



## City of Mentor-on-the-Lake

5860 Andrews Road, Mentor-on-the-Lake, OH 44060-2827

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The regular meeting of the Board of Zoning Appeals for the City of Mentor on the Lake, Ohio was called to order by Ms. Hathaway on January 17, 2022 at 6:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

**ROLL CALL:**

Ray Gieling

Mike Sweeney

Cathy Roos - absent

Brandon Towns – 6:07 p.m. arrival

Jim Lunder, Council Representative

**\*Oath of Office administered by Mayor Eva to Brandon Towns\***

**NEW BUSINESS:**

Continue to review the setback variances for a new build at 5446 Coronada Drive for George & Kerry Pelesky. The setbacks did not meet the requirements of ordinance 1252.04.

At the last meeting this variance request was tabled. It was asked that the Law Director review and submit his recommendation for the Board to review for a final determination.

Law Director, Jim Lyons, submitted his recommendation by email. Mr. Lyons suggested that Mr. Pelesky submit two more drawings. One drawing that shows the layout as proposed by Service Director, Hollie Bartone. Her request was to have the location of the home shift to the south 7.5' and the west 3'. The other drawing is to show the layout that the Board had proposed. The Board proposed rotating the placement of the home as to maintain the allowable 20% variances. Mr. Lyons also asked that Mr. Pelesky provide information to show that the building, including accessory structures, do not cover more than 30% of the area of the parcel.

Mr. Pelesky provided the Board with everything that had been asked of him. He submitted by email to Ms. Hathaway and verified that the structures do not exceed the 30% rule. "As for the 30 percent rule, we are at 23 percent including driveway. This has been noted on the original submission."

The Board reviewed the drawings. Since both drawings conformed to the allowable 20% variance that the Board can approve they asked Mr. & Ms. Pelesky what layout would best suit them. Mr. & Ms. Pelesky agreed that the rotation of the home, suggested by the board, would best suit their interest as it allows for them to have a better view of the Lake. This rotation shifts the home to align parallel with Granada Drive.

**MOTION:** To approve the build at 5446 Coronada Drive with the layout of the build to shift parallel with Granada Drive to allow the setbacks to conform and maintain the allowable 20% variances, as submitted, by Mr. & Ms. Pelesky.

Mr. Gieling – Approved  
Mr. Towns – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

**CLOSE PUBLIC HEARING:** 6:18 p.m.

**NEW BUSINESS:** The Board discussed the members to take the positions of Chair and Co-Chair. They came to the agreement that Mr. Gieling will be the Chair and Mr. Towns will be the Co-Chair of the Board of Zoning Appeals.

The Board reviewed the Board of Zoning Appeals rules and decided that the meetings should now start at 6:00 p.m. instead of 7:00 p.m. It was also asked that the description stating that the meeting can be accessed through Google Meets should be removed and should just state that the meeting can be accessed remotely.

**MOTION:** To appoint Mr. Gieling as the Chair and Mr. Towns as Co-Chair to the Board of Zoning Appeals. The meeting time will now be changed to 6:00 p.m. The meeting notifications that are sent out will need to be changed. It will now read that the meetings can be accessed remotely.

Mr. Gieling – Approved  
Mr. Towns – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

## **REPORTS:**

**Council Representative** Council confirmed the resolutions to appoint Mr. Brandon Towns to the Board of Zoning Appeals and to the Board of Local Tax Review. Council also reviewed council rules.

**Mayor**

Mayor Eva wanted to point out the good job, provided by the Service Department, on snow removal. Council reviewed the 2022 Appropriations. Mayor Eva and Ms. Bartone met with Mr. Sommers regarding the project on the corner of Andrews and Lake Shore. There are plans to rezone the area to a new district. Mayor Eva said that there was a meeting with the Department Heads. The departments have been very good with controlling costs and the city has a million dollar carryover.

**MOTION TO ADJOURN @ 6:30 P.M.**

Mr. Gieling – Approved  
Mr. Sweeney – Seconds Approval

Mr. Gieling – Aye  
Mr. Sweeney – Aye  
Mr. Towns – Aye  
Mr. Lunder – Aye

**APPROVED**

2/21/2022

Date

Raymond F. Gieling  
Chairman

**ATTEST**

[Signature]

Board of Zoning Appeals Clerk