



## 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 Planning and Zoning Commission for the City of Mentor on the Lake, Ohio was called to order by Ms. Cason on November 8, 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  
Al Buescher

#### ALSO PRESENT:

Dave Eva, Mayor  
Desirea Thompson, Council President

#### APPROVAL OF MINUTES:

September 13, 2021

#### MOTION:

Mr. Sweeney – Approve  
Mr. Boomer – Seconds Approval

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

#### OPEN TO THE PUBLIC:

6:00 p.m.

Well Now Urgent Care, 6006 Andrews Rd. – Landscaping Plan Approval  
Representative: Mark Wilhoit of Compton Addy

A 4250 sq. ft. urgent care center will be built at the location of 6006 Andrews Rd. Mr. Wilhoit of Compton Addy has presented the Commission with the landscaping plans per the City's landscaping and buffering requirements. The landscaping will be along the south and the east of the location.

Ms. Cason asks if there are any comments or concerns regarding the landscaping plan from the zoning department. Andrea Hathaway, of the zoning department, states that they have met the requirements of the zoning department.

Ms. Cason states that the parking spaces along with the ingress and egress are all conforming.

Ms. Cason tells Mr. Wilhoit that the fence along the residential area must be a privacy fence along with the dense vegetation with a 5 ft. buffer zone. The fence height must be 8 ft. and the vegetation must be 6 ft.

Mr. Buescher asks that the arborvitaes are not too close to the road on Goldenrod to eliminate any sight impairment and suggest that there is a clear right of way area/sight of traffic area by keeping the bushes away from the edge of the street. Mr. Wilhoit asks if that will apply to the fence also. The commission confirms that would include the fence and the landscaping.

**MOTION:** To approve the landscaping plan with 2 corrections. There is to be a 5 ft. buffer zone with the 8 ft. above grade privacy fence along Goldenrod. Also the fence and vegetation are to maintain an adequate amount of right of way and visualization for sight of traffic on the Goldenrod side of the property.

Mr. Buescher – Approve

Mr. Sweeney – Seconds Approval

Suzanne Cason - Aye

Rob Johnson - Aye

Mike Sweeney – Aye

Ralph Boomer – Aye

Al Buescher – Aye

Lot Split: Adam Jorgensen 19A090E000400

At the last meeting that Mr. Jorgensen had attended, he was approved a 2 way lot split by the commission. He was then asked to have the approve split drawn up with a legal description.

Mr. Jorgensen provided the zoning department with the lot split plans and legal description which were then sent to the Law Director, Jim Lyons, for review. After Mr. Lyons review, he stated that the proposed split and legal description could not be approved by the Planning and Zoning Commission. He said that the split could only be seen and possibly approved by the Board of Zoning Appeals.

The plans that were submitted were for a 3 lot split, which would make the parcels too small per the zoning ordinance requirements for that district. Planning and Zoning had approved a 2 lot split which would conform to the size requirements of that residential district.

Mr. Jorgensen was not in attendance for this meeting. Ms. Hathaway asks the commission how they would like to proceed with this matter.

Ms. Cason states that if Mr. Jorgensen would like to move forward with the plans that were approved by the Planning and Zoning Commission, he would be granted approval. If he chooses to move forward with the 3 lot split, he would be referred to be seen by the Board of Zoning Appeals.

**CLOSE TO THE PUBLIC:**

6:18 p.m.

**REPORTS:**

**Mayor** The land bank will be taking two homes down in the City on Chagrin and Chestnut. All the paperwork has been submitted and the demolition should begin as soon as possible. The Sommers Group has been in contact and they still plan on moving forward with the apartment project and have been given an additional three months to work out a deal with the City. Now that the Service Director, Brent Moore, has retired, the Service Department has been reorganized. The responsibilities have been given to a few of the Service Department employees in addition to their own. This is something that is going to be evaluated to see what works best in the Service Department.

**Council Representative** Council has been discussing the right of way area, establishing what is considered a clear zone. This has been a continuing process that still has not come to an agreement between council members.

**OLD BUSINESS:** The reason that Biggies Custard/All Occasion Limousine was added to the Agenda for discussion of non-compliance is because their parcels were never combined. One of the stipulations of the 5 year conditional use permit was to combine the parcels to one. Commission has asked that Ms. Hathaway reach out to the Potter's to inform them of the time frame to combine these lots. Commission has decided that they have until November 24, 2021 to at least get the filing of the lots completed. Should they fail to comply, the conditional use permit will be suspended and they would be required to refile.

Pelican's Snoballs received a Conditional Use Permit in June 2021 which was unfortunately suspended due to the sale of the location falling through at 5816 Andrews Rd. Emily Findak contacted the city to inform the zoning department that they were able to purchase the location and they are now getting the building prepared for their upcoming business. Ms. Hathaway presented this information to the Commission to ask how to proceed with the suspended permit. The commission decided to renew the suspended permit as is and the commission will re-review in June 2022 at the date of expiration.

**NEW BUSINESS:** Mr. Buescher would like to add ordinance 1252.07a to the December meeting's agenda for discussion and clarification.

**ADJOURNMENT:** 6:43 p.m. Adjourn by acclamation

**APPROVED** Dec 6, 2021  
Date

  
Chairman

**ATTEST**   
Planning and Zoning Clerk