



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 July 12, 2021 at 6:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Suzanne Cason, Chair
Rob Johnson, Council Representative
Mike Sweeney
Ralph Boomer – Not Present
Al Buescher

ALSO PRESENT:

Dave Eva, Mayor
Jim Lunder, Council Vice President
Brent Moore, Service Director

APPROVAL OF MINUTES:

June 7, 2021

MOTION:

Mr. Buescher – Approve
Mr. Sweeney – Seconds Approval

Suzanne Cason - Aye
Rob Johnson - Aye
Mike Sweeney – Aye
Al Buescher – Aye

OPEN TO THE PUBLIC:

6:02 p.m.

Conditional Use Permit Renewal for Breakwall Tavern. Representatives: Bob & Page Ward, Owners.

Ms. Cason asks the Service Director, Mr. Moore, if Breakwall Tavern is in compliance with all the specifications of their conditional use permit. Mr. Moore explains that they have completed everything except for the buffering and screening, fence and bushes, along the residential district.

Ms. Ward says that the property located across the street originally had a car port that they planned on using but since they cannot have an accessory structure on the property without a main structure, they

removed it. Ms. Ward would like to know that since they will not be using that property for anything other than additional parking if they still had to put up the screening and buffering on that property.

Ms. Cason asks if the area is paved. Ms. Ward confirms that it is paved.

On the last conditional use permit, one of the listed items was to have outdoor availability to allow cookouts and outdoor activities during business operation. Ms. Ward asks if that could be removed since that property will no longer be used for that.

Ms. Ward explains that the resident that lives behind Breakwall Tavern has put up a fence around his property. The resident has asked not to have a fence put up along his fence and has submitted a letter to the commission to state his concern.

Ms. Cason reads the letter from the resident, Mark Toreky.

Ms. Cason explains that there is still a requirement to have the shrubbery buffering installed along the fence.

Mr. Ward says that there is asphalt and concrete in front of the fence and there is not a place for planting.

Ms. Cason says that the asphalt will need to be broken up to allow the planting, as the commission discussed the requirements with them last year when issuing the original conditional use permit, prior to the area being paved.

The commission and Mr. and Ms. Ward continue to discuss ideas and issues of planting the shrubbery buffering along the fence.

MOTION: To accept the conditions of the Conditional Use Permit that was written last year with the exception of removing item #4: Outdoor availability to allow cookouts and outdoor activities during business operation. To amend item #8: Buffering and Screening requirement along residential areas to allow the existing residential fence for the fencing portion of the Buffering and Screening requirement.

Mr. Buescher – Approve

Mr. Sweeney – Seconds Approval

Suzanne Cason - Aye

Rob Johnson - Aye

Mike Sweeney - Aye

Al Buescher – Aye

Ms. Cason states that Ordinance 1258.05d2d requires vegetation buffering that lines the fence and asks Mr. and Ms. Ward to provide plans to the zoning department no later than the September Planning and Zoning meeting.

Mr. Johnson states that the plans would need to be submitted prior to the meeting to give time to review. Mr. Johnson suggests that the plans be turned in no later than September 1st.

Ms. Cason tells Mr. and Ms. Ward that there is a requirement that City taxes must not be delinquent in order to receive approval of a Conditional Use Permit. Ms. Ward tells the commission that the taxes are current.

MOTION: To temporarily extend the Conditional Use Permit until the September Planning and Zoning meeting.

Mr. Buescher – Approve
Mr. Sweeney – Seconds Approval

Suzanne Cason - Aye
Rob Johnson - Aye
Mike Sweeney - Aye
Al Buescher – Aye

MOTION: To require a buffering and screening plan in compliance to the ordinance and provide it by September 1, 2021.

Suzanne Cason - Aye
Rob Johnson - Aye
Mike Sweeney - Aye
Al Buescher – Aye

CLOSE TO THE PUBLIC: 6:39 p.m.

REPORTS:

Mayor Wendy Zele of First Energy will be attending the June 13th Council Meeting to speak about the power outages, their plan to improve the situation, and to answer any questions.

Council Representative One of the most controversial topics of discussion at Council has been the right of way area and what items can and cannot be placed in that area of the lawn.

The CRA program is still being discussed.

Service Director The Service Department is putting in a concrete walkway between Beech and Lake Elementary.

The playground outside of City Hall is almost complete.

OLD BUSINESS: Mr. Buescher asked Mayor Eva about the topic of parking on Granada. Mr. Buescher would like there to be no parking at all on either side of the street because of the Yacht Club and daily deliveries. Mayor Eva tells Mr. Buescher that there is no overnight parking already in

effect on the City streets. Mayor Eva doesn't feel that it would be acceptable to ban parking altogether on Granada only.

ADJOURNMENT:

6:53 p.m.

Suzanne Cason - Aye

Rob Johnson - Aye

Mike Sweeney - Aye

Al Buescher - Aye

APPROVED

Aug 2, 2021

Date



Chairman

ATTEST



Planning and Zoning Clerk