

PAINESVILLE TOWNSHIP BOARD OF ZONING APPEALS
MEETING MINUTES
Tuesday, May 12, 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, Randy VanBuren, Dave Lindrose, Ken Sullivan, Alternate, Dale Lewis

Absent: Dave Enzerra

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

A Legal Notice was published on the Painesville Township Website, www.painesvilletwp.com, and the Painesville Township's Facebook page on April 30, 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 2026-0047-BZA**

Applicant 1 Roy Gas LLC 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.

Testimony from Interested Parties: Sujh Roy spoke for the request. The Applicant is maintaining what is currently offered at the property in question and in the process of transferring the business to his name.

No one spoke against the request.

Testimony from Audience: The Board asked if there were any rentals on the property, Zoning Staff replied there were not any rentals.

The Board asked if there were any continued issues with the location of items that were brought to the Board's attention previously, Zoning Staff replied there are no current issues.

Motion to Approve: Motion made by Dave Lindrose, seconded by Ken Sullivan to approve Case 2026-0047-BZA with the following conditions:

1. Five (5) year term
2. Uses as stated in request.

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

Motion carried. **Case 2026-0047-BZA approved**

• **PURPOSE OF HEARING: 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.

Testimony from Interested Parties: Mark Ziccarelli, Attorney, spoke for the Applicant. Bruce Leiden spoke for the request.

Mr. Ziccarelli gave a brief history of the property in question and the applications that have been requested thus far. This property also includes two storage units and the information regarding the units.

Bruce Leiden let the Board know most of the work is woodworking for schools and universities, not for residential or commercial purposes. Mr. Leiden discussed the two storage units he currently operates on his property. Mr. Leiden had taken over the leases for the two storage units when he acquired the property. Mr. Leiden discussed the current renters of one of the two storage units and what is being stored. A lease Agreement was included as an exhibit.

No one spoke against the request.

Testimony from Audience: The Board asked for clarification if the Zoning adjacent to the property had been changed from B-2 to R-1. Zoning Staff let the Board know that change had taken place in 2016.

The Board asked if any wooden pieces are on display outside. There are not currently. There is a sign outside to help deliveries to the business.

A discussion was held regarding if any issues had occurred with the property, Zoning Staff investigated one possible, but nothing had come of it. Zoning Staff clarified for the Members that the property in question was only before the Board is due to the two storage units had not been included in previous applications or renewals. Zoning Staff discussed that the Conditional Use would stay with the current owner, and any new owners would need to apply for a Conditional Use.

The Board needed clarification regarding the second storage unit currently vacant and how the Applicant would lease the unit. The Applicant would keep it strictly storage use only. A Condition can be added to the permit.

Motion to Approve: Motion made by Ken Sullivan, seconded by Dave Lindrose to approve Case 2026-0049-BZA with the following conditions:

1. For a term of five (5) years.
2. Two (2) Units for storage use only

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

Motion carried. **Case 2026-0049-BZA approved**

• **PURPOSE OF HEARING: 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.

Testimony from Interested Parties: Dennis Dempsey spoke for the request. Mr. Dempsey is the owner of Craft and Antique Co-op. Mr. Dempsey gave a brief history of the auctioning that is held for the Co-op that is being requested.

The Applicant clarified that he has box trucks with his business name that he uses to transport auction items that are picked up from estates, that he'd like to park in front of his building from time to time. The trucks would be parked in the rear of the building when not parked in the front.

No one spoke against the request.

Testimony from Audience: The Board needed clarification regarding bigger items such as boats, trailers, automobiles that are planned to be stored for auctions and the time frame for storage. The Applicant explained the procedure and a time frame for storage and auction of those items. Large items are usually stored on the side or backed up to bay doors of the property until they are auctioned. The Applicant would like to apply for three to four maximum of vehicles, boats, trailers allowed at a time to be stored for auction. Any other larger items such as patio furniture or lawn equipment will be chained up against bay doors in rear of building.

Motion to Approve: Motion made by Ken Sullivan, seconded by Randy VanBuren to approve Case 2026-0050-BZA with the following conditions:

1. For a term of five (5) years.
2. No more than four (4) vehicles, boats, trailers; large items abutted against building.
3. Allow one (1) Commercial Vehicle not to exceed twenty (20) feet

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

Motion carried. **Case 2026-0050-BZA approved**

The Applicant needed clarification from Zoning Staff regarding the procedure for renewal of the Conditional Use Permit.

• **PURPOSE OF HEARING: 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.

Testimony from Interested Parties: Jason Ziss spoke for the request. Mr. Ziss gave a brief explanation of the organic recycling business and the request to expand. The business would like to include food waste to have as composting.

Testimony from Audience: The Board held discussions for the following; clarification was needed in regard of what the use will be for when the food waste is composted. The use would be for soil, horticulture and such. If there were any issues regarding vermin, under the business's management practices, they take vermin issues very seriously. How and where the compost would be stored. The material would be stored outside. The compost process is a natural process, and no furnace would be used. Who the targeted purchaser would be. Landscapers and homeowners are the target groups. What the turnaround time for a cycle to be completed for finished product. Concerns were shared regarding issues of odors as there has been an odor issue on Hardy Road. If Fire Protocols were in place, there was Standard Operating Procedures for handling of materials. Concerns were raised about the composting of dead animals; there would not be any accepting of dead animals for composting. A letter had been signed between the Applicant and Township Trustees regarding not accepting dead animals. If manure would be composted, manure was classified for a different level facility. Where would the Food waste be coming from, eventually, Kurtz Bros. would like to get the Community involved to recycle as they collect from other Communities. How would the final product be sold, in bulk or individually, the product is sold in bulk and how much of food waste would be taken in to produce the compost.

Zoning Staff provided photos of another site by Kurtze Bros that is located in North Canton that produces compost. Calls had been made to the Zoning Office that oversees that area in regard to any zoning issues. There are not many issues to report on of the North Canton Facility. The relationship between the Township and Kurtz Bros is a very good relationship.

No one spoke against the request.

Motion to Approve: Motion made by Randy VanBuren, seconded by Dave Lindrose to approve Case 2026-0067-BZA with the following conditions:

1. For a term of five (5) years.
2. Facility adheres to all operational requirements found in OAC, the rules and governance for the Ohio EPA.

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

Motion carried. **Case 2025-0067-BZA approved**

- **PURPOSE OF HEARING: 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.

Testimony from Interested Parties: Frank Slemc spoke for the request. The Applicant would like to upgrade the garage on the property. The current garage is a used as a storage and workshop. The new build would also serve as a place to park vehicles, lawn equipment, storage, and a workshop. The Applicant let the Board know that any woodwork is strictly hobby and not to sell. Letters from neighbors in agreement was provided to the Board. Pictures of neighboring garages was also provided that are around the same size being requested.

Testimony from Audience: The Board held discussions for the following; if the current garage and other accessory structures on the property will be demolished, the buildings will be demolished. The height of the proposed garage, the main area would be ten (10) feet high with a 12x12 pitch for storage in the roof; same height as residence. What material the garage will be made from and if siding can be matched to the residence. If the driveway will need to be extended for the proposed garage.

No one spoke against the request.

Motion to Approve: Motion made by Dave Lindrose, seconded by Ken Sullivan to approve Case 2026-0081-BZA.

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

Motion carried. **Case 2025-0081-BZA approved**

Motion to Journalize: Motion made by Ken Sullivan, seconded by Randy VanBuren to journalize Case 2026-0081-BZA.

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

Motion carried. **Case 2026-0081-BZA journalized**

CLOSING OF PUBLIC HEARING:

Motion to Close: Motion made by Randy VanBuren, seconded by Dave Lindrose to close the Public Hearing at 7:28 P.M.

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

May 12, 2026

REGULAR MEETING:

- **Motion to approve Meeting Minutes:** March 10, 2026, Minutes
Motion made by Ken Sullivan, seconded by Dave Lindrose to approve the March 10, 2026, Minutes

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

- **Old Business:** None

- **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.

Testimony from Audience: Staff let the Board know that no issues had been called into Zoning Staff.

Motion to Approve: Motion made by Dave Lindrose, seconded by Ken Sullivan to approve Case 2026-0048-BZA with the following conditions:

1. For a term of five (5) years.

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

Motion carried. **Case 2026-0048-BZA approved**

- **Next scheduled Meeting will be Tuesday, June 9, 2026**
- **Zoning Inspector:** Staff held a discussion in regard to having the Board of Zoning Appeals help the Zoning Commission evaluate the Zoning Resolution. The Board will have Staff possibly look at the requirements of having chickens. The Planning Commission will also look into the amendments for their input.

ADJOURNMENT:

Motion made by Dave Lindrose, seconded by Ken Sullivan to adjourn the Meeting at 7:39 P.M.

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


Tom Hill, Chairman


Rachel Muro, Zoning Secretary