

CITY OF MENTOR-ON-THE-LAKE  
PLANNING AND ZONING COMMISSION  
June 5, 2017

The regular meeting of the Planning and Zoning Commission for the City of Mentor-on-the-Lake, Ohio was called to order by Mr. Boomer on June 5, 2017 at 7:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

**ROLL CALL:** Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**ALSO PRESENT** – Mr. Brent Moore, Zoning Inspector  
Desirea Thompson, Council President  
Paul Morris, Council Representative

**APPROVAL OF MINUTES** – May 1, 2017

**MOTION** by Mr. Johnson, and seconded by Mr. Sheldon to approve the May 1, 2017 minutes as submitted.

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

**OPEN PUBLIC HEARING:** Conditional Use Permit – Wingstop was present. They are looking to get a Conditional Use Permit for a period of five (5) years for the sale and consumption of alcoholic beverages on the said premises. This is to continue business as before with no changes. There were no questions asked.

**A MOTION** by Mr. Sweeney and then a second by Mr. Johnson to approve the Conditional Use Permit for a period of five (5) years.

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

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Renewal of Conditional Use Permit – Mr. Gallo was present from Anderson’s Pub to present the renewal of the current permit as well as to add live outdoor entertainment to the rear patio for a period of five (5) years. Mr. Moore stated that this is the same permit as was given to Mario’s Lounge. There have been no complaints or problems reported.

**A MOTION** by Mr. Sweeney and then a second by Mr. Sheldon to approve the Conditional Use Permit for a period of five (5) years.

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

Conditional Use Permit – Get go was present to request a permit to operate as a Service Station and to conduct business outside of the building. Mr. Moore also stated that they were also waiting for the propane ordinance to pass as well so they wouldn’t have to pay twice to get the Conditional Use Permits, when it can be tabled until the passage. Mr. Sweeney suggested that we grant the permit contingent on the passage by council for the propane ordinance. Mr. Moore suggested that the commission grant them a five (5) year permit.

**A MOTION** by Mr. Sheldon and then a second by Mr. Sweeney to approve the Conditional Use Permit for a period of five (5) years.

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

Susan Bair from Reef Road appeared. She shared that she has a neighbor who thinks that a third of her yard is his. He has been putting Christmas lights in her trees and continues to cut her grass as well. She is requesting a 3 foot border fence in the front yard to help keep the neighbor from encroaching her property. She was informed from her insurance company that if he was to get hurt that it would be her responsibility. She is just trying to get some privacy and to try to keep him out. Mr. Moore stated that he does not mind her putting it up, but he had to deny the application because of the 2 foot allowance in the front yard. Mr. Sweeney asked if the fence would be vision impairing. Mr. Moore responded with a no, and that it would stop before the right of way. Mr. Moore shared that she is basically looking for a barrier to keep the neighbor out.

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field between the church and the bar. Mr. Moore stated that they could not store boats there because that would be within a residential area. Mr. Sheldon also asked if Mr. Yager could comply with the 25 feet from the road. He is already close to that now. There were further discussion among the commission. Mr. Moore stated his concern about having the exit and entrance ways cleared, so that if there was a need for an ambulance they could get through. Mr. Yager stated that there is plenty of space. They have to leave room for a semi to get in and out.

Mr. Moore stated that he was fine with 60 boats, but it is up to the commission. Mr. Moore also stated that there have been many boats leaving as the weather has been getting warmer and that they have been cleaning up and mowing as the boats leave.

Mr. Boomer stated that having 100 boats last year is way too many. Mr. Yager is asking for 80 boats and the City wants to allow them 60 boats. Mr. Boomer suggested granting him a permit for 70 boats for a period of one year. If it does not work out he will have to come back and get another permit and they will make adjustments. Mr. Moore asked Mr. Yager if the 70 boats were good with him, and his response was good. They would try the 70 boats. Mr. Yager stated that there is a limit to what he can put on the lot between all the equipment that they own. The largest boat that they can handle is 32 foot. The average boat they have is 20-28 foot. When you talk sizes of boats they are all the same length, some are skinny and some are wide.

Mr. Moore stated that in a letter he read from Mr. Cunningham he stated that the distance between boats should be 6-8 feet apart. Different size boats have different widths between them for safety concerns. Mr. Morris stated that across the area they vary up to 16 feet so that a fire fighter could have ample room to fight a fire if needed. Mr. Yager spoke of the Eastlake Marina that had a fire. Those boats were over 10 feet apart and they both burned. Not much could have been done to prevent the fire from spreading.

Mr. Boomer asked if the commission was good with 8 feet apart. Mr. Moore suggested doing the 6-8 feet due to the fact that you have different size boats. If you have a 32 footer you are going to want 8 feet between them and on smaller boats you can have 6 feet between them.

**A MOTION** by Mr. Sweeney and a second by Mr. Sheldon to approve a Conditional Use Permit for a period of one (1) year with the following conditions.

- 1. 70 Boats**
- 2. Boats 6-8 feet apart**
- 3. On approved surface**
- 4. Boats are to be 150 feet from a residential area**
- 5. Boats are to be 25 feet from the right of way**

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Mr. Yager asked if he would have to pay the \$225.00 again in one year. Mr. Moore stated that he would and would be sent a reminder to renew after the one year. He also stated that this is what has been happening after the one year, pending there are no problems they usually grant a five year permit at that time.

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

**NEW BUSINESS:** Mr. Moore mentioned that Citizens Bank wants to put in an ATM machine. Mr. Moore will deny it due to the lack of parking spots. The ATM itself will take up 4 parking spots; personally he feels there is enough parking around the whole building, he thinks that the commission can grant a variance to allow it. There was discussion among them. Mr. Moore was just bringing them up to speed on what they were looking to do. They plan to attend the next meeting.

**ANNOUNCEMENTS AND SETTING OF MEETINGS:** July 10, 2017

**A MOTION** by Mr. Boomer to adjourn

**ROLL CALL** Ayes Ms. Cason-absent  
Mr. Johnson  
Mr. Sweeney  
Mr. Boomer  
Mr. Sheldon

**MOTION CARRIED 4/0**

MEETING ADJOURNED – 7:42 pm by acclimation

APPROVED 7.17.17  
Date

  
Chairman

ATTEST W. Bell  
Planning and Zoning Clerk