

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
SPECIAL MEETING MINUTES
Monday, December 15, 2025
Painesville Township Office 55 Nye Rd. Painesville Twp., OH 44077

PUBLIC HEARING

Chairman Tom Hill called the meeting to order at 5:00 P.M. The Pledge of Allegiance was recited.

Roll Call: Tom Hill, Dave Enzerra, Dave Lindrose, Randy VanBuren

Absent: Ken Sullivan, Alternate, Dale Lewis

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

A Legal Notice was published in News Herald on December 4, 2025.

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

PUBLIC HEARING:

• **PURPOSE OF HEARING:** Case 2025-0335-BZA

Applicant Sub Zero Mission, submitted a Conditional Use Application for property located at 1760 North Ridge Rd. (PPN 11-B-031-0-00-038-0) The request is to operate as a Lake County, Ohio Code of Blue Emergency Overnight Hosting Site as a Similar Use, to be activated only during declared Code Blue events and at no other times.

Testimony from Interested Parties: Al Raddatz spoke for the request. The Applicant is applying for a Conditional Use to turn a garage and storage area into a shelter during a freezing temperature event that is labeled a "Code Blue".

Testimony from Audience: The Board discussed the following: the shelter would only be used during a Lake County initiated Code Blue event. If a set of conditions that were currently before the Board had been given by Staff. Zoning Staff let the Board know that the list provided before them was a guide to help create the conditions for the Conditional Use Application.

If people who used the Site would be transported from another facility, how would they arrive to the Site in question. Laketrans would provide transportation to and from the Site as a partnership with Code Blue. This would only be during and after an Emergency Code Blue event.

The Site did not have a Fire Suppression System but did have a Detection System. Would the Applicant have a Fire Watch during the night. The Applicant let the Board know that a Fire Watch would be a part of the process.

The Board asked where the pickup point is located for people who wish to use the Site. This will help determine one of the Conditions of how many people would be allowed into the Site during an event. The Applicant shared that the garage could expand if needed. Photos were provided by Staff and the Applicant for the Board to view of the Site. It was asked if the Fire Department had provided a max

occupancy for the Site, the Applicant was unsure. An alternate space was also in the works in case there were to be too many people needing the Site during an event.

The Board asked how Sub Zero would document people who arrived to use the Site during an event. All persons would be needed to sign in and sign a waiver, along with additional security provided for weapons and so forth.

A discussion was held regarding other safety measures that could be provided such as Lake County Sheriff being available to patrol during a Code Blue event. Cameras will also be on the Site.

The Board asked what type of group will be set up to oversee people who use the Site during an event. The Applicant let the Board know that there will be overnight volunteers as part of a larger group, possibly around a couple shifts of four (4) volunteers will overlook all who are using the Site.

A discussion was held pertaining to how a Code Blue event was called and set into motion.

In the photos provided by the Applicant, there are around 20 cots set up in the facility. The Applicant would like to have a maximum of 35 people to use the Site and conjunction with what is recommended for by the Fire Department for occupancy.

The Hours of Operation were discussed as 6:00 P.M. to 7:30 A.M. for arrival and departure when a Code Blue is called and ends.

A discussion was held between the Board, Applicant, and Zoning Staff using the provided guideline of Conditions to help the Board in deciding what Conditions are useful and set to the Conditional Use. Legal Advisor, Mandy Gwartz made a suggestion to change or remove some of the Conditions.

Morris Beverage III, spoke for the request and addressed some of the security concerns. For example, having the Lake County Sheriffs stop in from time to time during an event, how Laketrans helps with transportation, and so forth.

Updates and renovations to the Site were explained by the Applicant, such as pulldown handles installed, smoke sensors, updates to the Fire Safety Plan, the fire extinguisher hanger was corrected, both Painesville Township Fire Stations #2 and #3 were added and informed as part of the call system in the event of a Code Blue, and lastly installing the exit signs with spotlights.

The Applicant let the Board know that other resources have been found and established to help families who may need a place to stay during Code Blue. Families with Children will have other arrangements made. Only persons aged 18 or older will be permitted in and to use the facility.

If a person wanted to leave the facility prior to the ending time of a Code Blue, authorities would be notified of who has left the facility early.

Chairman Tom Hill explained journalizing of a case and working with Zoning Staff if any of the Conditions were to be violated. A discussion was held with the Applicant regarding setting a term limit to revisit the Conditional Use to possibly renew dependent on if the Conditional Use did not have any violations.

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Diane Demitri spoke in favor of the request and thanked the Board of Zoning Appeals for their time and consideration. She further discussed how many persons have used other sites to help in the decision of allowed guests in the facility during a Code Blue event.

There was no one to speak against the request.

Dave Enzerra read through each condition separately, discussing any edits or removals as needed as he made the motion to approve Case 2025-0335-BZA.

Motion to Approve: Dave Enzerra made a motion to approve Case 2025-0335-BZA
Randy VanBuren seconded.

CONDITIONS ATTACHED SEPERATELY AS EXHIBIT A

A discussion was held regarding renewal of the Conditional Use with the Applicant and Zoning Staff.

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

Motion carried. **Case 2025-0335-BZA approved**

Motion to Journalize: Randy VanBuren made a motion to journalize Case 2025-0335-BZA.
Dave Lindrose seconded.

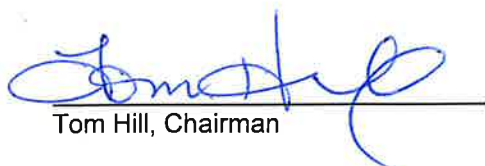
Roll Call:	Dave Enzerra- Aye	Randy VanBuren- Aye
	Tom Hill- Aye	Dave Lindrose- Aye

Motion carried. **Case 2025-0335-BZA journalized**

ADJOURNMENT: Motion made by Dave Enzerra, seconded by Randy VanBuren to adjourn the Meeting at 5:52 P.M.

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

Next Regularly scheduled Meeting will be held on Tuesday, January 13, 2026.


Tom Hill, Chairman


Rachel Muro, Zoning Secretary

The Following Conditions were set by the Board of Zoning Appeals:

1. Sub Zero premises is only permitted to operate as a warming center when an official "Code Blue" is declared by the party responsible for official declaration.
2. All people will be documented that are staying and all staff for each nightly event with their names and indicate whether each person is a guest, a Sub Zero member, or a Cod Blue Service member.
3. If any guest leaves the premises at any time between 6:00 P.M. and 7:30 A.M. during a Code Blue, Sub Zero Mission or a Code Blue service member must notify the appropriate authorities.
4. There will be no alcohol, recreational drug use, or illegal drug use in the facility or anywhere on the premises. Smoking is only permitted outdoors and very limited instances in a designated well-lit area outside of public view.
5. Must adhere to all guidance set by the Painesville Township Fire Chief and Painesville Township Fire Department, which includes establishing all safety protocol, fire protection protocol, and determining the maximum capacity of the facility for those who are being sheltered.
6. Any criminal activity occurring outside the building, involving anyone staying, will result in a review of the Conditional Use Permit and subject to revocation. Examples include, but are not limited to: vandalism, trespassing, theft, harassment, etc. Any illegal or criminal activity must be immediately reported to the Lake County Sheriff's Office.
7. Good faith attempts should be made with the Lake County Commissioners and the Lake County Sheriff to have a deputy on or in immediate vicinity of the premises for the duration of the Code Blue event.
8. Enhanced security measures must be used as applicable, including but not limited to metal detector screenings.
9. No weapons of any kind may be kept by overnight guests.
10. No "warming" or any shelter type operations at any time except for those permitted during the times of a declared Code Blue during the hours of 6:00 P.M. to 7:30 A.M.
11. A maximum of 35 people or the maximum permitted by the Painesville Township Fire Department, whichever is less.
12. For a term of one (1) year.