

AGENDA
PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
TUESDAY, May 12, 2026, 6:30 PM
TOWNSHIP HALL, 55 Nye Rd. Painesville Township, Ohio 44077

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL: Tom Hill____ Dave Enzerra____ Ken Sullivan____
Dave Lindrose____ Randy VanBuren____
Alternate, Dale Lewis (If Applicable) ____

4. SWEARING IN OF WITNESSES

5. PUBLIC HEARINGS:

Case 2026-0047-BZA

Applicant Jordan Gas Inc. submitted a Conditional Use Application for property located at 1435 Mentor Avenue. (PPN 11-A-011-0-00-004-0) The request is for a New Applicant/Operator. Continued use and keeping of propane cages, outdoor seating, ice machine, air pump, and outdoor display/sale of goods (water and washer fluid). Conditional Use Permit required per Section 12.05(K) & (L) of the Painesville Township Zoning Resolution.

Case 2026-0049-BZA

Applicant Leiden Woodworking LLC submitted a Conditional Use Application for property located at 20 Bowhall Road. (PPN 11-A-022-B-00-024-0) The request is for modification of Conditional Use Permit for continued woodworking shop use and addition of two (2) rental storage units (use not otherwise permitted in B-2) per Painesville Township Zoning Resolution.

Case 2026-0050-BZA

Applicant Dempsey Auctions LLC submitted a Conditional Use Application for property located at 1871 N. Ridge Road. (PPN 11-B-036-0-00-001-0) The request is for a Conditional Use under Section 12.04(W) for Similar Use previously approved by the Painesville Township Trustees, to conduct periodic auctions with item display and sale. Auction items, including automobiles, tractors, trailers, patio sets, lawn mowers, large tools, outdoor decorations, and ladders, may be stored outdoors as needed in a designated area in accordance with Section 12.04(K). In addition, the Applicant is requesting approval for limited outdoor storage associated with the operation, as well as the parking and display of one (1) to two (2) company trucks with advertising on-site, located outside of the principle building in designated areas.

Case 2026-0067-BZA

Applicant Kurtz Bros LLC submitted a Conditional Use Application for property located at 775 Hardy Road. (PPN 12-A-051-0-00-012-0) The request is for Conditional Use approval to establish a Class II Composting Operation at 775 Hardy Rd and continue operation of existing Class IV Composting activities on the property. The Painesville Township Trustees approved a Similar Use for the site. The proposed Facility would process organic materials, including food waste and other compostable materials, utilizing designated areas of the site and existing on-site equipment/infrastructure, subject to applicable Ohio EPA Regulations.

Case 2026-0081-BZA

Applicant Slemc Frank J & Shirley A submitted a Variance Application for property located at 170 Lee Road. (PPN 11-B-032-C-00-096-0) The request is to construct a 30-foot by 54-foot (1,620 square feet) detached garage within the R-1 Zoning District. Per the Township Zoning Resolution, detached accessory structures in the R-1 District are limited to a maximum size of 875 square feet. The proposed structure exceeds the permitted maximum by 745 square feet, requiring approval of a Variance from the Board of Zoning Appeals. The Applicant is seeking relief from the size limitation to allow for the construction of the proposed accessory structure as submitted.

6. OPEN REGULAR MEETING

7. ACKNOWLEDGEMENT OF MINUTES: March 10, 2026

- **Additional Meetings:** _____

8. OLD BUSINESS:

9. NEW BUSINESS:

2026-0048-BZA: Renewal of Conditional Use permit 21-BZA-06

Applicant Cooper Fred & Carole O submitted a Conditional Use Permit renewal for property located at 820 Madison Avenue. (PPN 11-A-020-G-00-023-0). The request is to renew an existing conditional use permit for beehives. Five-year term requested, no public hearing, same terms as originally approved for nine (9) hives.

10. ADJOURNMENT (Next regular meeting date June 9, 2026)