

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Wednesday, November 13, 2024
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

Vice-Chairman Mark Ruth 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.

Roll Call: Ted Galuschik, Mark Ruth, John Haught

Absent: John Everette, Darrell Webster, Jim Corrigan

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

INQUIRIES FROM THE PUBLIC: None

REGULAR MEETING:

- The October 16, 2024, Meeting Minutes were approved as amended.

October 16, 2024, Meeting Minutes Approved

PUBLIC HEARING:

- **Purpose of Public Hearing: 2024-0004-ZC**

Proposed text amendment to Section 17 of the Painesville Township Zoning Resolution permitting a minimum lot size of 1224 sq ft for Fee Simple Lots.

Testimony from Audience: Director of Zoning, Sean Ischay, explained that the zoning code was inaccurately written. The 1,680 square feet was too large for the individual unit size. The amendment would lower the size to 1,224 square feet which is the minimum lot size for the R-4 District to correct the incorrect text amendment. Staff further showed what would be changed in the Text.

Correspondence Received: A letter from the Lake County Planning Commission with a recommendation to approve the proposed Text Amendment.

Motion to Set for Public Hearing: John Haught made a motion to close the Public Hearing for Case 2024-0004-ZC. Mark Ruth seconded.

Roll Call: Haught- Aye Chairman- Aye
 Ruth- Aye

Motion carried. **Public Hearing closed for Case 2024-0004-ZC**

- **Purpose of New Business: 2024-0005-ZC**

Proposed text amendment to Section 32.04 (A) of the Painesville Township Zoning Resolution: The minimum Gross Acreage for a FPU District shall be twenty-five (25) acres.

Testimony from Audience: Director of Zoning, Sean Ischay explained that the Trustees wanted to limit future FPU Districts which are designed for larger developments so that the developments are not compressed together in smaller areas

Correspondence Received: A letter from the Lake County Planning Commission with a recommendation to approve the proposed Text Amendment.

Motion to Set for Public Hearing: Mark Ruth made a motion to close the Public Hearing for Case 2024-0005-ZC. John Haught seconded.

Roll Call: Haught- Aye Chairman- Aye
 Ruth- Aye

Motion carried. **To close the Public Hearing for Case 2024-0005-ZC**

SITE PLAN/ARCHITECTURAL REVIEWS:

- **Purpose of New Business: 2024-0006-ZC**

Site plan review for Arby's at 2219 Mentor Avenue for new paint colors on the exterior and updated awnings.

- **Testimony from Audience:** Mark Easkra spoke for the request and was sworn in by Legal Advisor Mandy Qwartz. The request is updating the exterior colors and what not.

John Haught shared a concern for the drive thru turn. A discussion was had about some site work that will be done to update the building and possibly updating the curb in the drive thru. Discussion was held regarding traffic exiting and the set up to get into the drive thru and exiting the drive thru with the concrete barrier.

John Haught asked if any changes would be done to the drive thru window, as in height of the window. A discussion was held.

- **Recommendation of Zoning Inspector:** The color scheme is in accordance with the Zoning Resolution. The only major changes will be the narrowing of the signs and updating the awnings. The updates will blend very well the neighboring buildings.

- **Motion For Site Plan:** John Haught made a motion to approve **Case 2024-0006-ZC**. Mark Ruth seconded.

Roll Call: Haught- Aye Chairman- Aye
 Ruth- Aye

Motion carried. **Site Plan Case 2024-0006-ZC approved**

New Business: None

Old Business: None

DISPENSATION OF CLOSED PUBLIC HEARINGS:

- **Motion to Submit Case to Trustees:** Mark Ruth made a motion to submit **Case 2024-0004-ZC** to the Board of Trustees with a recommendation to approve the proposed amendment with modifications. John Haught seconded.

Roll Call: Ruth- Aye Chairman- Aye
Haught- Aye

Motion carried. **To Submit Case 2024-0004-ZC to the Painesville Township Trustees**

- **Motion to Submit Case to Trustees:** John Haught made a motion to submit **Case 2024-0005-ZC** to the Board of Trustees with a recommendation to approve the proposed amendment with modifications. Mark Ruth seconded.

Roll Call: Ruth- Aye Chairman- Aye
Haught- Aye

Motion carried. **To Submit Case 2024-0005-ZC to the Painesville Township Trustees**

Next Meeting will be on Wednesday, December 9, 2024.

Meeting adjourned at 6:48 P.M.

ADJOURNMENT


Ted Galuschik, Chairman


Rachel Muro, Zoning Secretary