

DATE: October 30, 2020

APPROVED BY: David J. Radachy, Secretary



## **MINUTES OF THE LAKE COUNTY PLANNING COMMISSION**

**September 29, 2020**

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission; and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

The following members answered roll call: Messrs. Bernard (Alt. for Hamercheck), Brotzman, Perkovich (joined the meeting at 5:35 PM), Valentic (Chairman), VanBuren (Alt. for Cirino), and Veselko; and Mmes. Collise (Alt. for Young), and Kurt (Vice Chair).

Planning Commission Officers present were: Secretary Radachy and Historian Hausch.

Planning and Community Development Staff present were: Mr. Rose and Ms. Andrews (Recording Secretary).

Visitors present: There were no visitors.

### **CALL TO ORDER**

Chairman Valentic called the meeting to order at 5:34 P.M.

### **ROLL CALL**

Roll call was taken. There were seven (7) voting members present. There was a quorum.

Mr. Perkovich joined the meeting at 5:36 PM.

### **MINUTES**

Mr. Brotzman moved and Mr. Bernard seconded the motion to approve the August 30, 2020 Minutes as written.

All voted "Aye."  
Motion passes.

## **FINANCIAL REPORT**

### August 2020 Financial Report

Mr. Radachy reported that expenses for the month of August 2020 involved costs associated with supplies, contract services, and postage. He reported that revenue for the month of August 2020 was \$5,245 in subdivision permits and lot split fees. Mr. Radachy noted that there is a balance of \$8,221.59 remaining to continue the work of the Planning Commission.

Mr. Brotzman asked if the balance is within budget for the remainder of the year.

Mr. Radachy confirmed this to be the case noting there likely will be a surplus at the end of the year as a result of not spending the amount budgeted for travel/conferences, all of which were cancelled due to COVID-19. He reported that additional monies are being received due to purchases of the Public Officials Directory.

Ms. Collise moved and Mr. VanBuren seconded the motion to accept the August 2020 Financial Report as submitted.

All voted "Aye."  
Motion passes.

## **PUBLIC COMMENT**

There was no public comment.

## **LEGAL REPORT**

There was no Legal Report.

## **DIRECTOR'S REPORT**

Mr. Radachy reported on the following:

- Auditor – Assisting with Transfer and Conveyance Standards review
- Subdivision Regulations – Initiated collaboration with reviewing agencies regarding proposed additions to improve Subdivision Regulations
- Fairport Harbor Zoning Contract – Hours are increasing and contract is proceeding smoothly

- Census 2020
  - Ending on October 5, 2020
  - Lake County has 78.8% self-response rate
  - Concord Township, Leroy Township and the City of Mentor had the highest response rates in Lake County
  - Painesville City, Fairport Harbor, Grand River, and a small section of Willoughby Hills in the Pine Ridge area had the lowest response rates

## **ANNOUNCEMENTS**

Mr. Radachy reported that the American Planning Association – Ohio announced today that they will be hosting a free virtual workshop throughout the month of October, which is National Community Planning month. He noted that each week will feature both live and recorded sessions on a variety of topics. Mr. Radachy stated that he will be sending more detailed information to board members as well as instructions for accessing the virtual workshop.

## **SUBDIVISION REVIEW**

### **Subdivision Activity Report**

Mr. Radachy reported on the following subdivision activity during the past month:

- Lilly Farms – Concord Township
  - Recorded
  - Twenty-four (24) new sublots and new road connecting Concord Ridge Subdivision to Summerwood Drive and Winchell Road
- Quail Hollow No. 10, Phase 1B – Concord Township
  - Road has been built but is not maintenance ready yet
  - Waiting on gas, electric, cable and phone
  - Only about a month and a half before the weather turns
- Stoneridge Estates, Phase 3 – Painesville Township
  - Grading Variance approved in April 2020
  - Improvement Plans are on the Commissioners’ Agenda for Thursday, October 1

## **LAND USE AND ZONING REVIEW**

### **Painesville Township – Proposed Zoning Text Amendments to Sections 12 and 22 (B-1, Gateway Business; B-2, General Retail; and B-3, Commercial)**

Mr. Rose stated that the proposed zoning text amendments were initiated by Painesville Township. He reviewed the major points of the proposed zoning text amendments, to include the following:

## **AMENDMENT SUMMARY**

- Amending the Conditional Use Permit Section 12 adding Indoor Climate-Controlled Self-Storage Facility in the B-1 District as a conditional use in Section 12.02 as 12.02(U) and re-lettering the subsequent provisions.
- Adding Section 12.05(U) Climate-Controlled Self-Storage Facilities in the B-1 Zoning district as required in Section 22.02(E) Table of Uses, with provisions.
- Must be on a major street or have direct access avoiding residential neighborhoods.
- Must comply with Section 22 Setbacks.
- Parking areas must be screened from abutting properties by fencing, mounds, planting or any combination thereof, year round at least five feet in height from the parking surface. Parking areas must also comply with Section 29 Parking.
- Access drives must minimally impact intersections of public right-of-ways and attempt to avoid traffic conflicts or interference with traffic flow relative to neighboring drives.
- Exterior lighting shall be directed toward the interior of the lot to minimize emission onto neighboring properties.
- Items not addressed in Section 12 must conform in all other ways to the zoning district to which the use is located.
- Refuse areas must be enclosed.
- No outdoor storage is permitted.
- No overnight or long-term vehicle parking is permitted.
- Amending Section 22 by adding Indoor Climate-Controlled Storage-Facility to the table of uses as a conditional use.

## **STAFF COMMENTS**

- There is no mention that this conditional use is required to adhere to the design standards in Section XXXIV.
- There are no minimum number of spaces required for the use.
- There are no sign standards.

## STAFF RECOMMENDATIONS

- Recommend approval with the following changes:
  - Add a statement that the conditional use has to adhere to the standards in Section XXXIV.
  - Add the use to Section XXIX, Parking, determine a minimum of parking spaces and load spaces required.
  - Determine a proper amount of wall signage or monument signage for the use.

Staff recommends approval of the Painesville Township – Proposed Zoning Text Amendments to Sections 12 and 22 with the incorporation of all comments and recommendations.

Mr. Brotzman asked how the proposed zoning text changes compare to what might already be in place relative to self-storage units that are not climate controlled.

Mr. Rose stated that there is not currently a similar use in the B-1 district.

Mr. Brotzman asked for clarification as to why there needs to be a designation of “climate-controlled.”

Mr. Radachy stated that the intention is to have a self-storage facility that looks similar to the uses of the buildings already in the district. He noted that climate-controlled was added to prevent a regular self-storage facility from entering the district.

Mr. Brotzman asked if a regular self-storage facility could be interior or exterior storage.

Mr. Radachy confirmed that to be the case noting that climate-controlled self-storage facilities have only interior doors.

Mr. Rose stated that climate-controlled self-storage facilities tend to look more like office buildings.

Mr. Veselko inquired as to the number of B-1 districts in Painesville Township.

Mr. Radachy stated that there is only one B-1 District in Painesville Township noting that there are two other business districts (B-2 and B-3), neither of which allow a traditional self-storage facility. He stated that this proposed text amendment will allow a climate-controlled storage facility into the B-1 District.

Mr. Veselko moved and Mr. Brotzman seconded the motion to approve the Painesville Township – Proposed Zoning Text Amendments to Sections 12 and 22 with the incorporation of all comments and recommendations.

All voted “Aye.”  
Motion passes.

## **REPORTS OF SPECIAL COMMITTEES**

There were no Reports of Special Committees.

## **CORRESPONDENCE**

There was no Correspondence.

## **OLD BUSINESS**

There was no Old Business.

## **NEW BUSINESS**

There was no New Business.

## **PUBLIC COMMENT**

There was no further public comment.

## **ADJOURNMENT**

The September 29, 2020 meeting of the Lake County Planning Commission was adjourned at 5:51 P.M. by consensus.