

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, December 9, 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: Tom Hill, Dave Enzerra, Dave Lindrose, Ken Sullivan, Alternate, Dale Lewis

Absent: Randy VanBuren

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

A Legal Notice was published in News Herald on November 24, 2025.

The Legal Advisor swore in with each case, persons who were present to speak and intended to testify during the Public Hearing.

PUBLIC HEARING:

- **PURPOSE OF HEARING: Case 2025-0299-BZA (Continued from November 13, 2025, Meeting)** Applicant Arko Power Equipment, Patrick Arko, submitted a Conditional Use Application for property located at 1600 Mentor Ave. (PPN 11-A-016-H-00-024-0) The proposed use by the Applicant Arko Power Equipment Inc. for outdoor power equipment sales, service, parts, and outdoor storage requires conditional use approval under Sections 12.02(K) and 12.02(W) within the B-3 Zoning District, which includes the subject property.

Testimony from Interested Parties: Patrick Arko spoke for the request. The Applicant is relocating his current business to the property in question. The Applicant would like to display equipment outside during decent weather and business hours that would be for sale. The Applicant is also applying for outdoor storage to be allowed, behind the property.

Testimony from Audience: The Board discussed the following with the Applicant; safety measures that will be taken for the outdoor storage, as in fences installed with a gate for the rear lot. Hours of Operation will be Monday through Friday, 9 A.M. to 5 P.M. and Saturday 9 A.M. to 5 P.M. The number of equipment that will be in front of building for display, six pieces of equipment was discussed and decided upon.

David Williams, owner of R & R Motors, spoke in favor of Case 2025-0299-BZA.
No one was present to speak against the request.

Director of Zoning held a discussion with the Applicant regarding how a Conditional Use Renewal happens with the Board of Zoning Appeals when a term is up for renewal.

Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0299-BZA with the following conditions:

1. No more than six (6) pieces of equipment in front of building.
2. Hours of Operation: Monday through Friday, 9 A.M. to 5 P.M., Saturday, 9 A.M. to 5 P.M.
3. Store Pod in back of property for a maximum of six (6) months.
4. For a term of five (5) years.

Ken Sullivan seconded.

Roll Call:	Tom Hill- Aye	Alternate, Dale Lewis- Aye
	Dave Enzerra- Aye	Dave Lindrose- Aye
	Ken Sullivan- Aye	

Motion carried. **Case 2025-0299-BZA approved**

Motion to Journalize: Ken Sullivan made a motion to journalize Case 2025-0299-BZA. Dave Lindrose seconded.

Roll Call:	Alternate, Dale Lewis- Aye	Dave Lindrose - Aye
	Ken Sullivan- Aye	Dave Enzerra- Aye
	Tom Hill- Aye	

Motion carried. **Case 2025-0299-BZA journalized**

- **PURPOSE OF HEARING:** **Case 2025-0300-BZA (Continued from November 13, 2025, Meeting)**
Applicant Shawn Brock submitted a Conditional Use Application for property located at 116 Meadows Dr. (PPN 11-A-021-E-00-013-0) The Applicant is requesting Conditional Use approval under Section 31.03(A)(1) of the Zoning Resolution to allow the keeping of chickens on a residential parcel less than 0.50 acres in size.

Testimony from Interested Parties: The Applicant was not in attendance.

Testimony from Audience: The Director of Zoning gave a history regarding Case 2025-0300-BZA and asked that the Board continue Case 2025-0300-BZA until the next scheduled Meeting.

Motion to Approve: Dave Ken Sullivan made a motion to continue Case 2025-0300-BZA until the next scheduled Meeting. Dave Lindrose seconded.

Roll Call:	Ken Sullivan- Aye	Tom Hill- Aye
	Alternate, Dale Lewis- Aye	Dave Lindrose- Aye
	Dave Enzerra- Aye	

Motion carried. **Case 2025-0300-BZA continued**

- **PURPOSE OF HEARING: Case 2025-0320-BZA**

Applicant 7273 Miller Properties/Handy Rents, submitted a Conditional Use Application for property located at 2115 Mentor Ave. (PPN 11-A-014-0-00-017-0) The request is for operation of a rental business as a Similar Use per Section 12.05(W), along with outdoor storage of rental equipment and other business-related items, and display of rental equipment per Section 12.05(K).

Testimony from Interested Parties: Patrick Miller spoke for the request. The Applicant is proposing to relocate Handy Rents to the property in question, as the property is currently deemed Commercial Use and would be a good fit to relocate Handy Rents. The Applicant has received approval from the Trustees. The Applicant shared what safety measures will be taken, as in fences. Outdoor equipment will be displayed only during Business Hours and brought into fenced in areas after Business Hours. Landscaping will be cleaned up. The Applicant let the Board know that they will continue to operate the property in question as a Conditional Use.

Testimony from Audience: The Board discussed the following; Hours of Operation for Handy Rents. A gate would be installed around the perimeter of the property and kept open during Business Hours. The Applicant let the Board know that Pensky Rental Trucks will not be utilized on the property in question, and customers will not be allowed to drop equipment off after Business Hours. The Applicant also discussed where employee parking would be located. The Applicant asked for 6-10 pieces of equipment to be displayed out front during Business Hours. The Applicant described what types of equipment would be displayed outside. The Applicant showed the Board where propane and fuel would be located on the property in question. The Board asked if a sign would be installed letting Customers know that propane tanks cannot be inside the Business. A discussion was held pertaining to the propane and what fuel tanks would also be installed to fill equipment that will be rented, and how often the tanks would be filled. The Applicant also let the Board know that their other Facility currently in Euclid will be moved to the property in question, along with their Aladdin Rents in Eastlake. The Applicant proposes around 20 employees to be at the new location. The Applicant will be working close with Zoning Staff and a sign company to install proper signs on the building.

Mike Oceanaro spoke in favor of the request as the real estate for the owners of the property, the owners are in support of the Applicant and the proposed use of the property.

Jim Doganiero, 2100 Mentor Avenue, spoke against the request as a residential property located across from the Commercial Property in question.

The Board discussed updates to the building. The Applicant will be doing basic repairs on the building, painting, landscaping, new signage of the equipment that is offered, repairing the asphalt. The Applicant will be removing most of the lighting that was from the previous Car Dealership, updating what lighting is kept for security purposes along with other updates to the property for the business.

Zoning Staff and the Board discussed where equipment will be displayed during Business Hours and where the equipment will be moved to after Business Hours.

The Director of Zoning explained that he is working close with the Applicant and a Sign Company to install proper sized signage, and that the Applicant will meet standards of proper signage within the

Zoning Resolution. The Applicant and Zoning Staff are working closely to follow the Zoning Resolution in a reasonable time frame for the Applicant to stay within the Township. A discussion was held during the Motion to Approve regarding what type of security can be on the fence and where it is located on the fence. As in barbed wire on the fence.

Motion to Approve: Dave Lindrose made a motion to approve Case 2025-0320-BZA with the following conditions:

1. Hours of Operation: Monday through Friday, 7 A.M. to 5 P.M., Saturday, 8 A.M. to 5 P.M., Sunday, 9 A.M. to 12 P.M.
2. A maximum of ten (10) pieces of equipment displayed out front and moved after operating hours.
3. Fuel and propane to follow Ohio Code.
4. Sign at entrance to read "No propane tanks inside of building"
5. For a term of five (5) years.

Dave Enzerra seconded.

Roll Call:	Dave Lindrose- Aye	Tom Hill- Aye
	Dave Enzerra- Aye	Alternate, Dale Lewis- Aye
	Ken Sullivan- Aye	

Motion carried. **Case 2025-0320-BZA approved**

Motion to Journalize: Ken Sullivan made a motion to journalize Case 2025-0320-BZA. Dave Lindrose seconded.

Roll Call:	Tom Hill- Aye	Ken Sullivan- Aye
	Dave Enzerra- Aye	Alternate, Dale Lewis- Aye
	Dave Lindrose- Aye	

Motion carried. **Case 2025-0320-BZA journalized**

CLOSING OF PUBLIC HEARING:

Motion to Close: motion made by Dave Enzerra, seconded by Ken Sullivan to close the Public Hearing at 7:23 P.M.

Roll Call:	Tom Hill- Aye	Dave Enzerra- Aye
	Dave Lindrose- Aye	Alternate, Dale Lewis- Aye
	Ken Sullivan- Aye	

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** November 13, 2025, Minutes
Motion made by Dave Enzerra, seconded by Dave Lindrose to approve the November 13, 2025, Minutes

Roll Call:	Ken Sullivan- Aye	Alternate, Dale Lewis- Aye
	Dave Enzerra – Aye	Dave Lindrose- Aye
	Tom Hill - Aye	

- **Old Business:** None

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- **New Business:** A discussion was held regarding the continued Case 2025-0300-BZA be held until there are more Cases to come before the Board.

A Motion was made by Alternate, Dale Lewis to continue Case 2025-0300-BZA until more Cases are available, seconded by Dave Lindrose

Roll Call:	Dave Enzerra- Aye	Ken Sullivan- Aye
	Dave Lindrose- Aye	Alternate, Dale Lewis- Aye
	Tom Hill- Aye	

ADJOURNMENT:

Motion made by Dave Enzerra, seconded by Ken Sullivan to adjourn the Meeting at 7:27 P.M.

Roll Call:	Ken Sullivan – Aye	Alternate, Dale Lewis- Aye
	Tom Hill– Aye	Dave Enzerra- Aye
	Dave Lindrose - Aye	

Special Board of Zoning Appeals Meeting will be held on Monday, December 15, 2025, at 5 P.M.
Next Regularly scheduled Meeting will be held on Tuesday, January 13, 2026.


Tom Hill, Chairman


Rachel Muro, Zoning Secretary