

**PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS**  
**MEETING MINUTES**  
**Tuesday, March 10, 2026**  
**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 Gwirtz

A Legal Notice was published in Gazette on February 19, 2026.

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

**PUBLIC HEARING:**

• **PURPOSE OF HEARING:** Case 2026-0011-BZA

Applicant Nuzum Lisa, submitted a Conditional Use Application for property located at 710 Riverside Dr. (PPN 11-A-003-0-00-015-0) The request is to allow the placement of a chicken coop and run within the required front yard area of a residential property, without the required side screening between

**Testimony from Interested Parties:** Lisa Nuzum spoke for the request and explained that due to the build of her home and her property set up, the only area to have a chicken coop set up would be her front yard area. The Applicant's home is built on a hillside and has a pool in the back yard. The current set up ten (10) feet from the Neighbor's property on the Westside of the Applicant's property, and around sixty-two (62) feet from the road. This coop is also surrounded by three (3) pine trees. A run was installed. The Applicant currently has three (3) chickens and got rid of her rooster. The Applicant would like to make the run and coop sturdier also.

**Testimony from Audience:** The Board discussed the following: screening to hide chickens from street view, and the number of chickens requested and allowed.

**Motion to Approve:** Motion made by Ken Sullivan, seconded by Dave Enzerra to approve Case 2026-0011-BZA with the following conditions:

1. Maximum of six (6) chickens
2. No roosters
3. Greenery that masks set up from road be maintained
4. Additional screening set up, if neighbors on east side should say anything
5. Five (5) year term

Roll Call: Tom Hill- Aye Ken Sullivan- Aye  
Dave Enzerra- Aye

Motion carried. **Case 2026-0011-BZA approved**

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**Motion to Journalize:** Motion made by DaveENZerra, seconded by Ken Sullivan to journalize Case 2026-0011-BZA.

Roll Call: Ken Sullivan- Aye DaveENZerra - Aye  
Tom Hill- Aye

Motion carried. **Case 2026-0011-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:** Shawn Brock spoke for the request. The Applicant has moved the chicken coup twenty (20) feet off the property line. The Applicant told the Board know that surrounding neighbors do not have an issue with chickens on his property. The chickens have been fenced in but to still escape at times.

**Testimony from Audience:** The Board discussed the following; the number of chickens currently. The Applicant has six (6) chickens. He would ideally like to have eight (8) chickens. The Zoning Director discussed photos of the chicken run and property with the Board. Screening will need to be installed. Zoning Staff discussed complaints that have been received. The Board discussed what type of fencing the Applicant had installed currently or previously. What type of security was in place for the chickens. The neighbor behind the Applicant is planning to install a privacy fence in the coming months.

**Motion to Approve:** Motion made DaveENZerra, seconded by Ken Sullivan to approve Case 2025-0300-BZA with the following conditions:

6. Maximum of six (6) chickens
7. No roosters
8. A fence will need to be erected by the end of June 2026 between Applicant's and Neighbor's properties.
9. For a term of five (5) years.

Roll Call: DaveENZerra- Aye Tom Hill- Aye  
Ken Sullivan- Aye

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

**Motion to Journalize:** Motion made by DaveENZerra, seconded by Ken Sullivan to journalize Case 2025-0300-BZA.

Roll Call: Tom Hill- Aye DaveENZerra- Aye  
Ken Sullivan- Aye

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

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**CLOSING OF PUBLIC HEARING:**

**Motion to Close:** Motion made by DaveENZerra, seconded by Ken Sullivan to close the Public Hearing at 7:03 P.M.

Roll Call: Ken Sullivan – Aye DaveENZerra- Aye  
Tom Hill - Aye

**REGULAR MEETING:**

- **Motion to approve Meeting Minutes:** December 9, 2025, Minutes  
Motion made by Ken Sullivan, seconded by DaveENZerra to approve the December 9, 2025, Minutes

Roll Call: Tom Hill - Aye Ken Sullivan - Aye  
DaveENZerra – Aye

**Motion to approve Additional Meeting Minutes:** December 15, 2025, Minutes  
Motion made by Ken Sullivan, seconded by DaveENZerra to approve the December 15, 2025, Minutes

Roll Call: Ken Sullivan- Aye Tom Hill Lewis- Aye  
DaveENZerra – Aye

- **Old Business:** None
- **New Business:** Sean Ischay, Zoning Director let the Board know that he will be out of town for the tentative April 14, 2026, Board of Zoning Appeals Meeting. A discussion of what Cases were on the docket thus far was held.

**Election of Officers:**

Motion was made by Ken Sullivan, seconded by DaveENZerra to elect Tom Hill as Chairman

Roll Call: DaveENZerra– Aye Ken Sullivan- Aye  
Tom Hill- Aye

Motion was made by Ken Sullivan, seconded by DaveENZerra to elect DaveENZerra as Vice-Chairman

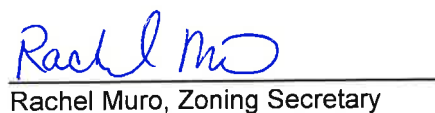
Roll Call: Tom Hill– Aye Ken Sullivan- Aye  
DaveENZerra - Aye

**ADJOURNMENT:**

Motion made by DaveENZerra, seconded by Ken Sullivan to adjourn the Meeting at 7:10 P.M.

Roll Call: DaveENZerra – Aye Ken Sullivan - Aye  
Tom Hill - Aye

  
Tom Hill, Chairman

  
Rachel Muro, Zoning Secretary