



Date: July 15, 2016
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 item was presented to the Planning Commission for consideration during their regularly scheduled Meeting on July 14, 2016.

NEW BUSINESS: (Public Hearing Items)

REFUSAL NO. 2281 CONDITIONAL USE PERMIT REQUEST

Applicant: Lake County Health District

Location: 33 Mill Street (Parcel Number 15-A-012-0-00-002-0)

District: B-3 Central Business District

Section: 1143.06 (a); 1137.05 (a)

The City of Painesville has received an application from the Lake County Health District for a Conditional Use Permit. The applicant is proposing to retain the parking lot at 33 Mill Street (Permanent Parcel Number 15A-012-0-00-002-0) once the main structure is removed. The property is located in the B-3 Central Business District. Parking lots are a conditional use within the B-3 District per Section 1143.06 (a) of the Painesville Zoning Code. Additionally, Section 1137.05 (a) requires that all parking spaces shall be located on the same lot with the building or use served. The proposed use must be approved by the Planning Commission.

Motion by Ms. Kuhlmann, seconded by Ms. Hada, to favorably recommend approval of Refusal 22851 to Lake County Health District at 33 Mill Street with the following stipulations:

- 1. The proposed parking lot location shall not hinder the implementation of the objectives and strategies of the Economic Development Strategy or Comprehensive Plan of the City.*
- 2. Use and availability of parking lot to as many people or entities shall be encouraged.*
- 3. Proximity of the parking lot to other lots shall be reviewed to minimize impact on the streetscape.*
- 4. The Conditional Use is not transferable*
- 5. The Conditional Use is valid for one year with a review after 10 months (May 2016).*

On Roll Call, Ms. Hada, Ms. Kuhlmann, Mr. Wainwright and Vice- Chairman Fleck answered "yes". Motion carried, 4-0.

ADMINISTRATIVE REPORT:

Final Plat Approval - Phase XVI (Units 29, 35 & 41) of Retreat at Rivers Edge Residential Subdivision

Motion by Ms. Kuhlmann, seconded by Mr. Wainwright, to recommend approval of the Final Plat for Phase XVI of Retreat at Rivers Edge Residential Subdivision with the condition that the second page of the plat be submitted before it may be filed.

On Roll Call, Mr. Wainwright, Ms. Hada, Ms. Kublmann and Vice-Chairman Fleck answered "yes". Motion carried, 3-0.

Extension of Preliminary Plat - Lexington Village Residential Subdivision No. 2

Motion by Ms. Hada, seconded by Ms. Kublmann, to recommend approval of the extension of the Lexington Village Residential Subdivision No. 2 Preliminary Plat, as requested.

On Roll Call, Ms. Hada, Ms. Kublmann, Mr. Wainwright and Vice-Chairman Fleck answered "yes". Motion carried, 4-0,

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

Proposed Design Review Criteria

Motion by Ms. Hada, seconded by Ms. Kublman, to favorably recommend approval of enacting a new Section 1146.08 Design Review Criteria for Design Review Districts.

On Roll Call, Ms. Kublmann, Mr. Wainwright, Ms. Hada and Vice Chairman Fleck answered "yes". Motion carried, 4-0.

The City Planner indicated another work session to review the Unified Zoning Code will be scheduled. Information is to be sent via e-mail for available dates.

Planning Commission By-Laws

The Planning Commission By-Laws were amended and approved.

There being no further business, the meeting was adjourned at 7:58 pm.

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



Tina B. Pomfrey
Planning Commission