

**CITY OF MENTOR-ON-THE-LAKE  
PLANNING AND ZONING COMMISSION  
APRIL 4, 2022**

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 April 4, 2022 at 6:00 p.m. in the Community Room of City Hall, 5860 Andrews Road.

**ROLL CALL:** Suzanne Cason  
Dave Chabut  
Mike Sweeney  
Brent Moore  
Al Buescher

**ALSO PRESENT -** Mayor Eva  
Rob Johnson, Council President  
Kevin Bittner, Council Vice President  
Jim Lunder, Councilperson  
Paul Morris, Councilperson

**APPROVAL OF MINUTES** – March 7, 2022

Suzanne Cason requested to strike "[If council is to be involved, then this section should be expanded.] ?? Expanded to say what?"

**MOTION** by Al Buescher, and seconded by Brent Moore to approve the minutes as amended:

**ROLL CALL**

**MOTION CARRIED 5/0**

Suzanne Cason - AYE  
Dave Chabut - AYE  
Mike Sweeney - AYE  
Brent Moore - AYE  
Al Buescher - AYE

**Open to The Public:**

Mario's Lakeway Lounge request for accessory building in the Business District. Mr. Cacic requests the addition of a new pavilion behind the current Lounge. Proposed pavilion size is 40x28 feet.

Brent Moore indicates that it abuts a residential property, so the rear setback requirement is 30'. Ms. Cason also noted that the parking is not indicated on the drawing submitted. Mr. Buescher commented that an addition is possible, however it would need to be at a reduced size.

Ms. Cason requested that he reduce the size to 25x28' to meet the required setback, and add the parking layout to the request. Ms. Cason also added that Mr. Cacic must also comply with the newest ordinances that have been enacted in the last couple years.

Ms. Cason recommended that the motion be tabled for next month to allow Mr. Cacic to bring a new proposal that meets the size requirements and all ordinances within the business district, including chapter 1280, parking requirements.

**OPEN PUBLIC HEARING: NONE**

**CORRESPONDENCE: NONE**

**MAYOR'S REPORTS:** Mayor Eva reported that interviews were conducted over the weekend for the full-time police officer positions that were approved by Council in the 2022 budget. All candidates were internal, current part-time employees. The Chief will be making offers to two of the candidates, and they are expected to be transitioned over to full-time in the next 4-6 weeks.

**COUNCIL REP. DAVE CHABUT:** PUD Zoning is on the agenda for the three required readings. Zoning committee is working on 1244.

**OLD BUSINESS: NONE**

**NEW BUSINESS:** Ms. Cason stated that Council has asked the board to consider the PUD as an overlay district vs. a new, independent district, and give their determination on what is preferred. Kris Hopkins, Planner with CT Consultants explained that the main difference with an overlay district is that it is in addition to the main district already in effect. The original district will remain in place, with the PUD district over the top as an additional layer. The development plan would still be needed. The overlay keeps the current district in place in the event the approved preliminary development plan doesn't move forward.

Ms. Cason clarified that it would remove the need to go back and rezone the area again, if the original plan did not move forward. The development plan is still the final determination in the process.

Mr. Buscher adds that the overlay provides additional options to maintain the highest and best use in the appropriate market conditions. Economic use should dictate the use for the property at the time of the current market.

Ms. Cason adds that this could be used for a more broad approach for economic development.

**MOTION TO RECOMMEND TO COUNCIL TO CONSIDER THE PUD ZONING AS AN OVERLAY DISTRICT WITH AMENDMENTS AS PROVIDED** by Al Buescher, seconded by Mike Sweeney:

Kris Hopkins adds that she has revised the ordinance, as written, to make it an overlay district instead of the original version, as an independent district. Added 1255.02; concurrent zoning.

**ROLL CALL****MOTION CARRIED 5/0**

Suzanne Cason - AYE  
Dave Chabut - AYE  
Mike Sweeney - AYE  
Brent Moore - AYE  
Al Buescher - AYE

Anthony Omogrosso, Katie Weber representing MSP Properties. Looking at 5768 Andrews Road; the current church property. Property is currently under contract with this development plan. MSP Properties is a preferred developer for Dollar General. The plan is dual use; frontage use for the Dollar General store, back use for residential, apartment use, with the look and appearance of townhouses. Two story, three bedroom units, garage on first floor.

Ms. Cason asked how many units: Thirteen units in total.

Mr. Buescher: Was there any consideration for tying into Anna Court? Ms. Weber indicated this was a preliminary plan, and is open to see what the City wants to see and what the City's plan is moving forward, and is this something that the City wants in the future.

Ms. Cason has concerns with the plan and would like to explore the entire environmental impact the plan would have. The group is currently working on the phase one study of the plan, which will identify more impact.

Mr. Buescher discussed the rear setbacks and Anna Ct. services that could potentially benefit the residents with regard to Police/Fire/EMS, etc. He also notes the elevation and elements of the proposal... the plan would not allow for aesthetic changes. Also questions the amount of greenspace in relation to the family use. Ms. Weber added that the developer would maintain ownership of the apartment buildings.

The Mayor asked the details regarding the parking spaces for Dollar General. Ms. Weber indicated the original plan had more parking, however they reduced the parking to allow for additional greenspace and buffering. This Dollar General plan is not the standard, big steel box building. It's designed as a high quality build that can be used by other retailers if the need arises in the future. Multiple builds of this version are currently in process through a 4 to 5 state area.

Ms. Weber explained that Dollar General focuses on markets with walkability, convenience items, in smaller local spaces. Dollar General provides lists of preferred locations, not the developer. Clarification regarding product selection, and items available; not your dollar store level of products.

Mr. Chabut asked if the unit number is set or if that could be reduced. The plan can be reviewed and possibly reduced, which would impact the layout, and size/type of units.

Current proposal conforms to all required setbacks as code defines. The overlay zoning would allow this project with the appropriate development plan.

Mr. Moore would not recommend connecting to Anna Court given the width of the current street.

Two current designs available for Dollar General builds. Ms. Weber indicated she can put together some real-life visuals of the proposed version.

Discussion regarding the future split of the lot into residential and the business portion. Dollar General is planned to be constructed this year. Best case scenario, the apartment buildings would begin next year.

Ms. Cason would like feedback regarding the impact to the safety forces, remaining greenspace, surrounding residential areas.

Mr. Buescher and Mr. Moore agree that they would like to see the possibility of the western most unit to be reduced to a 3 unit instead of 4.

The group will continue the impact and development study and look to present a development plan when it's complete.

**ANNOUNCEMENTS AND SETTING OF MEETINGS:** May 2, 2022

**MOTION** to adjourn by Mike Sweeney, seconded by Brent Moore: Adjournment by acclamation.

APPROVED May 2, 2022 \_\_\_\_\_  
Date Chairman

ATTEST David R. En  
Planning and Zoning Clerk