

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, August 12, 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, Tom Hill, Randy VanBuren, Dave Lindrose

Absent: Alternate- Dale Lewis

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

- **PURPOSE OF HEARING:** **2025-0012-BZA:** Applicant Marut Jeff & Brock Marut submitted a Variance Application for property located at 26 Branch Ave. (PPN 11-B-027-B-00-022-0) The request is for approval to construct an 896 sq ft detached garage, which exceeds the maximum allowable total square footage for accessory structures on the property. Per Section 14.02(C)(4), the total ground coverage of all accessory buildings on a single parcel shall not exceed 875 square feet or 50% of the ground-level living area of the principal structure, whichever is greater. Therefore, the request is denied.

Testimony from Interested Parties: Jeff Marut spoke for the request. The previous detached garage was torn down. The applicant owns a vacant lot next to the property in question and would like to build a new detached garage.

Testimony from Audience: No discussions were held. There was no one present to speak against the request or to further speak for the request.

Motion to Approve: Ken Sullivan made a motion to approve Case 2025-0012-BZA.
Dave Enzerra seconded.

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

Motion carried. **Case 2025-0012-BZA approved**

Motion to Journalize: Dave Enzerra made a motion to journalize Case 2025-0012-BZA.
Randy VanBuren seconded.

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

Motion carried. **Case 2025-0012-BZA journalized**

August 12, 2025

- **PURPOSE OF HEARING: 2025-0013-BZA:** Applicant Cummings Scott submitted a Variance Application for property located at 138 Deerfield Dr. (PPN 11-A-022-C-00-018-0) The request is for a proposed 548 sq ft addition that does not conform to zoning requirements in the R-1 Zoning District which includes the subject property. As proposed, the addition would be in violation of Section 14.03(A)(1), due to the proposed right setback being 5ft. The required minimum setback in the R-1 Zoning District is 10ft. A permit is therefore denied.

Testimony from Interested Parties: Scott Cummings spoke for the request. The applicant currently has a one car garage and would like to add to the existing garage for more space. The applicant has added letters from neighbors in agreement with the request. If approved, the applicant would like the motion journalized.

Testimony from Audience: No discussions were held. There was no one present to speak against the requestions or to further speak for the request.

Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0013-BZA.
Ken Sullivan seconded.

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

Motion carried. **Case 2025-0013-BZA approved**

Motion to Journalize: Dave Lindrose made a motion to journalize Case 2025-0013-BZA.
Dave Enzerra seconded.

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

Motion carried. **Case 2025-0013-BZA journalized**

CLOSING OF PUBLIC HEARING:

Motion to Close: Randy VanBuren made a motion to close the Public Hearing at 6:41 P.M.
Dave Lindrose seconded.

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

Motion carried. **Public Hearing closed at 6:41 P.M.**

August 12, 2025

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** June 10, 2025, Minutes
Dave Enzerra made a motion to approve the June 10, 2025, Minutes.
Randy VanBuren seconded.

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

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

- **Old Business:** None
- **New Business:** **2025-0011-BZA: Renewal of Conditional Use permit 16-BZA-22:** Applicant Palecek Motors LLC submitted a Conditional Use Permit renewal for property located at 2495 North Ridge Rd. (PPN 11-B-034-0-00-028-0). The request is to renew an existing conditional use permit for Automotive Service and Repair in an I-2 District.

Testimony from Interested Parties: Michael Palecek spoke for the request. The applicant is in the process of removing cars from the property that have been abandoned.

Testimony from Audience: The Board discussed the following: If the amount of cars on property was a normal amount of backup, what amount of cars is the applicant is ok to have on property at a given time, if any complaints or discussions have happened regarding the number of cars on the property, a discussion on how to stack cars on the property, what ODOT plans to do in that area of North Ridge Rd., a discussion regarding concrete barriers from another neighboring property, if a permit is needed to remove a tree on the property in question, a discussion regarding adding if a privacy fence is possible and increasing the number of cars allowed after the fence is installed, adding a timeline for installation of fence, how long the applicant would like the term for the Conditional Use, if the hours of operations listed were still in effect, clarifications regarding increase of number of cars if/when fence is installed.

Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0011-BZA with the following conditions:

1. 14 cars in parking lot
2. Period of one (1) year to put up privacy fence, after fence, total number of cars allowed is twenty (20)
3. Hours of Operation are Monday through Friday, 8 A.M. to 5 P.M., Saturday 8 A.M. to 2 P.M.
4. Five (5) year term.

Randy VanBuren seconded.

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

Motion carried. **Case 2025-0011-BZA approved**

August 12, 2025

ADJOURNMENT:

Dave Enzerra made a motion to adjourn the Meeting at 7:04 P.M.

Dave Lindrose seconded.

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

Motion Carried. **Meeting Adjourned at 7:04P.M.**

Next Meeting will be held Tuesday, September 9, 2025.

ADJOURNMENT



Dave Enzerra, Vice-Chairman



Rachel Muro, Zoning Secretary