

PAINESVILLE TOWNSHIP ZONING COMMISSION
MEETING MINUTES
Monday, January 12, 2026
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

Absent: John Everette

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

INQUIRIES FROM THE PUBLIC: None

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** December 8, 2025, Minutes
Mark Ruth made a motion, seconded by John Haught to approve the December 8, 2025, Minutes.

Roll Call: Ted Galuschik - Aye Darrell Webster - Aye John Haught - Aye

Mark Ruth - Aye

PUBLIC HEARING:

- **2025-0327-ZC – Section 32.09(C)** Proposed text amendment to Section 32.09 (C) Rear Yard Setback:
The rear yard setback in the FPUD District shall be 22.50 feet.

Staff Report: There is missing verbiage within the FPUD section stating in a clear term what the setback should be if there is not another parcel behind that is occupied by a dwelling. The verbiage is needed to meet the 22 and half feet.

Motion made by Darrell Webster, seconded by Mark Ruth to close the Public Hearing for Case 2025-0327-ZC.

Roll Call: John Haught - Aye Mark Ruth- Aye Darrell Webster - Aye

Ted Galuschik - Aye

- **2025-0328-ZC – Section 32.04 (G)** Proposed text amendment to 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.

Staff Report: Verbiage would like to be added to the Zoning Resolution to be able to have discussions with a developer and Trustees regarding having sidewalks within the FPUD. A Lake County Planning Commission Letter was included, sighting that the sidewalks would fall within the right-of-way and would need to be addressed by the subdivision regulations at a county level.

Discussion: The Zoning Commission discussed the following; easier access for wheelchairs, bikes ect. The wording being precise or the same as prior in the Zoning Resolution for "the walkway shall be

constructed of suitable hard surface material". The requirement from the Engineer's Office is that walkways have four (4) inches of concrete and driveways have six (6) inches of concrete.

Motion made by John Haught, seconded by Mark Ruth to close the Public Hearing for Case 2025-0328-ZC.

Roll Call: Darrell Webster - Aye John Haught - Aye Ted Galuschik - Aye

Mark Ruth - Aye

- **2025-0329-ZC – Section 5** Proposed text amendment to 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.

Staff Report: A definition was not included of a Fee Simple Lot and would like to be added.

Motion made by Mark Ruth, seconded by Darrell Webster to close the Public Hearing for Case 2025-0329-ZC.

Roll Call: John Haught - Aye Mark Ruth- Aye Darrell Webster - Aye

Ted Galuschik - Aye

- **2025-0330-ZC – Section 8.03(A) and 8.04(A)** Proposed text amendment to 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.

Staff Report: To allow staff to post Public Notices to the Township's social media and website as opposed to meeting news paper's deadlines to publish the notices. Staff will follow what the ORC states is allowed.

Motion made by John Haught, seconded by Darrell Webster to close the Public Hearing for Case 2025-0330-ZC.

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

Darrell Webster - Aye

- **2025-0331-ZC – Section 12.05(I)** Proposed text amendment to 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:

Staff Report: Staff gave a brief history of car washes being removed from the Zoning Resolution for B-2 and B-3 Zoning Districts. The Trustees have agreed to permit carwashes back to B-2 and B-3 if they are a combination of gas station and carwash.

Motion made by Darrell Webster, seconded by John Haught to close the Public Hearing for Case 2025-0331-ZC.

Roll Call: John Haught - Aye Darrell Webster - Aye Mark Ruth - Aye

Ted Galuschik - Aye

- **2025-0332-ZC – Section 31.03(B)(1)(b)** Proposed text amendment to 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;

Staff Report: Correcting the verbiage to add the word “or” so there is no discrepancy of where setbacks and open space is prohibited.

Motion made by Mark Ruth, seconded by John Haught to close the Public Hearing for Case 2025-0332-ZC.

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

Mark Ruth - Aye

- **2025-0333-ZC – Section 29.06** Proposed text amendment to Section 29.06 Surfacing: Fixing the Numbering to adjust to proper number. Sections 5.107, 5.108, and 5.109 should be Sections 5.117, 5.118, and 5.119.

Staff Report: This is to correct a numbering error in the Zoning Resolution to reflect correctly.

Discussion: A discussion was held regarding an error on the Agenda for the correct numbering for the corrected and updated numbers in the Zoning Resolution to be amended.

Motion made by Darrell Webster, seconded by Mark Ruth to close the Public Hearing for Case 2025-0333-ZC.

Roll Call: Darrell Webster - Aye Ted Galuschik - Aye John Haught - Aye

Mark Ruth - Aye

SITE PLAN/ARCHITECTURAL REVIEWS: None

NEW BUSINESS:

- **Election of Officers:**

Motion was made by Mark Ruth, seconded by John Haught to elect Ted Galuschik as Chairman of the Zoning Commission.

Roll Call: John Haught - Aye Darrell Webster - Aye Mark Ruth - Aye

Ted Galuschik - Abstain

Motion was made by Darrell Webster, seconded by John Haught to elect Mark Ruth as Vice-Chairman of the Zoning Commission.

Roll Call: Mark Ruth - Abstain Ted Galuschik - Aye John Haught - Aye

Darrell Webster - Aye

- **Discussion for date change of October 12, 2026, Zoning Commission Meeting:**

A discussion was held regarding changing the October Meeting date to either Monday, October 5, 2026, or Monday, October 19, 2026. The Zoning Commission October Meeting will be moved to Monday, October 5, 2026, at 6:30 P.M.

OLD BUSINESS: None

DISPENSATION OF CLOSED PUBLIC HEARINGS:

- **2025-0327-ZC** – Motion made by Mark Ruth, seconded by John Everette to submit Case 2025-0327-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

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

John Haught - Aye

- **2025-0328-ZC** – Motion made by John Haught, seconded by Mark Ruth to submit Case 2025-0328-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

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

John Haught - Aye

- **2025-0329-ZC** – Motion made by Mark Ruth, seconded by John Haught to submit Case 2025-0329-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

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

Darrell Webster – Aye

- **2025-0330-ZC** – Motion made by Darrell Webster, seconded by John Haught to submit Case 2025-0330-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

Roll Call: Darrell Webster - Aye John Haught - Aye Mark Ruth - Aye

Ted Galuschik – Aye

- **2025-0331-ZC** – Motion made by John Haught, seconded by Mark Ruth to submit Case 2025-0331-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

Roll Call: Ted Galuschik - Aye John Haught - Aye Darrell Webster - Aye

Mark Ruth - Aye

- **2025-0332-ZC** – Motion made by John Haught, seconded by Mark Ruth to submit Case 2025-0332-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

Roll Call: John Haught - Aye Darrell Webster - Aye Ted Galuschik - Aye

Mark Ruth – Aye

- **2025-0333-ZC** – Motion made by Darrell Webster, seconded by Mark Ruth to submit Case 2025-0333-ZC to the Board of Trustees with a recommendation to approve the proposed amendment for the Zoning Resolution.

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

John Haught - Aye

ZONING INSPECTOR'S REPORT: None

ADJOURNMENT: Motion made by Mark Ruth, seconded by Darrell Webster to adjourn the Meeting at 7:14 P.M.

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

John Haught - Aye

Next Meeting will be on Monday, February 9, 2026.

ADJOURNMENT


Ted Galuschik, Chairman


Rachel Muro, Zoning Secretary