

PLANNING COMMISSION MEETING

February 9, 2012

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

MINUTES: Chairman Fitzgerald asked for additions or corrections for the Planning Commission Meeting of January 12, 2012. There being none, he asked for a motion. Motion by Ms. Shoop, seconded by Mr. Temming, to approve the Planning Commission Meeting Minutes from January 12, 2012 as submitted. On roll call, Mr. Temming, Ms. Shoop, Mr. Eade, and Chairman Fitzgerald said “yes”. Motion carried.

Chairman Fitzgerald thanked the Commission Members for re-nominating him as Chairman of the Planning Commission. In addition, he congratulated Ms. Shoop for being nominated Vice-Chairperson.

It was explained that a letter was submitted by the applicant who has requested the Conditional Use Permit, Refusal No. 2214 requesting the item remain tabled until March. Chairman Fitzgerald asked for a motion to continue the tabling of this item. Motion by Ms. Shoop, seconded by Mr. Eade to table Refusal No. 2214 until the March 8 Meeting. On roll call, Ms. Shoop, Mr. Eade, Mr. Temming, and Chairman Fitzgerald answered “yes”. Motion carried. This item remained on the table.

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.

NEW BUSINESS:

There was no new business.

ADMINISTRATIVE REPORT:

Nonconforming Uses – Potential Rezoning – Discussion/recommendations.

City Rezoning No. 9 – 34-54 Axtell Avenue – M-2 Industrial to R-1 Single Family Residential.

Mr. Russ Schaedlich explained to the Commission that in their packet for tonight’s meeting there are two potential rezonings. The first area includes the north side of Axtell Avenue consisting of property known as 34 to 54 Axtell Avenue. Mr. Schaedlich referred the Commission to the map included with this request and explained how the rear portion of the lots are currently zoned M-2 Industrial. This is one of the areas the city has identified as nonconforming. This is similar to the rezoning that occurred on Stage Avenue with the property having split zoning. Mr. Schaedlich indicated the Administration recommends approval of this rezoning request so the parcels are all one zoning designation.

Chairman Fitzgerald asked if there were any questions or concerns on this request. There being none, he asked for a motion. Motion by Ms. Shoop, seconded by Mr. Temming to schedule the Public Hearing for the rezoning of the area known as City Rezoning No. 9. On roll call, Mr. Eade, Mr. Temming, Ms. Shoop, and Chairman Fitzgerald answered “yes”. Motion carried.

Rezoning Request for Permanent Parcel #15-A-008-A-00-0014-0; 504 Elm Street – R-1 Single Family Residential to R-2 Multi-Family Residential.

Mr. Schaedlich explained this request is not a city identified nonconforming rezoning request. The property in question has been a nonconforming use since 1952. The property owner wishes to rezone the property from R-1, Single Family Residential to R-2, Multi-Family Residential to protect his investment of the five (5) rental units that are on the property. The owner approached City Council about the possibility of having his property rezoned due to its nonconforming status. It was explained that there was a process and that he should follow that process. Mr. Schaedlich indicated that his recommendation is to schedule a public hearing for this request.

Chairman Fitzgerald asked if there were any other comments or questions. There being none, he asked for a motion. Motion by Mr. Temming, seconded by Ms. Shoop to schedule the Public Hearing for the rezoning of 504 Elm Street. On roll call, Mr. Temming, Ms. Shoop, Mr. Eade, and Chairman Fitzgerald answered “yes”. Motion carried.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION:

Mr. Schaedlich handed out to the Commission the last copy of the Planning Commissioners Journal. He explained they are ceasing publication due to the economy.

ADJOURNMENT

Chairman Fitzgerald asked if there were any other items to be discussed. There being none, the meeting was adjourned.

Lynn M. White, Secretary

Thomas Fitzgerald, Chairman