



**Date:** March 13, 2015  
**From:** Planning Commission Secretary  
**To:** City Manager  
**Cc:** Clerk of Council; Assistant Law Director;  
Assistant City Manager/Community Development  
Director; City Engineer, Economic Development  
Coordinator, Building Official; City Planner; file.

The following items were presented to the Planning Commission for consideration during their regularly scheduled Meeting on March 12, 2015:

**TABLED BUSINESS:**

**Temporary Structure and Uses:** J. Federico/Fast Auto & Truck has made application for the determination of one (1) trailer in accordance with Section 1137.12 (a)(1). Mr. Federico is proposing to place the trailer at 61 South State Street as a temporary office for Fast Auto Sales and Leasing after demolition of the structure at 61 South State Street.

*The applicant requested this matter be left on the table to allow additional time to create a plan. No action was taken.*

**NEW BUSINESS: (Public Hearing Item)**

**PROPOSED CODE AMENDMENT(S)**

CHAPTER 1146      Design Review Standards

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**Amendment to the Historic Preservation District Section 1146.03**

*Establishment of a Railroad Street Historic Preservation District to promote the preservation and protection of the old historic or architecturally worthy structures which impart a distinct aspect to the City and which serve as visible reminders of the historical and cultural heritage of the City, the state and the nation.*

*Motion by Ms. Shoop, seconded by Ms. Huth, to accept the amendment to Chapter 1146 as requested. On roll call, Ms. Fleck, Ms. Shoop, Mr. Wainwright, Ms. Huth and Chairman Komjati answered "yes". Motion carried, 5-0.*

**REFUSAL NO. 2263    CONDITIONAL USE PERMIT REQUEST**

**Applicant:** Melanie J. Blasko (Lake-Geauga Recovery Centers, Inc.)

**Location:** 800 Oak Street (Parcel Number 15-A-008-D-005)

**District:** B-1 Business/Residential District

**Section:** 1127.05

The City of Painesville has received an application from Melanie J. Blasko, President and CEO of Lake-Geauga Recovery Centers LLC, for a Conditional Use Permit. The applicant is proposing to build a new residential, substance abuse treatment facility for adult women and women with dependent children at 800 Oak Street (Parcel Number 15-A-008-D-005). The property is located in the B-1 Business/Residential District. Section 1127.05 requires that a conditional use permit be issued for the proposed residential use as permitted in the R-2 District to be approved by the Planning Commission.

*Motion by Ms. Fleck, seconded by Ms. Huth, to approve Refusal 2263 with the stipulations set forth: 1. The permit will become null and void if the Lake-Geauga Center ever sells, leases, or turns over management control to any other organization in the future; 2. That the new structure be developed so that it maintains the residential nature of the neighborhood. On roll call, Ms. Shoop, Mr. Wainwright, Ms. Huth, Ms. Fleck and Chairman Komjati answered "yes". Motion carried, 5-0. Mr. Lyons asked that another motion be made indicating the use is similar to the other uses within the district. Motion by Ms. Shoop, seconded by Ms. Fleck, to include that this facility is similar in use to the other uses in the district. On roll call, Mr. Wainwright, Ms. Huth, Ms. Fleck, Ms. Shoop and Chairman Komjati answered "yes". Motion carried, 5-0.*

## REFUSAL NO. 2264 CONDITIONAL USE PERMIT REQUEST

**Applicant:** Lake County Board of Commissioners (Jason W. Boyd, County Administrator)

**Owner:** Johnson Apartments LLC

**Location:** 50 Liberty Street Ext; Accessory Bldg.-7 N. Park Place (Parcel Number 15-A-016-0-007)

**District:** B-3 Central Business District

**Section:** 1127.05

The City of Painesville has received an application from Lake County Board of Commissioners for a Conditional Use Permit. The applicant is proposing to relocate some County Government Offices to the accessory building at 50 Liberty Street Extension (Parcel Number 15-A-016-0-007). The property is located in the B-3 Central Business District. Section 1127.05 requires that a conditional use permit be issued for Public Uses in the B-3 Central Business District.

*Motion by Ms. Huth, seconded by Ms. Shoop, to approve Refusal 2264, Conditional Use, with the stipulations that within two years, the Lake County Board of Commissioners provide an update of long-term plan for records retention for this space, and this Conditional Use will expire in four years. On roll call, Ms. Huth, Ms. Fleck, Ms. Shoop, Mr. Wainwright and Chairman Komjati answered "yes". Motion carried, 5-0.*

## PROPOSED CODE AMENDMENT(S)

CHAPTER 1125; 1127; 1129; 1138

### Amendment to the Planning and Zoning Code – Downtown Development District

*Creation of language to Part Eleven of the Planning and Zoning Code for the addition of a Downtown District. Sections 1125 Title and Definitions, 1127 District Regulations, 1129 Area and Height Requirements, 1138 Special Provisions for DD Downtown District are proposed for modification.*

*Motion by Ms. Shoop, seconded by Ms. Fleck to favorably recommend the amendments to the Planning and Zoning Code as requested for the creation of the DD Downtown District. On roll call, Ms. Shoop, Mr. Wainwright, Ms. Huth, Ms. Fleck and Chairman Komjati answered "yes". Motion carried, 5-0.*

## REZONING APPLICATION NO. 81-15

**LOCATION:** Permanent Parcel Numbers 15-B-002-0-00-002 and 15-B-002-0-00-005

**OWNER:** City of Painesville

**FROM:** B-1 Business/Residential District and B-2 General Business District

**TO:** DD Downtown Development District

The City of Painesville wishes to rezone Permanent Parcel Numbers 15-B-002-0-00-002 and 15-B-002-0-00-005. The request is to change from the current B-1 Business/Residential District and B-2 General Business District to DD Downtown Development District. This property is the High Pointe Center otherwise known as the former Lake East Hospital property. The combined parcels of land contain 4.8491 acres and 3.3122 acres of land bound by Liberty, East Washington Street, East South, and South Saint Clair Streets.

*Motion by Ms. Shoop, seconded by Ms. Fleck to favorably recommend approval of Rezoning Application 81-15 for the property located at 15-B-002-0-00-002 and 15-B-002-0-00-005 to be rezoned to the DD Downtown Development District. On roll call, Ms. Shoop, Mr. Wainwright, Ms. Huth, Ms. Fleck and Chairman Komjati answered "yes". Motion carried, 5-0.*

## OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

There were no other matters to come before the Commission.

## ADJOURNMENT

Please forward this information to City Council at the earliest time possible.



Tina B. Pomfrey