



**Date:** April 12, 2019  
**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 regularly scheduled Meeting on **April 11, 2019**.

**TABLED BUSINESS:**

**REFUSAL NO. 2328 - CONDITIONAL USE PERMIT REQUEST**

**Applicant:** John Sindyla, Esq. (Agent for White Rock Holdings/T-Mobile Central LLC)

**Owner:** John F. Osborn Jr., Member

**Location:** 206 Chestnut Street- Kallay's Chestnut TV, LLC  
Permanent Parcel Number 15-C-035-0-00-037-0

**District:** B-2 General Business District

**Section:** 1143.06 (b)

The City of Painesville has received an application from John Sindyla, Agent for White Rock Holdings and T-Mobile Central for a Conditional Use Permit. The applicant is proposing to install a wireless telecommunications tower facility at 206 Chestnut Street (Parcel Number 15-C-035-0-00-037-0). The property is located in the B-2 General Business District. Section 1143.06 (b) requires a conditional use permit for the installation of commercial transmissions for radio, television or communication systems in all districts.

Motion by Mr. Sternot, seconded by Mr. London, to table Refusal No. 2328 for the Conditional Use Permit as proposed to allow for additional due diligence information to be submitted requiring the alternatives that were ruled out regarding the placement of the wireless telecommunications tower facility at 206 Chestnut Street. On Roll Call, Mr. Sternot, Ms. Hada, Mr. London and Chairperson Fleck answered "yes". Motion carried, 4-0. The matter remains tabled until the May 9, 2019 meeting.

**NEW BUSINESS (Public Hearing Item):**

**REFUSAL NO. 2333 - CONDITIONAL USE PERMIT REQUEST**

**Applicant/Owner:** Lisa A. Lewins

**Location:** 448 Mentor Avenue, Parcel Number 15-C-018-0-00-017-0

**District:** R-1 Single Family Residential District

**Section:** 1143.06 (a)

The City of Painesville has received an application from Lisa A. Lewins for a Conditional Use Permit. The applicant is proposing to locate a Bed & Breakfast at 448 Mentor Avenue (Parcel Number 15-C-018-0-00-017-0). The property is located in the R-1 Single Family Residential District. Section 1143.06 (a) requires a conditional use permit for Bed & Breakfast in the R-1 Single Family Residential District. The proposed Bed and Breakfast is located along a designated street as defined in Section 1143.07 Special Requirements for Conditional Uses.

Motion by Ms. Hada, seconded by Mr. Sternot, recommending approval of Refusal No. 2333 for the Conditional Use Permit at 448 Mentor with the following seven (7) stipulations:

1. Certificate of compliance will be applied for and renewed each year.
2. Signage for the property will be discussed, and proper permit applied for following Chapter 1135.

3. Any alteration or addition will be compatible with existing structure and in compliance with zoning requirements.
4. The bed and breakfast will be owner occupied.
5. Guests will not stay longer than three (3) weeks at any one stay.
6. Meals will be provided for guests only.
7. The required health, safety, and fire regulations will be observed and the property will maintain all applicable compliance paperwork.

On Roll Call, Mr. Sternot, Ms. Hada, Mr. London and Chairperson Fleck answered "yes". Motion carried, 4-0.

## **ADMINISTRATIVE REPORT**

### **REFUSAL NO. 2295 - CONDITIONAL USE PERMIT REQUEST**

- **EXTENSION REQUEST (Issued 10/13/2016)**

**Applicant:** Veronica Dalberg on behalf of HOLA Ohio LLC

**Location:** 265 North State Street (Parcel Number 15-A-013-0-00-0-011-0)

**Section:** 1143.04 (d)

Allison Wallace presented on behalf of HOLA. It was explained that this project gets its funding from a number of different sources. Greater Cleveland Neighborhood Funding, Cleveland Foundation, Cement Masons, Federated Churches have all committed funds. Funding so far has been approximately \$300,000 of the \$1,000,000 needed. Ms. Wallace, and John Rampe another representative of HOLA Ohio LLC, both felt the goal was reachable. They are requesting more time to have the business plan written and then it will be submitted for approval by the Lake County Land Bank and then transfer title. They expect to have the deed by June 24, 2019.

Motion by Mr. Sternot, seconded by Ms. Hada to grant a six (6) month extension of the Conditional Use Permit granted to HOLA Ohio LLC for the property at 265 North State Street, with a review by the Planning Commission in six (6) months. On Roll Call, Ms. Hada, Mr. London, Mr. Sternot and Chairperson Fleck answered "yes". Motion carried, 4-0.

- **DESIGN REVIEW – Monthly Status Report**

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



Diane Melsheimer, Secretary

Planning Commission