

PLANNING COMMISSION MEETING

January 12, 2012

The Organizational Meeting was held. Ms. Christine Shoop nominated Mr. Thomas Fitzgerald as Chairman and Mr. Andrew Eade seconded the nomination. There being no other nominations, the nominations were closed. All members present answered “aye” in favor; Motion carried.

Mr. David Komjati nominated Ms. Christine Shoop as Vice-Chairperson and Mr. Brian Temming seconded the nomination. There being no other nominations, the nominations were closed. All members present answered “aye” in favor; Motion carried.

The Planning Commission convened in Courtroom No. 1 at City Hall for their regular meeting. Vice Chairperson Shoop called the meeting to order at 7:30 PM. She asked the secretary to call the roll. Members in attendance were, Mr. Andrew Eade, Mr. Brian Temming, Mr. David Komjati, and Vice Chairperson Christine Shoop. Absent was Chairman Thomas Fitzgerald. Also present were, City Manager Rita McMahon, Assistant City Manager/Community Development Director Douglas Lewis, City Planner Russ Schaedlich, Assistant Law Director James Lyons, and Secretary Lynn White.

MINUTES: Vice Chairperson Shoop asked for additions or corrections for the Planning Commission Meeting of December 8, 2011. There being none, she asked for a motion. Motion by Mr. Temming, seconded by Mr. Eade to approve the Planning Commission Meeting Minutes from December 8, 2011 as submitted. All members present said “aye”. Motion carried.

Vice Chairperson Shoop moved onto the first item on the Agenda.

TABLED BUSINESS:

REFUSAL NO. 2214 CONDITIONAL USE PERMIT REQUEST

Applicant: Arthur, Carol & Brian Shamakian & Elissa Petrozzi
Owner: Steele Mansion Suites, LLC
Location: 348 Mentor Avenue (Parcel Number 15-C-017-0-00-028-0)
District: B-1 Business/Residential District
Section: 1143.06 (a)

The City of Painesville received an application from Steele Mansion Suites, LLC for a Conditional Use Permit. The applicant is proposing an Inn at 348 Mentor Avenue (Permanent Parcel Number 15-C-017-0-00-028-0). The property is located in the B-1 Business/Residential District. Section 1143.06 (a) requires a conditional use permit for similar uses as determined by the Planning Commission in the B-1 District.

It was explained that a memorandum was given to the Commission on this issue. The applicant has requested this request remain on the table to allow them additional time to compile information based upon the issues that were raised at the last Planning Commission meeting. Dr. and Mr. Shamakian are present and can speak on this item if they wish. Dr. Shamakian indicated they had no comment at this time. This item was left on the table.

NEW BUSINESS:

Vice Chairperson Shoop asked the secretary to read the request.

Certificate of Appropriateness – Demolition Request – Mentor Avenue Historic District

Applicant: Dennis Horvath/Painesville Dental Group LTD
Location: 150 Mentor Avenue – Permanent Parcel No. 15-D-002-0-00-001-0

Vice Chairperson Shoop asked if the applicant was present. Mr. Dennis Horvath, 128 Mentor Avenue, indicated he is representing Painesville Dental Group. He explained that they purchased the property about one-year ago. As the building was not well maintained and the cost to renovate the building was prohibitive, they would like to demolish the building.

Shoop asked if the demolition has already been done. Mr. Horvath replied no, it has not. The windows have been removed from the structure as part of the asbestos abatement.

Shoop asked if anyone in the audience would like to comment. There being none, she asked if members of the Commission had any comments or questions. Mr. Komjati asked if the site would be rebuilt and

what the plans are for the site. Mr. Horvath responded that there are no immediate plans for the site. They would like to create some separation from the apartments that are to the west of the property. He indicated they would like to put up a fence, most likely in the spring.

Mr. Komjati indicated the City Administration had requested some stipulations in their memorandum. He asked Mr. Horvath if he was familiar with the stipulations. Mr. Horvath commented that they have read them and have no objections.

There being no further comments or questions, Vice Chairperson Shoop asked for a motion. Motion by Mr. Komjati, seconded by Mr. Temming to approve the Certificate of Appropriateness for the Demolition Request at 150 Mentor Avenue with the following stipulations:

1. The demolition site shall be graded and seeded with grass; and
2. The parking lot to the rear of the demolition site shall be screened from Mentor Avenue through plans submitted to the City indicating the location and type(s) of plant materials, such as shrubbery and/or ornamental trees, as approved by the Administrator. Such plant material shall be maintained by the property owner.

On roll call, Mr. Komjati, Mr. Eade, Mr. Temming, and Vice Chairperson Shoop answered "yes". Motion carried.

ADMINISTRATIVE REPORT:

There were no items to report.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION:

Dr. Carol Shamakian addressed the members of the Commission. She stated that tours would be given at the Steele Mansion over the next three Saturday's in January. An information packet was distributed to the members and Dr. Shamakian asked that anyone interested in the tour to contact them to schedule due to limited parking areas and the provision of no more than two members at one time. She believes that the tour would help the Commission understand the direction they would like to take in regards to the reconstruction of the Steele Mansion.

ADJOURNMENT

Vice Chairperson Shoop asked if there were any other items to be discussed. There being none, she asked for a motion to adjourn. Motion by Mr. Komjati, seconded by Mr. Temming to adjourn. All members present said "aye". Motion carried.

Lynn M. White, Secretary

Christine Shoop, Vice Chairperson