

# MEMORANDUM

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**To:** Tony Carson  
City Manager  
**From:** Doug Lewis   
Assistant City Manager/Director of Community Development  
**Date:** April 28, 2016  
**Subject:** Department Update for March 2016

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Attached please find the departmental update for the Community Development Department. If you have any questions and/or require additional information, please don't hesitate to contact me.

# COMMUNITY DEVELOPMENT DEPARTMENT

## DIVISION OF BUILDING, PLANNING, ZONING AND CODE ENFORCEMENT

### MONTHLY REPORT

## March 2016

### Building

#### New Construction

##### *Residential*

There were no Residential Building Permits issued in the month of March 2016.

##### Improvements

##### *Industrial*

There were no Industrial Building Permits issued in the month of March 2016.

##### *Commercial*

Date	Project Type	Address	Applicant	Project	Valuation*
3.10.2016	Commercial	564 South State Street	Gary Harris	Siding	\$ 900
3.21.2016	Commercial	111 North St. Clair Street	Yuranko Complete Repair Inc.	Wall Removal	\$ 20,000
3.23.2016	Commercial	265 North State Street	A-Team Property Maintenance	Interior Wall Removal	\$ 3,000
* Builder's Estimated Cost					Total = \$ 23,900

#### Non Residential Use and Occupancy

Date	Location	Name	Owner/Applicant	Business
Recorded March 2016 (Occupancy Granted June 2015)	460 Chardon Street	S Generation Center	Stella Nsong	Adult Day Center

#### Board of Zoning Appeals

March 17, 2016			
Location	Owner/Applicant	Request	Result
605 Elm Street	Painesville City Local Schools	Variance of Square Footage Requirement	Approved

#### Planning and Zoning

Please see attached City Planner Report.

## MONTHLY REPORT – LYNN WHITE, CITY PLANNER

March, 2016

### ACTIVITIES:

1. **Housing Starts.** One new application for a single family dwelling was submitted during the month of March. The house is located in the Heisley Park Residential Subdivision.
2. **The Board of Zoning Appeals (BZA)** – The Board of Zoning Appeals met for their regularly scheduled meeting on March 17, 2016. There was one variance request heard by the Board. The request was proposing a lot split to an existing property at 605 Elm Street. The lot created from the split will have 7,057 sq. ft. of land area. Section 1129.01 requires a minimum of 10,000 sq. ft. per single family dwelling unit. A variance of 2,943 sq. ft. was requested. The Board approved the request.
3. **The Planning Commission** – The Planning Commission met for their regularly scheduled meeting on March 10, 2016. The Planning Commission approved the detailed site plans for Shamrock PUD/Saber Healthcare proposed facility to be located at the corner of Brookstone Boulevard and the future Meadowbrook Parkway. This included the Preliminary Plat Approval for Shamrock Business Center PUD/Saber Healthcare. There was one Public Hearing Item for a Conditional Use Permit. The application from Steve Lovick was proposing to operate a concrete batch plant at 225 West Prospect Street (Permanent Parcel Number 15-C-028-0-00-004-0). The property is located in the M-2 Industrial District. Section 1127.05 does not list concrete plants as a permitted use in the M-2 Industrial District. The conditional use permit for a Similar Use designation was favorably recommended to City Council. There was also a request for the Vacation of a Portion (0.43 Acres) of the Mathews Street Right-of-Way – Eastern Half by Mr. Lovick, contingent on the applicant receiving a favorable recommendation from the Planning Commission of the conditional use permit for the concrete batch plant with the subsequent affirmative decision from Painesville City Council. The Commission approved the Temporary Structure and Uses permit for NVR Inc. /Ryan Homes allowing a parking pad in accordance with Section 1141.07(c). Ryan Homes is installing temporary off-street parking for a model home being constructed at 402 Greenfield Lane (Permanent Parcel Number 35-A-005-A-00-336-0). The Commission approved the Road Dedication and Preliminary/Final Plat for Renaissance Parkway, Phase II consisting of 0.7876 acres (34,306 sq. ft.) of land. The Commission also approved the High Pointe Centre Covenants and Restrictions in accordance with Section 1138.01(b) of the Zoning Code. The Unified Zoning Code Update was postponed until the April 14, 2016 Planning Commission meeting.
4. **Design Review** – There were no Design Review application(s) received in March.

### MEETINGS:

- 03/02/2016:** Participated in a conference call with the developer of Shamrock Business Center and Assistant City Manager/Community Development Director Douglas Lewis regarding the outstanding issues for the proposed Saber Healthcare site.
- 03/03/2016:** Departmental Staff Meeting was held to review the upcoming City Council Meeting.
- 03/07/2016:** Attended the Breakfast with the Lake County Commissioners held at Madison Village Hall. The event was sponsored by the Painesville Area Chamber of Commerce. The Commissioners spoke of issues on the County level and answered questions from participants.  
Attended the City Council Meeting.
- 03/08/2016:** Attended the Housing Task Force Meeting where information was provided on the various topics the Committee requested. The number of single family homes sold over the last

four years with each area of the City grouped together; the jurisdictions that require Point-of-Sale inspections within Lake County with details on what is inspected; current City Code regulations on sidewalk repairs; historical information was given on how the City would implement the repairs of sidewalks within the City by former City Engineer Gary Paine.

**03/09/2016:** Attended the Community Development Staff Meeting where updates were given on the various permits that have been redesigned for ease of use and the status of cross-training within the Department.

**03/10/2016:** Met with Assistant City Manager/Community Development Director Douglas Lewis, Chief Building Official David Zofko, Mr. David Gambatese of Yanesh Brothers and the property owners of 483 Payne Avenue to discuss options for the property. This property had nonconforming structures that were destroyed in a fire. The property owners were unsure of what could be rebuilt on the property.

Planning Commission Meeting (see activities section).

**03/11/2016:** Attended the DPO History Committee Meeting held at DPO Offices. The Committee is considering other areas within the City to designate as National Historic Districts similar to the Mentor Avenue National Historic District. The Committee is also working on promoting Painesville through a Visitors Guide with collaboration between the Schools, DPO, and City Representatives.

**03/14/2016:** Attended the annual drug-free safety workplace training for employees and supervisors. The training provides valuable information on how to recognize unsafe situations when dealing with alcohol or drug issues.

**03/17/2016:** The monthly Department Head Staff Meeting luncheon was held at Municipal Court Offices. The topic of discussion was the Probation Department and what they do on a daily basis.

Board of Zoning Appeals Meeting (see activities section).

**03/21/2016:** Attended a meeting held with Cathy Bieterman, David Zofko, Terry Sopko, Nancy Stark Zangerle Corporate Real Estate Services Director and an interested company for the property at 548 Liberty Street. Discussion regarding the future use of the property and what is required to obtain occupancy.

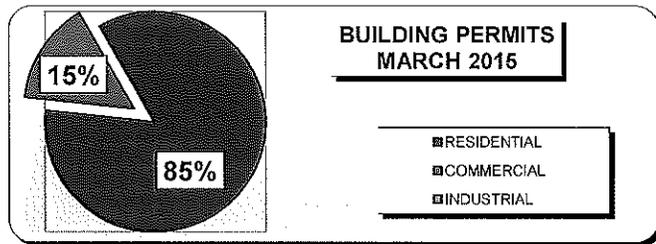
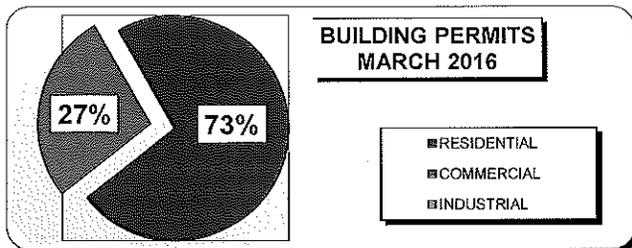
City Council Meeting

**Week of 03/21/2016:** Reviewed plans for the proposed Phase 18 of Heisley Park Residential Subdivision. Continued review of current building and zoning permit applications. Modifications are being made to the current applications to make them user friendly.

**CITY OF PAINESVILLE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DIVISION OF PLANNING, ZONING, BUILDING AND CODE ENFORCEMENT**  
**MONTHLY REPORT**

**MARCH 2016 PERMIT REPORT**

<b>BUILDING PERMITS - TOTALS</b>	<b>2016 MARCH</b>	<b>2015 MARCH</b>	<b>2016 THRU MARCH</b>	<b>2015 THRU MARCH</b>
RESIDENTIAL	8	17	35	36
COMMERCIAL	3	3	4	5
INDUSTRIAL	0	0	0	0



<b>RESIDENTIAL BREAKDOWN - NEW</b>	<b>MARCH 2016</b>	<b>MARCH 2015</b>	<b>THRU MARCH 2016</b>	<b>THRU MARCH 2015</b>
SINGLE FAMILY DWELLING	0	3	1	7
MULTIPLE FAMILY DWELLING	0	0	0	0
TOTAL DWELLING UNITS	0	3	1	7

<b>VALUATION (IN \$)</b>	<b>MARCH 2016</b>	<b>MARCH 2015</b>	<b>THRU MARCH 2016</b>	<b>THRU MARCH 2015</b>
RESIDENTIAL IMPROVEMENTS	103,487	61,500	156,487	143,788
RES. IMPRMTS - ACC. STRUCTURES	24,327	0	25,827	6,951
SINGLE FAMILY - NEW	0	468,503	203,838	1,184,482
MULTIPLE FAMILY - NEW	0	0	0	0
COMMERCIAL IMPROVEMENTS	23,900	435,434	29,400	456,034
COMM. IMPPTS - ACC. STRUCT.	0	0	0	0
COMMERCIAL - NEW	0	0	0	0
INDUSTRIAL IMPROVEMENTS	0	0	0	0
INDUSTRIAL - NEW	0	0	0	0
IND. IMPPTS - ACC STRUCTURES	0	0	0	0

<b>MISC. PERMITS - NEW</b>	<b>MARCH 2016</b>	<b>MARCH 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2015</b>
DEMOLITIONS	0	1	8	2
SIGNS	0	3	0	4
NON RESIDENTIAL USE & OCCUPANCY	1	4	7	4

<b>TRADE PERMITS - NEW</b>	<b>MARCH 2016</b>	<b>MARCH 2015</b>	<b>YEAR 2016</b>	<b>YEAR 2015</b>
ELECTRICAL	2	13	27	32
HEATING	2	5	20	13
PLUMBING	4	5	19	15
SANITARY SEWER	4	5	11	17
FIRE PREVENTION	1	0	4	3

**CITY OF PAINESVILLE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**DIVISION OF PLANNING, BUILDING AND CODE ENFORCEMENT**  
**MONTHLY REPORT**

**MARCH 2016 PERMIT REPORT**

ZONING PERMITS	MARCH 2016	MARCH 2015	THRU MARCH 2016	THRU MARCH 2015
OBC- NEW CONSTRUCTION	0	0	0	0
OBC - ADDITIONS	0	0	0	0
RCO - NEW CONSTRUCTION	0	3	1	7
OBC - ACC. STRUCTURES	0	0	0	0
RCO - ACC. STRUCTURES	3	0	3	1
RCO-ADDITIONS, PORCHES	4	0	5	0
RAMPS AND DECKS				
ACC. STRUCTURES<200 SQ. FT.	3	0	3	0
FENCES	4	2	6	2
SWIMMING POOLS	0	0	0	0
DRIVEWAY/PARKING	3		3	

BOARD OF ZONING APPEALS	MARCH 2016	MARCH 2015	YEAR 2016	YEAR 2015
VARIANCE REQUESTED	1	0	2	2
ADMINISTRATIVE APPEAL	0	0	0	0
REQUEST TO REHEAR	1	0	0	0

**MARCH 2016 INSPECTION REPORT**

OHIO BUILDING CODE	MARCH 2016	MARCH 2015	THRU MARCH 2016	THRU MARCH 2015
BUILDING	10	11	31	31
ELECTRICAL	8	7	16	23
MECHANICAL	1	3	5	11
PLUMBING	16	7	18	17
FIRE PROTECTION	0	0	0	0

RESIDENTIAL CODE OF OHIO	MARCH 2016	MARCH 2015	THRU MARCH 2016	THRU MARCH 2015
BUILDING	120	82	261	162
ELECTRICAL	22	16	68	61
MECHANICAL	8	4	33	18
PLUMBING	16	10	56	39
FIRE PROTECTION	0	0	0	0

PROPERTY MAINTENANCE/ HOUSING CODE	MARCH 2016	MARCH 2015	THRU MARCH 2016	THRU MARCH 2015
PROP. MAINTENANCE (NEW)	71	58	166	154
EXT. REINSPECTION (PMC)	235	72	599	260
INTERIOR HOUSING (NEW)	1	3	3	11
INT. HOUSING REINSPECT.	4	0	7	3
MISCELLANEOUS	30	27	71	45
ZONING - USE DETERMINATION	1	1	2	1
COURT REFERRALS	6	0	30	0
COURT APPEARANCES	9	2	28	7
SIGNS	12	6	12	10
FENCES	0	0	0	0
SWIMMING POOLS	0	0	0	0
VEHICLE	44	8	95	16
WEEDS - NEW	0	0	0	0
WEEDS - REINSPECT	0	0	0	0
COMPLAINTS	40	24	67	90
RENTAL REGISTRATION	15	17	53	80
VACANT PROPERTY REG.	37	43	132	109

**CITY OF PAINESVILLE**  
**DIVISION OF CODE ENFORCEMENT**  
**PROPERTY MAINTENANCE CODE**  
**RESIDENTIAL INSPECTIONS**

**MARCH**  
**2016**

TYPE OF INSPECTION	#
PMC NEW	71
PMC REINSPECTION	235
HOUSING NEW	1
HOUSING REINSPECTION	4
COMPLAINT	40
ANIMAL	0
WEEDS	0
MISCELLANEOUS	30
<b>ZONING</b>	
FENCE	0
VEHICLE VIOLATIONS	
JUNK VEHICLE	18
OVERWEIGHT VEHICLE	0
RECREATION VEHICLE	2
PARKING	24
SIGNS	0
SWIMMING POOLS	0
OCCUPANCY/USE VERIFICATION	1

