

## PLANNING COMMISSION MEETING

*November 10, 2016*

The Planning Commission convened in Courtroom No. 1 at City Hall for their regular meeting. Vice Chairperson Fleck called the meeting to order at 7:30 PM. She asked the secretary to call the roll. Members in attendance were Mr. Wainwright, Ms. Hada, Ms. Kuhlmann, and Vice Chairperson Fleck. Also present were the Interim City Manager/Community Development Director Douglas Lewis, City Planner Lynn White, Assistant Law Director James Lyons, and Secretary Tina B. Pomfrey. Chairman Komjati was absent.

**MINUTES:** Vice Chairperson Fleck asked for additions or corrections for the Planning Commission Meeting of October 13, 2016. There being none, she asked for a motion. Motion by Ms. Hada, second by Mr. Wainwright, to accept the Planning Commission Meeting Minutes from October 13, 2016. On Roll Call, Ms. Hada, Ms. Kuhlmann, Mr. Wainwright and Vice Chairperson Fleck answered “yes”. Motion carried, 4-0.

### **TABLED BUSINESS:** (Public Hearing Items)

#### **REFUSAL NO. 2285 CONDITIONAL USE PERMIT REQUEST**

**Applicant:** Robert Knopf  
**Owner:** Mobilite  
**Location:** Right of Way near 607 Williams Street (Parcel Number 15-A-003-0-00-009-0)  
**District:** R-1 Single Family Residential District  
**Section:** 1127.05

The City of Painesville has received an application from Robert Knopf of Mobilite for a Conditional Use Permit. The applicant is proposing to install a 75-foot public utility pole for broadband infrastructure purposes within the right-of-way at 607 Williams Street (Permanent Parcel Number 15-A-003-0-00-009-0). The property is located in the R-1 Single Family Residential District. Section 1143.06 (b) requires a conditional use permit for the installation of commercial transmissions of radio, television or communication systems in all districts.

#### **REFUSAL NO. 2286 CONDITIONAL USE PERMIT REQUEST**

**Applicant:** Robert Knopf  
**Owner:** Mobilite  
**Location:** Right-of-Way near 225 E. Prospect Street (Parcel Number 15-D-010-0-00-025-0)  
**District:** R-1 Single Family Residential District  
**Section:** 1127.05

The City of Painesville has received an application from Robert Knopf of Mobilite for a Conditional Use Permit. The applicant is proposing to install a 75-foot public utility pole for broadband infrastructure purposes within the right-of-way at 225 East Prospect Street (Permanent Parcel Number 15-D-010-0-00-025-0). The property is located in the R-1 Single Family Residential District. Section 1143.06 (b) requires a conditional use permit for the installation of commercial transmissions of radio, television or communication systems in all districts.

#### **REFUSAL NO. 2287 CONDITIONAL USE PERMIT REQUEST**

**Applicant:** Robert Knopf  
**Owner:** Mobilite  
**Location:** Right-of-Way near 701 East Erie Street (Parcel Number 15-A-008-B-00-008-0)  
**District:** R-1 Single Family Residential District  
**Section:** 1127.05

The City of Painesville has received an application from Robert Knopf of Mobilite for a Conditional Use Permit. The applicant is proposing to install a 75-foot public utility pole for broadband infrastructure purposes within the right-of-way at 701 East Erie Street (Permanent Parcel Number 15-A-008-B-00-008-0). The property is located in the R-1 Single Family Residential District. Section 1143.06 (b) requires a conditional use permit for the installation of commercial transmissions of radio, television or communication systems in all districts.

At the request of the applicant, Refusals 2285-2286 and 2287 remain tabled. The City Planner received an e-mail from the applicant on November 3, 2016. The applicant indicated that he is waiting for design specification drawings of the 10-foot pole extensions and waiting for a status update from their legal department. This information may be available for the December 2016 Planning Commission meeting.

- **Temporary Structure and Uses:** Temporary Office trailer to provide office space at Lake County Committee on Family Violence

This issue will remain tabled at the request of the applicant. The City Planner stated she met with the applicant who indicated he is still reviewing other options.

### **NEW BUSINESS:**

#### **Certificate of Appropriateness – Demolition Request – Historic Downtown Design Review District**

**Applicant:** Lake County Board of Commissioners  
**Location:** 85 North Park Place – Permanent Parcel No. 15-A-016-0-00-003-0, 15-A-016-0-00-003-B

Mr. Jason Boyd, the Lake County Administrator, 105 Main Street, was present for the meeting. Mr. Boyd stated that he evaluated the County building and staff portfolio right after the recession in 2008 and around the same time, the City was preparing their Master Plan. The County realized that they had not built a new building in many years. After speaking with the County Commissioners, they committed to staying within the City Square by acquiring the property owned by the Painesville Senior Center, located directly adjacent to the Nolan Building, which is the County Administrative building. Mr. Boyd stated that after an exhaustive process of searching for an engineering and architectural firm, they selected Burgess and Niple, right here in Painesville, to design the project. Mr. Boyd explained that he appeared before the Board of Zoning Appeals in September of this year and received a height variance of the proposed structure. He further explained they are before the Planning Commission this evening to define the plan to demolish 85 Park Place to meet the needs of the County.

Mr. Mark Hutson of Burgess and Niple, 100 West Erie Street, stated that through B & N's feasibility study of the location, it quickly became apparent that the former Senior Center required a great deal of repair and did not provide enough space to accommodate the County's needs. Because of these factors, it was determined that the best plan would be to demolish the Senior Center and progress in a new direction by adding to the existing Administration building. Mr. Hutson related that the intention is to begin the project in the early part of 2017. The County has already spoken with Painesville Methodist Church, the closest and most impacted property, to avoid work during their busy season between Christmas and Easter. This project will also allow for the rebirth of the church, as the new building will create distance from the church, allowing its beautiful architecture to be appreciated from the proposed mall between the buildings.

Mr. Hutson introduced the leading architect from Burgess & Niple, Nathan Meyers. Mr. Meyers provided a slide presentation to the Planning Commission, explaining the design characteristics of the building and how the design ties into the local architecture. He stated that the plan for the new construction is a consolidation and collaboration between County and City government, to serve as an urban renewal catalyst.

Vice Chairperson Fleck asked Mr. Meyers to explain how the new building would serve as a catalyst for urban renewal. Mr. Meyers replied that the new building would house more employees, who, in turn, would have the need to utilize more City services, such as coffee shops and restaurants. There would be an increased working population in Downtown Painesville during the daytime hours and an opportunity to open more service related businesses.

Mr. Meyers said the current structure sits directly at the street. He explained that the majority of the new structure would be centered away from the street, about 40 to 50 feet. This new design provides a strong entry point in a space-saving footprint at a reasonable scale. The building will incorporate concrete panels and brick texture that connect with features of the Nolan Building, while incorporating some modern features, such as a sweeping curtain wall that works well internally and engages the park and the square. Mr. Meyers stated that the entrance to the building would be through a white, two-story atrium that will tie the new structure to the Nolan Building with a plaza outside the entrance. This gateway has a formal geometry but sweeping lines, created through a meandering retaining wall and path. Mr. Meyers emphasized the City's desire to maintain certain design characteristics reflected on the square. He said he believes the proposal mimics the significant scale of the existing buildings on the square, however, the neo-gothic elements have been a challenge.

Discussion ensued regarding the driveway to the church. Mr. Meyers stated they have spoken to the pastor at the church and the plan is still under consideration.

Ms. Hada stated that she loves the proposed plaza; however, the aluminum cornice is not keeping with the New England style of downtown. Mr. Meyers stated that many of the design aspects of the square are over a hundred years old. Today's structures are built with modern technologies and materials. The County desires to play up the connectivity with the past through reinterpretation, not regurgitation, of a particular genre. The method to do this by the use of familiar materials and scale. Ms. Hada replied that she might feel differently if the proposed structure were freestanding, instead of attaching it to the existing Nolan Building.

More discussion ensued regarding the design and long-term maintenance of the proposed structure. Additionally, restorative updates to the existing County building were revealed, making it more energy efficient, more aesthetically pleasing and more ADA compliant.

Vice Chairperson Fleck asked if there were questions from the audience, neighborhood or Commission. There being none, she asked for the comments of the City. Mr. Lewis reviewed how the County came to purchase the property from the Painesville Senior Center. He stated the City and the County are committed to working together to blend modern and traditional design. For the last three months, the County has been working with the City's Design Review Committee, consisting of himself, the City Planner Lynn White and architect Mike Caito. A few modifications have been made and it is still a work in progress.

Mr. Lyons, the assistant Law Director, asked how the recent election of two new County Commissioners would affect the approval process of the proposed structure. Mr. Boyd stated that the election, being very recent, has not allowed a great deal of discussion, however, they have reached out to the new Commissioners to have a legitimate conversation with them. Mr. Lyons asked if the Senior Center would need to be demolished at this time. Mr. Boyd answered that the County is committed to the footprint of the building; however, he cannot answer the question at this time. Mr. Lyons stated that unless the Planning Commission knows that the proposed building will be built, there is no practical difficulty or unnecessary hardship that would deprive the

applicant a reasonable use of the land; therefore, the Planning Commission could choose to table the issue. Mr. Gary Fedak, Director of Technical Operations for the Lake County Department of Utilities, countered; saying that waiting until December to hear the issue could delay the project. Should approval of the demolition request occur this evening, the necessary steps to start demolition, such as legal notifications, procurement of a contractor and such, could not begin until at least January or February of 2017. Mr. Boyd stated that the timetable has been set forth for about 8 months now. Delay could seriously compromise the project, especially the choice of a construction manager, who should be hired in the next few weeks to work with the design team. Mr. Fedak explained that the funds for the project have been allocated by the current Commissioners.

More discussion ensued regarding conditions for moving forward with the project. Mr. Lyons stated perhaps a memorandum of understanding from the new Commissioners would aid in keeping the project moving forward.

There being no further discussion, Vice Chairperson Fleck asked the Commission for a motion. Motion by Ms. Hada, seconded by Ms. Kuhlmann, to approve the request for demolition at 85 North Park Place with the following conditions:

1. The design review team for the City of Painesville has final decision of the final design for the proposed new Lake County Administration Building;
2. The streetscape design plan will be continued from Main Street through the project area along Park Place;
3. A letter of intent be submitted by the incoming Lake County Commissioners for this project as submitted to the Planning Commission.

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

#### **ADMINISTRATIVE REPORT:**

Mr. Lewis stated that a City Council has hired a new City Manager. Her name is Monica Ireland and she is to commence her tenure on December 12, 2016.

There being no further business, the meeting was adjourned at 8:54 pm.

---

Tina B. Pomfrey, Secretary

---

Carol Fleck, Vice Chairperson