

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, May 12, 2025
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

Chairman Ted Galuschik 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, Darrell Webster, John Everette

Absent: Alternate-Jim Corrigan

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

INQUIRIES FROM THE PUBLIC: None

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** March 10, 2025
Darrell Webster made a motion to approve the March 10, 2025, Minutes. Mark Ruth seconded.
Roll Call: Darrell Webster- Aye
 John Everette- Aye
 Mark Ruth- Aye
 John Haught- Aye
 Ted Galuschik- Aye

Motion carried. **March 10, 2025, Minutes approved.**

- **Motion to approve Meeting Minutes:** April 14, 2025
Mark Ruth made a motion to approve the April 14, 2025, Minutes. John Everette seconded.
Roll Call: John Haught- Aye
 John Everette- Aye
 Ted Galuschik- Aye
 Mark Ruth- Aye
 Darrell Webster- Aye

Motion carried. **April 14, 2025, Minutes approved.**

PUBLIC HEARING: No Public Hearing was held

SITE PLAN/ARCHITECTURAL REVIEWS:

- **Purpose of Site Plan:** 2025-0003-ZC:
Site plan for a 6,000 sq ft Cold Storage Building at 154 Fairport Nursery Rd.

Testimony from Interested Parties: Juan Moreno spoke for the request. The proposed storage building is for a landscaping company and will be used to store landscape materials and to perform maintenance on work vehicles.

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Testimony from Audience: The Commission discussed the following; what was being stored in the building, addresses need posted for the property as it was hard to find the property, landscaping for the proposed building, and if ODOT will be needed to address anything needed for the property.

Recommendation of Zoning Inspector: The Director of Zoning, Sean Ischay, discussed what the applicant has done and planning to do for their property and proposed building.

Motion For Site Plan:

Mark Ruth made a motion to approve **Case 2025-0003-ZC**. John Everette seconded.

Roll Call: Mark Ruth- Aye
Ted Galuschik- Aye
Darrell Webster- Aye
John Everette- Aye
John Haught- Aye

Motion carried. **Site Plan Case 2025-0003-ZC approved**

• **Purpose of Site Plan: 2025-0004-ZC:**

Site plan for a 1,620 sq ft Storage Building at 529 Fairport Nursery Rd.

Testimony from Interested Parties: Leroy Shirey spoke for the request. The request is for an agricultural building to be built on the property and the possibility of opening a food pantry to help feed veterans in the future.

Testimony from Audience: The Commission discussed the following; the applicant will use the current driveway on the property, a trailer currently on the property, where the proposed building is coming from and how it will be constructed, a possibility of a septic system, the purpose of the Organization the Applicant is a part of, the approach taken for storage of materials, how many members are a part of the this particular chapter of the Applicant's Organization, possible landscaping, possible traffic coming in and out of the property for food donations, what type of events are held to receive food donations, taxes collected being a non profit, how long the non profit has existed, how veterans seek the Organization's help, the motion for approval include landscaping approved by Staff, and if the Applicant would need to come back before the Commission if a need to expand parking.

Recommendation of Zoning Inspector: Director of Zoning, Sean Ischay, discussed that this Site Plan was taken over from the previous Director of Zoning and has been in the works for over a year. Also discussed were setbacks, parking, drainage plans with Lake County, sanitary and sewer, the design is for industrial.

Motion For Site Plan:

John Everette made a motion to approve **Case 2025-0004-ZC** with the following conditions:

1. Contingent on Staff approved landscaping plan.
- Mark Ruth seconded.

Roll Call: Mark Ruth- Aye
Ted Galuschik- Aye
Darrell Webster- Aye
John Everette- Aye

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John Haught- Aye

Motion carried. **Site Plan Case 2025-0004-ZC approved**

- **Purpose of Site Plan: 2025-0005-ZC:**

Site plan for a 7,550 sq ft addition on to existing 3,600 sq ft warehouse at 342 Blackbrook Rd.

Testimony from Interested Parties: Michael Pettrey spoke for the request. The Applicant is looking to expand to safely house multiple items such as trade show equipment, concert equipment and such.

Testimony from Audience: The Commission discussed the following; the property was hard to locate, if storage units located behind the main building are a part of the property, the expansion is for storage strictly, not for offices or more employment, possible landscaping, clarification on what is being stored in the proposed addition, and clarification regarding increase in employees with addition.

Recommendation of Zoning Inspector: Director of Zoning, Sean Ischay, discussed that the Applicant and Contractor worked with Lake County regarding any water concerns, no other concerns came from the Lake County, the building meets all the requirements for setback, this expansion is the second expansion to the main building.

Motion For Site Plan:

John Haught made a motion to approve **Case 2025-0005-ZC**. Darrell Webster seconded.

Roll Call: Mark Ruth- Aye
 Ted Galuschik- Aye
 Darrell Webster- Aye
 John Everette- Aye
 John Haught- Aye

Motion carried. **Site Plan Case 2025-0005-ZC approved**

NEW BUSINESS: Director of Zoning shared possible Cases for the June 9, 2025, Meeting.

OLD BUSINESS: None

DISPENSATION OF CLOSED PUBLIC HEARINGS: None

ZONING INSPECTOR'S REPORT: Director of Zoning reminded the Commission that there was a Zoning Lecture June 13, 2025, in Youngstown if the Commission would like to attend, to let Staff know.

ADJOURNMENT: Darrell Webster made a motion to adjourn the Meeting. Mark Ruth seconded.

Roll Call: John Haught- Aye
 Mark Ruth- Aye
 Darrell Webster- Aye
 Ted Galuschik- Aye
 John Everette- Aye

Motion carried. **Meeting adjourned at 7:25 P.M.**

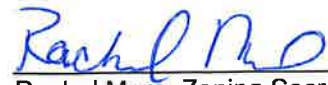
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Next Meeting will be on Monday, June 9, 2025.

ADJOURNMENT



Ted Galuscik, Chairman



Rachel Muro, Zoning Secretary