

PLANNING COMMISSION MEETING

November 12, 2009

The Planning Commission convened in Courtroom No. 1 at City Hall for their regular meeting. Vice Chairman Komjati called the meeting to order at 7:30 PM.

Members in attendance were, Mr. Brian Temming, Ms. Christine Shoop, and Vice Chairman David Komjati. Absent were Mr. Andrew Eade and Mr. Thomas Fitzgerald. Also present were, City Manager Rita McMahon, Assistant City Manager Douglas Lewis, City Planner Russ Schaedlich, Assistant Law Director James Lyons, and Secretary Lynn White.

MINUTES: Motion by Ms. Shoop, seconded by Mr. Temming to approve the Planning Commission Meeting Minutes from September 17, 2009; September 24, 2009; and October 8, 2009 as submitted. All members present said “aye”. Motion carried.

NEW BUSINESS:

Vice-Chairman Komjati indicated there was no New Business before the Commission and moved onto the next item.

ADMINISTRATIVE REPORT:

Final Plat Approval for Kilroy Pointe (Lighthouse Pointe) Condominium –Phase 11 (A, B, and C).

Vice Chairman Komjati asked the City for comments on this issue. Mr. Schaedlich stated that the map included in the packet is for Phase 11, which contains three new dwelling units as indicated by the parcels with diagonal shading. All underground improvements and the roadway have been installed for this area for quite some time. The staff recommends approval of the plat as submitted.

Vice-Chairman Komjati asked if there were any questions or comments. There being none, he asked for a motion.

Motion by Ms. Shoop, seconded by Mr. Temming to approve the Final Plat for Kilroy Pointe (Lighthouse Pointe) Condominiums – Phase 11 (A, B, and C) as submitted. On roll call, Ms. Shoop, Mr. Temming, and Vice Chairman Komjati answered “yes”. Motion carried.

Vice-Chairman Komjati moved onto the next item on the Agenda.

Extension Request for Refusal No. 2153 issued July 2008 to Coaches Corner, Inc. of a Similar Use designation at 605 Elm Street (Parcel Number 15-A-018-0-00-016-0); per Section 1143.04 (d) of the Planning and Zoning Code.

Dr. Michael Hanlon, Superintendent, Painesville City Local Schools, 58 Jefferson Street, addressed the Commission. He gave an update to the Commission on Coaches Corner beginning with the background of the joint project between Painesville City Local Schools and Coaches Corner Inc. to create a home for homeless students. Dr. Hanlon indicated that a decision was made to complete a full interior and exterior renovation of the site (605 Elm St.) for certification purposes. This work is just now coming to closure and, therefore, the facility has not yet been used for the intended purpose as previously stated. The certification process with the Ohio Department of Jobs and Family Services, while ongoing, has taken longer than anticipated and is nearing completion at this time. Dr. Hanlon stated that a garage was constructed on the property as part of the conditions placed on the permit by the Commission. He indicated that during the past year they have had significant revenue come in the form of donations from various entities. Because of the donations, the renovations of the home and the construction of the garage were made possible. Dr. Hanlon stated that he anticipates in the next couple of months the program will be in full operation as it was presented to the Commission when the permit was granted. Dr. Hanlon indicated they are requesting an extension of the conditional use permit with the same consideration that an update on the operation of the home is provided in one-year. Dr. Hanlon indicated that he could answer any questions regarding this request.

Vice Chairman Komjati asked if the Administration would like to comment. Mr. Schaedlich stated that in his recommendation he quoted Dr. Hanlon’s letter and recommends that the Planning Commission’s Conditional Use approval for Coaches’ Corner, Inc be extended for an additional one

year with the eight stipulations as listed in the original permit. Those eight stipulations are: 1. Meet the City's minimum housing standards for the number of persons permitted to occupy the house.; 2. Parking at the rear of the property shall be provided to meet the needs of the occupants.; 3. The home shall be inspected an annual basis to ensure compliance with minimum housing standards of the City.; 4. The property shall remain titled to the Painesville City Local School District, Board of Education.; 5. At a minimum, a single-car garage must be constructed on the parcel.(this has been done); 6. The multiple metering of utilities on the house must be converted to a single meter per utility (this also has been done); 7. This permit is non-transferable; 8. The Conditional Use Permit approved for 625 Elm Street should be revoked since this address will not be the location of the Coaches' Corner facility, which has also been done. Mr. Schaedlich suggested the stipulations be revised to reflect the completed items.

Vice Chairman Komjati asked if there were any other comments or questions on this issue. There being none, Vice Chairman Komjati asked for a motion.

Motion by Mr. Temming, seconded by Ms. Shoop to approve the extension request for Refusal No. 2153 Conditional Use Permit for Coaches Corner for one-year with the following revised stipulations: 1) the facility shall meet the City's minimum housing standards for the number of persons permitted to occupy the house; 2) parking at the rear of the property shall be provided to meet the needs of the occupants; 3) the home shall be inspected on an annual basis to ensure compliance with minimum housing standards of the City; 4) the property shall remain titled to the Painesville City Local School District Board of Education; 5) this permit is non-transferable. On roll call, Ms. Shoop, Mr. Temming, and Vice Chairman Komjati answered "yes". Motion carried.

Vice Chairman Komjati moved onto the next item on the Agenda. He asked the secretary to read the item.

Temporary Structure and Uses: Painesville City Local School District has made application for the continuation of a Temporary Use in accordance with Section 1141.07 (c). The temporary use is being requested for the modular classroom units located at 350 Cedarbrook Drive for preschool programming. Approval of the use is being requested.

Dr. Hanlon addressed the Commission. He explained that the three modular units are located at Cedarbrook Elementary School, 350 Cedarbrook Drive. The units were initially put in place to aid in the transition of students as Hobart Middle School was being demolished and the new facilities were being built. The structures were to be temporary; however, they do currently serve a function and require action by the Commission. Dr. Hanlon explained that the Cedarbrook School is being utilized as a preschool building. Lake-Geauga Head Start occupies approximately 80% of the structure, about 15% is used by Painesville City Local Schools Preschool program and the Riverside Local School District preschool program uses the remainder. The modular units are being used to house office space for Lake-Geauga Head Start, storage facility for the Painesville City Local School Preschool, and some ancillary classroom spaces. Dr. Hanlon stated that as a response to the City's inquiry regarding the modular units, they have started a transition plan with Head Start, Riverside, and our own preschool program. He indicated they do not have a full resolution at this time but they are evaluating options. Their request is consistent with what the recommendation suggests, which is to allow continued use with the removal by December 1, 2010. He asked for the Commission's patience as they need to work on the transitioning the contracts they have with the parties involved. Dr. Hanlon state the School Board does not have an issue with the stipulation of the evergreen barrier as stated in the recommendations.

Vice Chairman Komjati asked for comments or questions. Mr. Lewis stated the residents that about the school property were contacted and made aware of the meeting. He commented that he had heard that at least one of the residents was opposed to this request. Mr. Lewis indicated he did receive a phone call from Mr. David Bean stating that he is opposed to the request due to the unsightliness of the units.

Ms. Shoop asked about the timing of the modular units' removal. Dr. Hanlon stated the recommendation is the units are to be removed by December 1, 2010. He indicated they would need the units through the end of the current school year assuming they can adjust the contracts that they are currently engaged in. The time frame should not be an issue however; they do not have final answers at this point in regards to a transition.

There being no further discussion, Vice Chairman Komjati asked for a motion. Motion by Ms. Shoop, seconded by Mr. Temming to approve the Temporary Structure and Use for the modular

classroom units at 350 Cedarbrook Drive with the following conditions: 1) the modular temporary structures be removed from the Cedarbrook School property by December 1, 2010; 2) that a landscape buffer of evergreen trees not less than four (4) feet in height, when planted, be provided between the school and the abutting properties located on Cedarbrook Drive and Hickory Lane that are directly affected by the location of the modular units. On roll call, Mr. Temming, Ms. Shoop, and Vice Chairman Komjati answered “yes”. Motion carried.

Vice Chairman Komjati moved onto the next item on the Agenda. He asked the secretary to read the item.

Temporary Structure and Uses: Lake Erie College was granted the placement of a temporary modular unit at Recreation Park on June 12, 2008 with an extension granted in December 2008 with a stipulation the modular unit be removed by December 1, 2009. Lake Erie College is requesting a one-year extension of their permit for the modular unit.

Mr. Jason Tirotta, Sports Information and Marketing Coordinator of Lake Erie College, addressed the Commission. He stated the temporary modular unit located at Recreation Park is used as an auxiliary locker room space and game day training room facility. It houses the varsity football program, which is now at 120+ members. There is a need for the unit since they cannot house that number of members at the existing facility. Mr. Tirotta stated that joint funding is being sought after for the expansion of the current facility unfortunately over the last two years, the economic climate has made it very difficult to acquire such funding but it would benefit the college, the school, and the City. Mr. Tirotta state they are working together actively to pursue funds for that purpose and other pending projects. Ultimately, the goal is to have a nice new facility that can house the entire football program. At this time it is not a possibility, which is the reason for the extension, which will get them through the next football season in 2010.

Dr. Hanlon added they have been working jointly with the college but the emphasis right now is field turf installation. The turf has been evaluated and it is in need of replacement due to the extensive use by all parties that are on the field. Realistically as revenue is acquired, the money will be put toward this project first. The temporary structure extension is supported by the schools.

Vice Chairman Komjati asked if the Administration had any comments. Mr. Schaedlich indicated the recommendation is to approve the extension request with the stipulations that the modular temporary structure be maintained in good repair and should be removed by December 1, 2010.

There being no further discussion, Vice Chairman Komjati asked for a motion. Motion by Ms. Shoop, seconded by Mr. Temming to approve the extension request for the temporary modular unit at Recreation Park for Lake Erie College with the following stipulations: 1) the temporary modular structure be maintained in good repair; 2) the unit is to be removed by December 1, 2010. On roll call, Ms. Shoop, Mr. Temming, and Vice Chairman Komjati answered “yes”. Motion carried.

Vice Chairman Komjati moved onto the last item on the Agenda.

Transportation Plan – Presentation of the TIGER Grant Application and the projects and timelines associated with construction.

Ms. McMahon requested that the Transportation Plan presentation be given at the next regularly scheduled meeting in anticipation all members would be present. All members present agreed.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Mr. Schaedlich stated there are some members in the audience that have asked to be recognized. Vice Chairman Komjati asked that they address the Commission by stating their name for the record. Mr. Alec Dimitrakis introduced himself and Mr. Phil Aquilla. He indicated they are with Troop 56 and they are working on a communications merit badge, which requires them to attend a public meeting. Vice Chairman Komjati asked what they learned this evening. Mr. Dimitrakis replied he learned that the meetings are complicated and that the schools and college are using a temporary trailer for their sports activities. He indicated that the hope is the trailer will be removed by December 1, 2010; the Commission passed a house to be used for homeless students; and the preschool program and Riverside are interested in using the modular units.

Vice Chairman Komjati thanked Mr. Dimitrakis and Mr. Aquilla for attending the meeting.

ADJOURNMENT

There being no other items to come before the Planning Commission, Vice Chairman Komjati asked for a motion to adjourn. Motion by Ms. Shoop, seconded by Mr. Temming to adjourn. All members present said "yes". Motion carried.

Lynn M. White, Secretary

David Komjati, Vice-Chairman