



Date: August 9, 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 **August 8, 2019**.

NEW BUSINESS: (Public Hearing Items)

Refusal No. 2340 Conditional Use Permit Application

Owner/Applicant: Lake-Geauga Recovery Centers

Location: 760 Oak Street; PPN: 15-A-008-D-00-002-0

District: B-1; Business/Residential District

Section: 1127.05

The City of Painesville has received an application from Lake-Geauga Recovery Centers, Inc for a Conditional Use Permit. The applicant is proposing to build a 16-bed residential substance abuse treatment facility for adult men at 760 Oak Street (Parcel Number 15A-008-D-00-002-00). The property is located in the B-1 Business/Residential District. Section 1127.05 requires that the Planning Commission determine if the proposed use is a similar use to other uses in this district and if so whether a conditional use permit should be issued for the similar use.

Motion by Mr. Sternot, seconded by Mr. Wainwright to consider **Refusal No. 2340**, Conditional Use Permit application, a similar use as an Adult Group Home in the B-1 District. On Roll Call, Mr. Sternot, Mr. Wainwright, Mr. London, and Ms. Fleck answered "yes". **Motion carried 4-0.**

Motion by Mr. Sternot, seconded by Mr. London, to recommend approval of **Refusal No. 2340** with the following stipulations:

1. A site plan for 760 Oak Street shall be presented to the Planning Commission for review and approval;
2. The conditional use permit will become null and void if Lake-Geauga Center ever sells, leases, or turns over management control to any other organizations in the future;
3. That the new structure be developed so that it maintains the residential nature of the neighborhood; and
4. A landscape buffer shall be constructed that will adequately screen the parking areas from the adjacent residential properties.

On Roll Call, Mr. Wainwright, Mr. London, and Mr. Sternot, answered "yes"; Ms. Fleck answered "no". **Motion Carried 3-1.**

ADMINISTRATIVE REPORT:

- **71 South State Street: Historic Preservation District – Certificate of Appropriateness Application** – Design Review Board - Demolition of existing façade and construction of new addition.

Motion by Mr. Sternot, seconded by Mr. London to accept the proposed design for 71 South State Street

and gave a favorable recommendation to move forward with the design of the new façade improvements and the proposed parking and landscaping plan as submitted to the Planning Commission.

On roll call, Mr. London, Mr. Sternot, Mr. Wainwright, and Ms. Fleck answered “yes”. **Motion carried 4-0.**

- **DESIGN REVIEW** – Monthly Status Report

The Planning Commission was given an update on the Design Review Applications that have been presented to the Planning Department over the past month. The Architect for Painesville Dental has requested a modification to the proposed façade for the new building at 150 Mentor Avenue. The Commission reviewed the proposed changes and did not approve of the design change as presented. The Commission was made aware of a pending design review application for the LCE Credit Union at 77 North St. Clair Street. This matter may be presented at the next regularly scheduled meeting depending on the final review being done administratively.

- **UNIFIED DEVELOPMENT CODE** - discussion of proposed new code amendments

Motion by Mr. Sternot, seconded by Mr. London to recommend adoption of the Unified Development Code in its entirety as developed through the Planning Commission’s work sessions with the City Consultant and City Administration. On Roll Call, Mr. Sternot, Mr. Wainwright, Mr. London, and Ms. Fleck answered “yes”. **Motion carried 4-0.**

Motion by Mr. Wainwright, seconded by Mr. Sternot, to recommend adopting the revised Chapter 1341 for the Building Code. On Roll Call, Mr. Wainwright, Mr. London, Mr. Sternot, and Ms. Fleck answered “yes”. **Motion carried 4-0.**

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



Diane Melsheimer, Secretary
Planning Commission