



City of Mentor-on-the-Lake

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

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www.CityMOL.org

The regular meeting of the Planning and Zoning Commission for the City of Mentor on the Lake, Ohio was called to order by Ms. Cason on February 1, 2021 at 7:01 p.m. in the Community Room of City Hall, 5860 Andrews Road.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Suzanne Cason, Chair
Rob Johnson, Council Representative – Online
Mike Sweeney
Ralph Boomer
Adam Sheldon, Co-Chair – Online

APPROVAL OF MINUTES:

January 4, 2021

MOTION:

Mr. Boomer– Approve
Mr. Boomer – Seconds Approval

Suzanne Cason - Aye
Rob Johnson - Aye
Mike Sweeney - Aye
Ralph Boomer – Aye
Adam Sheldon – Aye

OPEN TO THE PUBLIC:

7:04 p.m.

Representatives: Ronald Leonhardt and Ronald Leonhardt Jr.

Ronald Leonhardt, Property owner – Lot Split Request of 7799 Lake Shore (19A093A000120 & 19A093A000110) from 7801 Lake Shore (19A093A000170), 7797 Lake Shore (19A093A000160), and 7793 Lake Shore (19A093A000150)

Ms. Cason explains to Mr. Leonhardt that at this Planning and Zoning meeting, as per Ordinance 1222 Procedures, he is to propose what his interest may be.

Mr. Leonhardt explains that he has had this property for many years and now that he is getting older he would like to get away from taking care of the property and would like to sell it. Mr. Leonhardt says that the neighbor, Edmund Burke, is interested in purchasing the back section of his property.

Ms. Cason states that the back section of the property does not have street access. She also notices that the homes on this property do have an easement for the driveway.

Mr. Moore explains that the properties are land locked by the property which is owned by Mr. Baggott. Mr. Moore also explains that the proposed property along the back does not have the required frontage as of today's zoning laws.

Mr. Moore asks that Ms. Hathaway present the correspondence from the Law Director, Jim Lyons.

Ms. Hathaway speaks on behalf of Law Director, Jim Lyons, stating the conversation that was made between a representative of McSteen Land Surveyors, Mr. Lyons, and Ms. Hathaway on January 28, 2021. The conversation was in regards to the requested lot split of 19A093A000110 & 19A093A000112 from the parcels 19A093A000115, 19A093A000116, and 19A093A000117. As shown on the provided drawing of the Lake Shore properties, these are already separate tax parcels. When reading the current property deed, it states one legal description for all parcels.

The McSteen representative had stated that he was informed by the County that because this legal description is stating these properties as one, a lot split must be performed.

Jim Lyons recommendation to the Zoning Commission is that because the legal description states incorrect information, the legal description must be corrected before any zoning decisions can be made.

Mr. Leonhardt Jr. asks what his next steps should be to proceed with this process.

Ms. Hathaway suggests that they are to contact the Lake County Auditor's office. Ms. Hathaway also suggests that if needed, it would be advisable to contact a real estate attorney for assistance.

Mr. Leonhardt asks the commission about his neighbor, Edmund Burke. He says that Mr. Burke was told that because his property does not have frontage, that he too would not be able to sell his property.

Mr. Moore confirms that is true due to today's zoning ordinance specifications.

MOTION: Table until the legal description has been corrected.

Mr. Boomer – Approve

Mr. Sweeney – Seconds Approval

Suzanne Cason - Aye

Rob Johnson - Aye

Mike Sweeney - Aye

Ralph Boomer – Aye

Adam Sheldon – Aye

CLOSE TO THE PUBLIC: 7:21 p.m.

REPORTS:

Mayor Mentor on the Lake has received a grant from NOPEC for the amount of \$18,000 to be used for energy efficient projects.

Service Director, Brent Moore, will be retiring October 31, 2021.

Council Representative Council will be meeting to review the budget.

Council members have been reassigned their chairmanships to the committees.

The Ordinance committee has a lot of carryover to review from last year to take care of.

Service Director There has been a new hire in the Service Department, Joe Parks, who comes from Shaker with 15 years of experience.

ADJOURNMENT: 7:23 p.m.

Mr. Boomer – Approve
Mr. Sheldon – Seconds Approval

Suzanne Cason - Aye
Rob Johnson- Aye
Mike Sweeney - Aye
Ralph Boomer – Aye
Adam Sheldon – Aye

APPROVED

1 MARCH 2021

Date

Chairman

ATTEST

Planning and Zoning Clerk