



Date: July 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 **July 11, 2019**.

NEW BUSINESS: (Public Hearing Items)

Refusal No. 2337 Conditional Use Permit Application

Applicant: Education Alternatives

Owner: Silverio Preciado & Lydia Rodriguez

District: B-2 General Business District

Location: 243 N. State Street (Parcel Number 15A-013-0-00-014-0)

Section: 1143.06 (a)

The City of Painesville has received applications from Education Alternatives for a Conditional Use Permits. The applicant is proposing to provide Special Education Services, to contracting local school districts, for use of both parcels (243 N. State St. and 273 E. Jackson) to operate a counseling and educational facility serving school age children. The parcels are both in a B-2 General Business District. Section 1143.06 (a) does not list educational services as a permitted use in the B-2 General Business District. A conditional use permit for a Similar Use designation is requested.

Motion by Ms. Hada, seconded by Mr. Sternot to consider Refusal No. 2337, Conditional Use Permit application, a similar use as a public use in the B-2 District. On Roll Call, Mr. Wainwright, Mr. London, Mr. Sternot, Ms. Hada and Ms. Fleck answered "yes". **Motion carried 5-0.**

Motion by Ms. Hada, seconded by Mr. Sternot to recommend approval of Refusal No. 2337 with the following stipulations:

1. *The total number of staff and students shall not exceed the occupancy load of the building;*
2. *The facility shall be in compliance with all appropriate health, safety and fire regulations;*
3. *The student drop-off and pick-up shall be provided from the Jackson Street entrance at the adjacent property (Morley House);*
4. *Parking for staff and visitors shall be provided at the adjacent property (Morley House) and screened from neighboring properties;*
5. *Screening and buffering of the adjacent residential uses shall be provided with a minimum privacy fencing;*
6. *In the event any exterior changes are made, such changes shall match or be compatible with the existing structure and in compliance with zoning requirements.*

On Roll Call, Mr. Wainwright, Mr. London, Mr. Sternot, Ms. Hada and Ms. Fleck answered "yes". **Motion carried 5-0.**

Refusal No. 2338 Conditional Use Permit Application

Applicant: Education Alternatives
Owner: Tom and Elizabeth Hill
District: B-2 General Business District
Location: 273 E. Jackson Street (Parcel Number 15A-013-0-00-001-0)
Section: 1143.06 (a)

The City of Painesville has received applications from Education Alternatives for a Conditional Use Permits. The applicant is proposing to provide Special Education Services, to contracting local school districts, for use of both parcels (243 N. State St. and 273 E. Jackson) to operate a counseling and educational facility serving school age children. The parcels are both in a B-2 General Business District. Section 1143.06 (a) does not list educational services as a permitted use in the B-2 General Business District. A conditional use permit for a Similar Use designation is requested.

Motion by Ms. Hada, seconded by Mr. Sternot to consider Refusal No. 2338, Conditional Use Permit application, a similar use as a public use in the B-2 District. On Roll Call, Mr. London, Mr. Sternot, Ms. Hada, Mr. Wainwright and Ms. Fleck answered "yes". **Motion carried 5-0.**

Motion by Ms. Hada, seconded by Mr. Sternot to recommend approval of Refusal No. 2338 with the following stipulations:

1. *The total number of staff and students shall not exceed the occupancy load of the building;*
2. *The facility shall be in compliance with all appropriate health, safety and fire regulations;*
3. *The student drop-off and pick-up shall be provided from the Jackson Street entrance at the adjacent property (Morley House);*
4. *Parking for staff and visitors shall be provided at the adjacent property (Morley House) and screened from neighboring properties;*
5. *Screening and buffering of the adjacent residential uses shall be provided with a minimum privacy fencing;*
6. *In the event any exterior changes are made, such changes shall match or be compatible with the existing structure and in compliance with zoning requirements.*

On Roll Call, Mr. Wainwright, Mr. London, Mr. Sternot, Ms. Hada and Ms. Fleck answered "yes". **Motion carried 5-0.**

ADMINISTRATIVE REPORT:

- **RIVERS EDGE DEVELOPMENT, PHASE 19** - Final Plat Approval (834 Rivers Edge (Unit 48), 795 Rivers Edge (Unit 21), 796 Rivers Edge (Unit 55)

On Roll Call, Mr. Wainwright, Mr. London, Mr. Sternot, Ms. Hada and Ms. Fleck answered "yes". **Motion carried 5-0.**

- **DESIGN REVIEW** – Monthly Status Report

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



Diane Melsheimer, Secretary
Planning Commission