and water, and clarification of the amount of setback requested and needed.

Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0006-BZA with the following conditions:

1. No greater than 74.3% impervious surface
2. 6.5-foot setback

DaveENZerra seconded.

Roll Call: Alternate, Dale Lewis- Aye DaveENZerra- Aye
Ken Sullivan- Aye
Dave Lindrose- Aye
Tom Hill- Aye

Motion carried. **Case 2025-0006-BZA approved**

Motion to Journalize: Ken Sullivan made a motion to journalize Case 2025-0006-BZA.

Dave Lindrose seconded.

Roll Call: Ken Sullivan- Aye Tom Hill- Aye
DaveENZerra- Aye
Alternate, Dale Lewis- Aye
Dave Lindrose- Aye

Motion carried. **Case 2025-0006-BZA journalized**

CLOSING OF PUBLIC HEARING:

Motion to Close: DaveENZerra made a motion to close the Public Hearing at 7:36 P.M.

Dave Lindrose seconded.

Roll Call: Tom Hill- Aye DaveENZerra- Aye
Alternate, Dale Lewis - Aye
Dave Lindrose- Aye
Ken Sullivan- Aye

Motion carried. **Public Hearing closed.**

Regular Meeting:

- **Motion to approve Meeting Minutes:** February 11, 2025

Ken Sullivan made a motion to approve the February 11, 2025 Meeting Minutes.

Dave Lindrose seconded.

Roll Call: DaveENZerra- Aye Dave Lindrose- Aye
Ken Sullivan- Aye
Alternate, Dale Lewis- Aye
Tom Hill- Aye

Motion carried. **February 11, 2025, Meeting Minutes approved.**

- **Purpose of New Business:** 2025-0004-BZA: Renewal of Conditional Use permit 10-BZA-02 Applicant American Tower Corp., submitted a Conditional Use Permit renewal for property located at 10987 Johnnycake Ridge Rd. (PPN 11-A-007-0-00-005-0). The request is to renew an existing conditional use permit for a wireless communications tower.

Testimony from Audience: Director of Zoning, Sean Ischay let the Board know there had been no issues regarding the tower.

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Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0006-BZA with the following conditions:

1. Five (5) year term

Ken Sullivan seconded.

Roll Call: Dave Lindrose- Aye Alternate, Dale Lewis- Aye
Tom Hill- Aye
Ken Sullivan- Aye
Dave Enzerra- Aye

Motion carried. **Case 2025-0004-BZA approved.**

- Northeast Ohio Regional Planning and Zoning Workshop, Friday, June 13, 2025.
- Tom Hill and Dave Lindrose will not be in attendance for the next scheduled Meeting.

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

Roll Call: Tom Hill- Aye Alternate, Dale Lewis- Aye
Ken Sullivan- Aye
Dave Lindrose- Aye
Dave Enzerra- Aye

Motion Carried. **Meeting Adjourned at 7:15 P.M.**

Meeting adjourned at 7:15 P.M.

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

ADJOURNMENT



Tom Hill, Chairman



Rachel Muro, Zoning Secretary