

**PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, December 8, 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

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

INQUIRIES FROM THE PUBLIC: None

REGULAR MEETING:

- **Discussion of Agenda:** Mark Ruth motioned to amend Agenda Item under New Business: Case 2025-0327-ZC – Section 39.09(C) to be read as Case 2025-0327-ZC – Section 32.09 (C). John Everette seconded.

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

 John Haught - Aye John Everette - Aye

- **Motion to approve Meeting Minutes:** July 14, 2025, Minutes
John Haught made a motion to approve the July 14, 2025, Minutes. Darrell Webster seconded.

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

 John Haught - Aye Darrell Webster - Aye

PUBLIC HEARING: No Public Hearing was held

SITE PLAN/ARCHITECTURAL REVIEWS: None

NEW BUSINESS: To receive and set for Public Hearing for Monday, January 12, 2025, the following Cases for Proposed Text Amendments:

- 2025-0327-ZC – **Section 32.09(C)**

Staff Report: To amend Rear Yard Setback: The rear yard setback in the FPUD District shall be 22.50 feet. Zoning Director Sean Ischay gave a brief explanation of the text and the reasoning for the amendment.

John Haught needed clarification of the measurement of 30 feet for the buffer. A discussion was held.

Ted Galuschik needed clarification that Section (C) was being added to Section 32.09. A discussion was held.

Mark Ruth made a motion to set Case 2025-0327-ZC for Public Hearing on January 12, 2026. John Everette seconded.

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

- 2025-0328-ZC – **Section 32.04 (G).**

Staff Report: The request proposes to amend Section 32.04(G) Walkways: All walkways shall be constructed of suitable hard surface-material. Sidewalks within the FPUD shall be a minimum of five (5) feet in width. The Zoning Director gave a brief explanation of the text and the reasoning for the amendment. This is a Trustee initiated text amendment.

Darrell Webster clarified that the Subdivision regulations is a minimum requirement and could be greater if needed.

John Haught shared that he was in favor of the proposed text amendment and asked if the length of driveways was researched where sidewalks intersect. A discussion with the Zoning Director was held.

Darrell Webster made a motion to set Case 2025-0328-ZC for Public Hearing on January 12, 2026. Mark Ruth seconded.

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

- 2025-0329-ZC – **Section 5**

Staff Report: The request proposes to amend Section 5: Add Section 5.69-1 Fee Simple Lots: represents that the owner of the parcel has the right to use, sell, lease or transfer all property located within parcel boundaries, without any limitations beyond zoning laws, building codes, or obligation to pay property taxes. The Zoning Director clarified that there was not a definition for Fee Simple Lots in the Zoning Resolution and would like to add the definition.

John Everette made a motion to set Case 2025-0329-ZC for Public Hearing on January 12, 2026. John Haught seconded.

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

- 2025-0330-ZC – **Section 8.03(A) and 8.04(A)**

Staff Report: The request proposes to amend Section 8.03(A) and 8.04(A) Notice of hearing shall be given by the commission by one publication at least ten days before the date of the hearing using at least one of the following methods: (a) In the print or digital edition of one or more newspapers of general circulation in the township; (b) On the official public notice web site established under section 125.182 of the Revised Code; (c) On the web site and social media account of the township. The Zoning Director clarified that a change was initiated by the ORC that could include the local Townships, regarding publication of Hearings, which will be easier for Staff to publicize within the appropriate time frame.

Ted Galuschik needed clarification that until this text amendment was passed, all publications of Hearings will still need to be sent to a local newspaper. Staff replied yes.

John Haught made a motion to set Case 2025-0330-ZC for Public Hearing on January 12, 2026. Darrell Webster seconded.

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

- 2025-0331-ZC – **Section 12.05(I)**

Staff Report: The request proposes to amend Section 12.05(I) Car Wash (Including Automatic): Car Washes shall be conditionally permitted conjunction with Gas Stations on in B-2 and B-3 District in compliance with the following; The Zoning Director gave a brief explanation of the text and the reasoning for the amendment. A discussion was held.

Ted Galuschik needed clarification regarding if the text amendment was driven by both the Trustees and Staff. The Zoning Director replied yes.

John Everette made a motion to set Case 2025-0331-ZC for Public Hearing on January 12, 2026. Mark Ruth seconded.

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

- 2025-0332-ZC – **Section 31.03(B)(1)(b)**

Staff Report: The request proposes to amend Section 31.03(B)(1)(b): Setbacks and Open Space shall be prohibited in front yards or side yards OR any closer to the road right-of-way than the rear line the main building on the lot; The Zoning Director clarified that this will correct explanations to anyone who applies for chickens on where the chickens may be kept on the property.

Darrell Webster needed clarification that the word "**or**" is being added to further clarify the text. Staff replied yes.

Zoning Inspector Amanda Lewis let the Members know that without the word "**or**" the text did not make sense.

Mark Ruth made a motion to set Case 2025-0332-ZC for Public Hearing on January 12, 2026. Darrell Webster seconded.

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

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- **2025-0333-ZC – Section 29.06**

Staff Report: The request proposes to amend Section 29.06 Surfacing: Fixing the Numbering to adjust to proper number. Sections 5.107, 5.108, and 5.109 should be Sections 5.118, 5.119, and 5.120. The Zoning Director clarified that the numbering was currently wrong and needed to be corrected.

Ted Galuschik needed clarification that this had been an overlooked typo that needed corrected. Staff replied yes.

Darrell Webster made a motion to set Case 2025-0327-ZC for Public Hearing on January 12, 2026. Mark Ruth seconded.

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

OLD BUSINESS: None

DISPENSATION OF CLOSED PUBLIC HEARINGS: None

ZONING INSPECTOR'S REPORT: Zoning Director would like to look at the upcoming 2026 Zoning Commission Meeting Schedule to reschedule any Meetings that may fall on Holidays that Township Hall will be closed. He was currently waiting for the Trustees to pass a Resolution for the 2026 Holiday Schedule. A discussion was held with the Members.

A discussion was held with Staff regarding appointing an Alternate Member for Zoning Commission and whose term may be up for reappointment regarding the Zoning Commission.

Mark Ruth asked if the Zoning Commission can recommend a new Member or if the Trustees can only recommend a new Member. A discussion was held.

Ted Galuschik reminded the Zoning Commission that the Election of Officers will be held at the January Meeting.

John Haught held a discussion regarding whether Staff have researched Event Centers, as a lot of communities have new Event Centers being built. Staff explained where Event Centers fell in the Zoning Resolution, but that there have not been any inquiries to open any yet in the Township. Darrell Webster included Airbnbs with this conversation. Staff commented that the Trustees were keeping an eye on Airbnbs and if future discussions may need to happen, as of right now, there was not a need.

Zoning Inspector Amanda Lewis was introduced or reintroduced to the Zoning Commission. A discussion was held with John Haught regarding a conversation he had with a resident of a Zoning Letter they had received.

ADJOURNMENT: Darrell Webster made a motion to adjourn the Meeting at 7:05 P.M. Mark Ruth seconded.

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

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Next Meeting will be on Monday, January 12, 2026.

ADJOURNMENT


Ted Galuschik, Chairman


Rachel Muro, Zoning Secretary