

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, April 8, 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, Ken Sullivan, Alternate, Dale Lewis

Absent: Randy VanBuren, Dave Lindrose, Tom Hill

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 January 29, 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: Mohammad Qatrawi spoke for the request. The applicant gave an update regarding coming before the Board for a previous Conditional Use Application that was applied for and approved. The applicant explained why he would like to add on to the previous Conditional Use Application.

Testimony from Audience: The Board discussed the following; Where a second propane cage would be located on the property, what goods would be for sale outside and where they would be located, if bollards would be needed for the propane cages, clarification regarding the Vending Machine, clarification regarding picnic tables, possibly adding a limit on how many of each request is asked for, how the sale of goods would be setup outside the store on pallets, a possible time frame to remove the vending machine, how to remove the vending machine, relocating of the picnic tables and how the seating should be considered regarding the zoning resolution, if the Applicant should come back before the Board at a another time after refreshing the requests being asked for. Possibly allowing cafe tables in front of the store and relocating the picnic tables and safety concerns for patrons.

Director of Zoning, Sean Ischay, gave an update regarding U-Haul renting and dropping off. Examples of outdoor seating at other businesses in the area, and if the Township had any thoughts regarding the amount of seating.

A discussion was held with Legal Advisor, Mindy Gwartz, regarding how to handle the vending machine with the motion to approve Case 2025-0003-BZA.

Motion to Approve: Ken Sullivan made a motion to approve Case 2025-0003-BZA with the following conditions:

1. Two tables located on the west side front of the building
2. Three picnic tables need to be located on the Southside of property, picnic tables relocated by June 1, 2025.
3. Allow sale of second propane cage on the Northside of the building. Original propane cage to stay on the Southside of the building
4. Allow two pallets of water and washer fluid existing on the West side of the building.
5. In conjunction with the maturity of existing Conditional Use Permit on that property.

Dale Lewis seconded.

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

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

Motion to Journalize: Dale Lewis made a motion to journalize Case 2025-0003-BZA.
Ken Sullivan seconded.

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

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

CLOSING OF PUBLIC HEARING:

Motion to Close: Ken Sullivan made a motion to close the Public Hearing at 7:15 P.M.
Dale Lewis seconded.

Roll Call: Ken Sullivan- Aye
Alternate, Dale Lewis – Aye
Dave Enzerra- Aye

Motion carried. **Public Hearing closed at 7:15 P.M.**

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** March 11, 2025, Minutes
Dale Lewis made a motion to approve the March 11, 2025, Minutes.
Ken Sullivan seconded.

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

Motion carried. **March 11, 2025, Minutes approved.**

- **Old Business:** None
- **New Business:** None

April 8, 2025

ADJOURNMENT: Ken Sullivan made a motion to adjourn the Meeting; Dale Lewis seconded.

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

Motion Carried. **Meeting Adjourned at 7:16 P.M.**

Meeting adjourned at 7:16 P.M.

Next Meeting will be held Tuesday, May 13, 2025.

ADJOURNMENT



Dave Enzerra, Vice-Chairman



Rachel Muro, Zoning Secretary