



Date: June 12, 2015
To: City Manager
Cc: Clerk of Council; Community Development Director; City Planner; City Engineer; Economic Development Coordinator; Building Official; file
Re: Planning Commission Action

The following items were presented to the Planning Commission for consideration during their Regular Meeting on June 11, 2015:

TABLED BUSINESS:

Motion by Ms. Fleck, seconded by Ms. Shoop, to remove the Shamrock Business Center PUD Amendment from the table. On roll call Ms Fleck, Ms. Shoop, Mr. Wainwright, and Chairman Komjati answered "yes". Motion carried.

Shamrock Business Center PUD Amendment: Planning Commission review of proposed modification to the overall development plan of the Shamrock Towne Centre.

* Preliminary discussion of proposed Saber Healthcare site plan.

Motion by Ms. Fleck, seconded by Ms. Shoop to approve the Shamrock Business Center PUD Amendment with the five conditions listed on the memorandum dated 6/11/2015 and attached as an Exhibit allowing the residential units to be located at the northeast corner of Meadowbrook Parkway and Brookstone Boulevard as shown on the Conceptual Plan submitted at the May 28, 2015 Planning Commission Meeting. On roll call Ms. Fleck, Mr. Wainwright, Ms. Shoop and Chairman Komjati answered "yes". Motion carried, 4-0.

Motion by Ms. Shoop, seconded by Ms. Fleck, to confirm that the development located at the northeast corner of Meadowbrook Parkway and Brookstone Boulevard as shown on the Conceptual Plan submitted at the May 28, 2015 Planning Commission Meeting will contain a maximum of 60 residential units, including nursing homes, with each nursing home patient residence room being considered as a single residential unit. On roll call, Ms. Fleck, Mr. Wainwright, Ms. Shoop, and Chairman Komjati answered "yes". Motion carried, 4-0.

NEW BUSINESS: (Public Hearing Items)

REFUSAL NO. 2266 CONDITIONAL USE PERMIT REQUEST

Applicant: Ohio Energy, Inc. (Christine Egensperger)

Owner: George Dutton, RODUT Properties, LLC

Location: 305 West Prospect Street (Parcel Number 15-C-028-B-00-004; 15-C-028-0-00-026)

District: M-2 Heavy Manufacturing District

Section: 1143.06 (a)

The City of Painesville has received an application from Christine Egensperger on behalf of Ohio Energy, Inc. for a Conditional Use Permit. The applicant is proposing a Commercial/Organizational recreation use at 305 West Prospect Street (Permanent Parcel Numbers 15-C-028-B-00-004; 15-C-028-0-00-026). The property is located in the M-2 Heavy Manufacturing District. Section 1143.06 (a) requires a conditional use permit for Commercial/Organizational recreation uses in the M-2 Heavy Manufacturing District.

Motion by Ms. Shoop, seconded by Ms. Fleck, to favorably recommend approval of Refusal 2266 to Ohio Energy Inc. at 305 West Prospect Street with the following stipulations:

- 1. That Ohio Energy is required to comply with the requirements of Painesville Codified Ordinance Section 1143.07 (b) for a Conditional Use Permit for Commercial/Organizational Recreation Uses in an M-1, Light Industrial, and M-2, Heavy Industrial Zoning District.*
- 2. The Conditional Use Permit shall not be transferable to another entity.*
- 3. The parking lot at 305 West Prospect Street shall be maintained in good condition.*

On roll call, Mr. Wainwright, Ms. Fleck, Ms. Shoop, and Chairman Komjati answered "yes". Motion carried, 4-0.

Rezoning Application No. 83-15

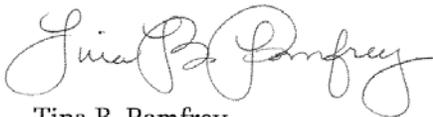
Location: Parcel Numbers 15-B-009-0-00-059-0, 15-B-009-0-00-058-0, 15-B-009-0-00-057-0, 15-B-009-0-00-056-0

From: M-2 Industrial District to R-1 Single-Family District

The City of Painesville is requesting a change in the zoning classification of the following Permanent Parcel Numbers: 15-B-009-0-00-059-0 (551 S. St. Clair Street), 15-B-009-0-00-058-0 (557 S. St. Clair Street), 15-B-009-0-00-057-0 (563 S. St. Clair Street), and 15-B-009-0-00-056-0 (575 S. St. Clair Street). These parcels are considered to have preexisting nonconforming uses which mean the current use does not match the current zoning designation. The proposed change is from the current M-2 Industrial District to R-1 Single Family District. The rezoning will bring the zoning of the properties into compliance based on their current use.

Motion by Ms. Shoop, seconded by Ms. Fleck, to favorably recommend Rezoning Application No. 83-15 for the four (4) parcels on South St. Clair from an M-2 Industrial District to an R-1 Single Family Residential District. On roll call, Ms. Fleck, Ms. Shoop, Mr. Wainwright and Chairman Komjati answered "yes". Motion carried, 4-0.

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



Tina B. Pomfrey
Planning Commission