

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, May 13, 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: Dave Enzerra, Ken Sullivan, Randy VanBuren, Dave Lindrose, Tom Hill

Absent:

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 April 28, 2025, and sent to all contiguous parties.

- **PURPOSE OF HEARING: 2025-0007-BZA:** Applicant 1388 Mentor Avenue LLC submitted a Variance Application for property located at 1388 Mentor Avenue. (PPN 11-A-016-C-03-003-0) The request is to allow installation of 121.38 sq ft wall signs on the east facing wall of the building is denied. In violation of Section 28.05(B)(1) which states that wall signs shall be permitted on front walls only which are defined as the wall(s) facing and most parallel with a street line.

Testimony from Interested Parties: Jessica Ruff spoke for the request, representing the Applicant. The representative discussed each of the wall signs that the Applicant is proposing.

Testimony from Audience: The Board discussed the following; the square footage of the signs, the color of the signs and needing it to be part of the Western Reserve colors, site plan for the proposed Car Wash approved by the Zoning Commission with conditions, the hardship discussed in the application, if the size and color of the sign can be modified and how small can the applicant go to that is acceptable for the building size, total square footage of all proposed signs and what is being asked for, total square footage for the sign on the side of the building.

Motion to Approve: Randy VanBuren made a motion to approve Case 2025-0007-BZA with the following conditions:

1. Letters for "Go Unlimited" to be 20 inches high as opposed to 28 inches.
2. Colors to be approved by the Zoning Director.

Dave Lindrose seconded.

Roll Call: Dave Lindrose- Aye
 Ken Sullivan- Aye
 Randy VanBuren- Aye
 Tom Hill- Aye
 Dave Enzerra- Aye

Motion carried. **Case 2025-0007-BZA approved**

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CLOSING OF PUBLIC HEARING:

Motion to Close: Dave Enzerra made a motion to close the Public Hearing at 6:50 P.M.
Dave Lindrose seconded.

Roll Call: Tom Hill- Aye
Randy VanBuren-Aye
Ken Sullivan- Aye
Dave Enzerra- Aye
Dave Lindrose- Aye

Motion carried. **Public Hearing closed at 6:50 P.M.**

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** April 8, 2025, Minutes
Ken Sullivan made a motion to approve the April 8, 2025, Minutes. Dave Lindrose seconded.

Roll Call: Ken Sullivan- Aye
Dave Enzerra- Aye
Randy VanBuren- Aye
Dave Lindrose- Aye
Tom Hill- Aye

Motion carried. **April 8, 2025, Minutes approved.**

- **Old Business:** None
- **New Business:** Director of Zoning, Sean Ischay, discussed possible upcoming Cases for the June 10, 2025, Meeting.

ADJOURNMENT: Dave Lindrose made a motion to adjourn the Meeting at 6:58 P.M.
Randy VanBuren seconded.

Roll Call: Dave Enzerra- Aye
Dave Lindrose- Aye
Ken Sullivan- Aye
Tom Hill- Aye
Randy VanBuren- Aye

Motion Carried. **Meeting Adjourned at 6:58 P.M.**

Next Meeting will be held Tuesday, June 10, 2025.

ADJOURNMENT


Tom Hill, Chairman


Rachel Muro, Zoning Secretary