

SPECIAL PLANNING COMMISSION MEETING

September 22, 2016

The Planning Commission convened in the Second Floor Conference Room at Painesville City Hall for a special meeting. The meeting was called to order at 6:30 PM. Members in attendance were, Ms. Mary Hada, Mr. Mark Wainwright, Ms. Leah Kuhlmann, and Vice Chairman Carol Fleck. Absent was Chairman David Komjati. Also present were, Interim City Manager/Community Development Director Douglas Lewis, Assistant Law Director James Lyons, Board of Zoning Appeals Chairman Jim Behrens, Consultant Ms. Julie Lindner, and City Planner Lynn White.

WORK SESSION:

UNIFIED DEVELOPMENT CODE:

Ms. Julie Lindner, AICP, consultant for the update of the City's Zoning Code began by explaining the various components of zoning code changes.

The first item discussed was Section 1137.03 Parking Section and how residential uses are regulated in regards to the percentage of front setback allowed to be used for parking. The Board of Zoning Appeals has received multiple variance requests to this section of code. The matter was referred to the Commission for a possible amendment. The suggested revision of the code would provide design guidelines for the installation of driveways. The guidelines include a side yard setback, a maximum width of a driveway of 20-feet at the right-of-way, the maximum parking pad width of 12-feet at its widest point, to name a few.

The Commission was asked to make a formal recommendation to City Council on the changes to Chapter 1137 Parking and Loading to help alleviate any future requests for variance requests of driveway enlargements. Motion by Ms. Hada, seconded by Ms. Kuhlmann to forward the code modification to City Council at the next regularly scheduled City Council Meeting. All members present said "aye". Motion carried.

The next item discussed was the proposed Use Related Definitions. The Commission reviewed the definitions proposed for the updated Zoning Code. Definitions were added for uses currently listed among the various districts that are not in the current code. Each of the definitions were addressed and other language was added to help clarify the intent of the use.

Also discussed was modifying the definition of home occupations. Home occupations are addressed in the definition section of the zoning code. The proposed text modification would allow a home occupation to utilize the accessory structure of the property as long as the use of the accessory structure did not change the character of the neighborhood. This would be accomplished by ensuring the current code is enforced that states "No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot, if the occupation is conducted in a single family residence, or outside the dwelling unit if conducted in other than a single family residence. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in the voltage off the premises."

The proposed Use Regulations section of the Unified Development Code was discussed. Ms. Lindner explained each section in detail where the text was placed into tables for ease of use. The first section of the Use Regulations deals with the various zoning districts and the purpose of the district. The next section included district regulations for main uses. The portion of the code adds a table showing the main use. The table indicates whether the use is a permitted or conditional use in the zoning classification category. The next section addresses use specific standards for main uses. The standards for each of the uses outlines what the acceptable setbacks, screening, and permitted activities associate with each use, among other things. The next section addresses dimensional requirements for main uses, which includes size limitations, location for parking and loading zones, and building setbacks for non-compatible uses. The final section of the Use Regulations addresses Accessory and Temporary Uses. The listing of uses considered accessory and temporary were placed into a table indicating whether the accessory or temporary use is a permitted use in the zoning classification category along with other approval requirements or standards. The table format is clearer to the end user as to what specifically is allowed for each zoning classification category.

The final item under discussion included age restricted housing, assisted living, group homes, nursing homes and the differences between each of the uses. The discussion centered on what zoning district the uses fall into. The Ohio Revised Code sets standards for many of these uses. The Commission agreed to follow the current standard set forth by the State. Those changes should be reflected within the City's code. The Commission inquired about the differences between multifamily uses and the identified uses. The Commission was in agreement that the classifications for assisted living facilities and group homes should be streamlined. It was suggested to make the changes and review this matter again to see how the changes would be reflected into the code.

ADJOURNMENT:

There being no further business the meeting was adjourned.

Lynn M. White, Acting Secretary

Carol Fleck, Vice Chairman