**REGULAR COUNCIL MEETING**
**MONDAY, OCTOBER 6, 2025 – 7:00 PM**
**PUBLIC HEARING – 7:15 PM**
**EXECUTIVE SESSION IMMEDIATELY FOLLOWING**

**CALL TO ORDER**

President Jim Fodor called the Regular Council Meeting to order at 7:00 PM. City Council convened for a regular meeting in Council Chambers – Courtroom #1.

**ROLL CALL FOR ATTENDANCE**

Councilpersons Derrick Abney, Nick Augustine, Lori DiNallo, Jim Fodor, Paul Hach Mario Rodriguez, and Christine Shoop were present.

Other City Staff in attendance: City Manager Doug Lewis, Assistant City Manager Tony Zampedro, Law Director Jim Lyons, Economic Development Director Susan Crotty, City Engineer Leanne Exum, Director of Planning Sarah Sitterle, Finance Director Bill Parkinson, Recreation & Public Lands Director Michelle LaPuma, Lt. Larry Armstrong and Clerk of Council Samantha Danielson

**APPROVE AGENDA AS SUBMITTED**

Mr. Fodor asked for a motion to approve the agenda.

Mrs. Shoop made a motion to approve the agenda, seconded by Mr. Rodriguez. All Council members were in favor by answering "Aye". Motion carried. Agenda approved.

**INVOCATION** was given by Councilperson Jim Fodor.

**PLEDGE OF ALLEGIANCE** was recited.

**MINUTES:** Regular Meeting 09.15.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on September 15, 2025.

Mrs. Shoop moved to approve the minutes from the Regular Meeting on September 15, 2025, seconded by Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

**PUBLIC COMMENTS**:

Rick Beamer, of Mathews Street, addressed Council regarding the sidewalk inspection and repairs. He provided Council with a handout on his talking points. After receiving notification regarding tripping hazards on his sidewalk, he tried to repair the sidewalks himself. His repairs were failed by the city inspector. He feels that he has met the objective of repairing the sidewalks. Administration will investigate this further and report back to City Council. A city staff member will be in contact with Mr. Beamer with the results of the investigation. The appeal process through the BZA was outlined.

Ernie Richmann, of Lincoln Boulevard and board member of the Painesville Lions Club, addressed Council regarding service club signage. He wanted to understand the regulations requirements for posting service club signs and suggested having application for this kind of process. He also asked for the City to investigate other communities that display these kinds of signs. The City will get back to him after collecting some information.

***Public Hearing***

Mrs. Shoop made a motion to move out of the Regular Meeting for the Public Hearing for Item #1, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to move out of the Regular Meeting at 7:17 PM.

Mrs. Shoop made a motion to move into the Public Hearing, seconded by Mrs. DiNallo. All Council Members were in favor by answering "Aye". Motion carried to move into the Public Hearing at 7:18 PM

*The public hearing is for Item #1 Ordinance – An Ordinance amending the District Map and the Setback Map referred to in Section 1113.03 of the Painesville Code of 1998 rezoning a portion of permanent parcel number 15-D-021-B-00-036-0, located at Sanford and Richmond Streets, from R-1, Single Family Residential, to B-2, General Business District.*

Sarah Sitterle presented information regarding this matter. This is a rezoning of property located at Sanford and Richmond Street. It is a request for a partial rezoning of the property on the east side, R-1, Single Family Residential, to B-2. This is being requested to create an entire B-2 for future development purposes. It was approved at the Planning Commission on August 14, 2025. This falls under Section 1111.11 Rezoning and Amendment. She outlined the seven criteria for requirements, and it does meet all seven of them. She provided maps, site plan, and pictures of the area. Satff recommended approval of the rezoning of the R-1 portion of the parcel to B-2 Commercial to allow the lot to be zoned consistently and for commercial use of the lot. Planning Commission will be addressing the Conditional Use Permit for Manufacturing Extractive/Deposit on Thursday. The B-2 General Business does allow for a variety of commercial uses but currently does not have a development plan. The buffering issue and any other additional requirements will be addressed with the Conditional Use Permit and in the site plan through the Planning Commission and the application process. Mr. Lyons clarified that this is for a rezoning. Once it is rezoned and a use is proposed, then there would be a site plan and a need to meet the condition of the ordinance which evidently includes buffering and any other the additional conditions.

Mr. Fodor asked for public comments regarding this matter. No one from the public spoke for or against this matter.

Mr. Fodor asked for a motion to close the Public Hearing.

Mr. Abney made a motion to close the Public Hearing, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to close the Public Hearing at 7:29 PM.

Mr. Fodor asked for a motion to re-enter the Regular Meeting.

Mrs. Shoop made a motion to re-enter the Regular Meeting, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to re-enter the Regular Meeting at 7:29 PM.

***Regular Meeting***

**PUBLIC COMMENTS** continued:

Tiffany Wurts, representative with the Lake County General Health District, addressed Council regarding Huntington Park Improvement project and the SNAP program at the Farmers Market. She wanted to extend her thanks for the partnership with the City of Painesville Parks Department and presented the successful outcomes from both projects.

**COMMITTEE REPORT:** JEDD, BZA, Finance Committee, Parks and Recreation Commission

**JEDD**

Mrs. Shoop gave a report for this committee which was held on September 12, 2025. The following items were discussed: Board Member Business/Correspondence Mr. Lewis stated that all projects in Painesville are moving forward satisfactorily. Mr. Macintosh stated that Concord Township has a new comprehensive plan prepared. He also mentioned that the new owners of Quail Hollow are moving forward with their plans to restore the hotel; Finance: Through September 3, 2025, the JEDD received $1,431,826.44 in income tax receipts compared to $1,018,496.37 total receipts at this time last year. A 40% increase over this time last year. Breakdown of revenue by entity to date: JEDD: $110,484.00, Painesville: $317,642.00, and Concord Twp: $952,928.00; STAR Ohio Investment: Year to date revenue: $7,228.00 compared to $5948.00 at this time last year. Total receipts in Star Ohio are $246,833.00; Budget Adjustment was approved. 2023-2024 Audit: The audit finding was a clean audit and there is no need for a post audit meeting; and Economic Development Committee: Still having lodging conversations with Marriot and Hilton, University Hospitals is considering bring the Administration Building into the JEDD, and Incentive Conversations are still in progress with Silco Inc., but they must commit to the JEDD to qualify; JEDD Membership Recruitment: The lease on the closed BP Station has 4 more years; ICSC Retail Forward (Columbus) is meeting October 30, 2025: Morgan Macintosh, Rita McMahon and Doug Lewis will attend; and JEDD Website Update: Moved to Concord Township Econ Development page. Added FAQ's; Insurance Review for Renewal: Approved a motion to have the JEDD Administrator proceed; and ICSC Local Cleveland was September 18, 2025: Susan Crotty, Tara Burgett and Morgan Macintosh attended.

**BZA**

Director of Planning Sarah Sitterle gave a report for this committee which was held on September 18, 2025. The following item(s) were presented to the Board of Zoning Appeals for consideration during their regularly scheduled meeting: The City of Painesville has received an application from the Vet of Foreign Wars Post 2595 Inc., 570 Liberty Street, Roger A. Hrouda Sr./VET of Foreign Wars Post 2595, requesting a variance to allow their pavilion to be located

1.9' from the property line rather than the required 5' per the Unified Development Code. By a vote of 3-1 the variance request was approved to allow their pavilion to be located 1.9' from the property line rather than the required 5' per the Unified Development Code; the City of Painesville has received an application from Robert Boehm, 671 Glenwood Drive, requesting a variance to allow for a 6' vinyl fence to be installed within 20' of the right-of-way in lieu of the 3' permitted by the Unified Development Code. By a vote of 4-0 the variance request was approved to allow for a 6' vinyl fence to be installed within 20' of the right-of-way in lieu of the 3' permitted by the Unified Development Code; and the City of Painesville has received an application from Jeff Monreal, Jeff Monreal Funeral Home at 1000 Mentor Avenue, requesting a variance to allow a wall sign on the front façade of his building in addition to the existing freestanding sign. Section 1127.10 only permits either a freestanding sign or a wall sign for non-residential uses in residential zoning districts. By a vote of 4-0 the variance request was tabled for the next Board of Zoning Appeals meeting scheduled for October 16, 2025 per the request of the Applicant/Owner.

**Finance Committee**

Mrs. DiNallo gave a report for this committee which was held on September 22, 2025. The following items were discussed: The Committee reviewed revenue projections of several funds, particularly the General and Utility funds; there was a review of the 2025-26 Liability Insurance policy; the Committee received an update on how the utility rate increases have impacted year-to-date revenue for each of the utility funds; there was an update on the 2026 Budget; there was a review of the activities of the Land Acquisition Fund; discussed briefly the County Land Bank; discussed the possibility of holding a work session to review the 2026 Budget; discussed the status of the Fire Department's FEMA grant to hire additional personnel; discussed departmental overtime; and discussed the possibility of moving away from Tyler Munis to another financial software package due to the inordinate amount of issues the City continues to have with Tyler Munis.

**Parks and Recreation Commission**

Mrs. Shoop gave a report for this committee which was held on September 30, 2025. The following items were discussed: Fall Fest – Saturday, October 11th at Kiwanis Recreation Park from 3 to 6 PM; Maximum participants reached for Trunk-or-Treat (33 registered); Over $2,600.00 of candy purchased and 400 pumpkins for children to paint; Food Trucks: FATS, Papps Kettle Korn, Chick-fil-A, Jackpot Chicken, Delish, and Sweet Dough; and Volunteers: Brian Jones, Maggie Runyon, Greg Miller. Other Upcoming Events: Spirit of the Season – Friday, November 21st (5–8 PM) -- Train rides around Veteran's Park will be a new addition this year; Senior Holiday Luncheon – Wednesday, December 3rd at 11 AM; Santa in the Square – December 5–7th and December 12–14th (times vary); and Wreaths Across America – Saturday, December 13th at 12 noon (Evergreen & Riverside Cemeteries). Strategic Plan for Public Lands and Recreation: Doug Lewis provided an update on long-term planning; Amphitheater installation at Kiwanis Recreation Park entrance is moving forward; Skate Park at Morse Avenue Community Park to begin in 2026; design by Grindline Skatepark, Inc.; NatureWorks Grant submitted for zipline adventure area and new pavilion at Kiwanis Recreation Park; Commission input requested for future grants and priorities; Greg Miller suggested contacting University Hospitals for sponsorship; Brian Jones will reach out to Osborne Concrete, and Christine Shoop will consult with Council President Jim Fodor on approval needs for Strategic Plan. Final Agenda Item – Forms Review: Event Form reviewed by City Law Director Jim Lyons; deemed well done and no further Council review needed. Next Meeting: January 13, 2026

**LEGISLATION:**

**ITEM #1 ORDINANCE**

***3rd Reading* – An Ordinance amending the District Map and the Setback Map referred to in Section 1113.03 of the Painesville Code of 1998 rezoning a portion of permanent parcel number 15-D-021-B-00-036-0, located at Sanford and Richmond Streets, from R-1, Single Family Residential, to B-2, General Business District. *(1st Reading 09.02.25, 2nd Reading 09.15.25)***

Mrs. Shoop moved to approve/adopt, seconded by Mr. Augustine.

On roll call, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mr. Hach, Mr. Rodriguez, and Mr. Fodor answered "Yes". Mrs. DiNallo abstained. Motion carried 6-0.

**ORDINANCE 29-25 is ADOPTED.**

**ITEM #2 RESOLUTION**

***3rd Reading* – A Resolution authorizing the City of Painesville, Ohio to proceed with the demolition of an unsafe structure located at 737 E. Erie Street, in the City of Painesville,**

**Lake County, Ohio, and to request the assistance and cooperation of the Lake County Land Reutilization Corporation in effecting the same, and declaring an emergency.** ***(1st Reading 09.02.25, 2nd Reading 09.15.25)***

Mrs. Shoop moved to adopt, seconded by Mrs. DiNallo.

On roll call, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, and Mr. Fodor answered "Yes". Motion carried 7-0.

**RESOLUTION 54-25 is ADOPTED.**

**ITEM #3 RESOLUTION**

***3rd Reading*** **– A Resolution authorizing the City of Painesville, Ohio to proceed with the demolition of an unsafe structure located at 1189 Crescent Drive, in the City of Painesville, Lake County, Ohio, and to request the assistance and cooperation of the Lake County Land Reutilization Corporation in effecting the same, and declaring an emergency.** ***(1st Reading 09.02.25, 2nd Reading 09.15.25)***

Mr. Hach moved to approve/adopt, seconded by Mr. Augustine.

On roll call, Mr. Augustine, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, and Mr. Fodor answered "Yes". Motion carried 7-0.

**RESOLUTION 55-25 is ADOPTED.**

**ITEM #4 RESOLUTION**

***1st Reading*** **– A Resolution proclaiming Public Power Week October 5-11, 2025 in the City of Painesville, Ohio.**

City Manager Doug Lewis Spoke on this piece of legislation. He stated this legislation would allow the City to recognize Public Power Week from October 5-11th in Painesville, Ohio. In 1888, Painesville Power & Light became one of only six Ohio Public Power providers that first began generating and distributing electricity, preserving Painesville's prominence in Public Power that answered an essential need that established future regional opportunity for economic growth, community sustainability, and the success of Lake County, Ohio. The recognition for Public Power providers to honor those who commit their time, talent and investments to providing affordable, sustainable, and reliable electric power to their customers every moment of everyday. He continued that the City is lucky to have a dedicated staff as far as power outages and things of that nature and thanked them and wanted to recognize them for their dedication to provide reliable public power.

Mrs. Shoop moved to suspend, seconded by Mr. Augustine.

On roll call, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, and Mr. Fodor answered "Yes". Motion carried.

Mr. Rodriguez moved to adopt, seconded by Mrs. Shoop.

On roll call, Mrs. DiNallo, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, and Mr. Fodor answered "Yes". Motion carried 7-0.

**RESOLUTION 56-25 is ADOPTED.**

Mr. Fodor and Mr. Augustine presented Mr. Lewis with a resolution proclaiming Public Power Week October 5-11, 2025 in the City of Painesville, Ohio. He will present it to the Electric Department.

**ITEM #5 RESOLUTION**

***1st Reading*** **– A Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor, and declaring and emergency.**

Finance Director Bill Parkinson spoke on this piece of legislation. He stated these are the amounts and rates as determined by the Lake County Budget Commission. The numbers that are in the memo and legislation come directly from the County Auditor's Office. These numbers have been incorporated into the 2026 budget draft. After Council's review and acceptance, he will file it with the County Auditor's Office. It was being asked to be passed at tonight's meeting.

Mrs. Shoop moved to suspend, seconded by Mr. Rodriguez.

On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried.

Mr. Rodriguez moved to adopt, seconded by Mr. Augustine.

On roll call, Mr. Hach, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, and Mr. Fodor answered "Yes". Motion carried 7-0.

**RESOLUTION 57-25 is ADOPTED.**

**ITEM #6 RESOLUTION**

***1st Reading* – A Resolution authorizing and directing the City Manager to submit an application and enter into an agreement with the Northeast Ohio Areawide Coordinating Agency for Transportation for Livable Communities Initiative Implementation Grant application for East Main Street Streetscape and safety improvements, and declaring an emergency.**

City Engineer Leanne Exum spoke on this piece of legislation. She stated this would complete our Main Street Streetscape that goes from Park Place to Mill Street/bridge. The City is applying for $375,000.00 from NOACA to implement this last piece of streetscape on Main Street. The grant is due on Friday. It was being asked to be passed at tonight's meeting. Mrs. Exum clarified that the City is going to follow a similar design to Main Street. As a part of this legislation, there is match requirement which will be paid for using the General Fund ($100,000), funding from the Electric Capital Fund ($150,000) and funding from the Stormwater Capital Fund ($150,000). The total amount required between design, engineering and construction is approximately $700,000.

Mr. Abney moved to suspend, seconded by Mrs. Shoop.

On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried.

Mrs. Shoop moved to adopt, seconded by Mr. Augustine.

On roll call, Mr. Rodriguez, Mrs. Shoop, Mr. Abney, Mr. Augustine, Mrs. DiNallo, Mr. Hach, and Mr. Fodor answered "Yes". Motion carried 7-0.

**RESOLUTION 58-25 is ADOPTED.**

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:** None

**DEPARTMENTAL PRESENTATIONS:** None

**ADMINISTRATIVE REPORTS:** Law Director and City Manager

Law Director Jim Lyons had no report at this time.

City Manager Doug Lewis reported on the following items: He thanked the Lake County Health District for their involvement of Huntington Park's ribbon cutting for the playground equipment; the construction of the amphitheater is anticipated to start this week; and he attended the NOACA annual meeting and commented that the City was recognized for the recent streetscape project on Park Place.

**CORRESPONDENCE:** Clerk of Council

No correspondence was given.

**CLOSING COMMENTS:** Members of Council

Mr. Abney had no comments at this time.

Mr. Rodriguez thanked the residents and everyone who attended and watched tonight's meeting.

Mr. Hach reiterated the same comments as Mr. Rodriguez.

Mr. Augustine had no comments at this time.

Mrs. DiNallo appreciated Mr. Beamer for making Council aware of his sidewalk issue, and for Mr. Richmann, Lion's Club, contributions to the City. She looks forward to the discussion regarding the sidewalk and signage. She looks forward to the Fall Fest, and further discussions regarding other parks.

Mrs. Shoop thanked Mr. Beamer for attending the meeting and staying the entire time.

Mr. Fodor recognized Painesville City Schools for their improvements regarding graduation rate and absenteeism. He mentioned the "Meet the Candidate" meeting that took place at Harvey High School for the school board and the school's importance of being an integral part of the community. Another "Meet the Candidate" meeting is scheduled for October 13th at 5:30 PM at Harvey High School. He thanked the NAACP for sponsoring this event along with the Painesville City Schools.

**EXECUTIVE SESSION**

Mr. Fodor asked for a motion to move into the Executive Session.

Mr. Augustine made a motion to move into an Executive Session being held in accordance with Article II, Section 6(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion or compensation of an employee or official of the city; and being held in accordance with Article II, Section 6(3) to discuss pending or potential litigation involving the city, seconded by Mrs. Shoop.

All Council Members were in favor by answering "Aye". Motion carried to move into the Executive Session at 8:07 PM.

Mr. Fodor asked for a motion to adjourn the Executive Session.

Mr. Augustine moved to adjourn the Executive Session, seconded by Mrs. DiNallo. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Executive Session at 8:16 PM.

**ADJOURNMENT**

Mr. Fodor asked for a motion to adjourn the Regular Meeting.

Mr. Abney moved to adjourn the Regular Meeting, seconded by Mr. Rodriguez. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 8:17 PM.

Meeting adjourned at 8:17 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council

# City of Painesville City Council

OCTOBER 6, 2025

**REZONING**
**Rezoning #: 100-25**
Re-Zoning Request
Applicant: Hallmark Excavating, Inc./Ralph Harrison
Owner: Hallmark Excavating Inc.
Location: 15-D-021-B-00-036-0
District: B-2 General Business and R-1 Single Family Residential
Section: 1113.06 (d), & Section 1111.11 Rezoning and Amendment

An application was submitted requesting a partial rezone of Parcel #15-D-021-B-00-036-0. The request is to rezone the eastern portion of the parcel from R-1, Single Family Residential, to B-2, General Business. This request will result in the above-mentioned parcel being zoned B-2, General Business in its entirety. The Planning Commission approved the rezoning at their August 14, 2025, meeting.

**REZONING**
**Rezoning #: 100-25**
Re-Zoning Request
Applicant: Hallmark Excavating, Inc./Ralph Harrison
Owner: Hallmark Excavating Inc.
Location: 15-D-021-B-00-036-0
District: B-2 General Business and R-1 Single Family Residential
Section: 1113.06 (d), & Section 1111.11 Rezoning and Amendment

Section 1111.11 Rezoning and Amendment

(e) The following review criteria shall guide recommendations and decisions on rezoning applications. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

(1) The proposed rezoning is consistent with the Comprehensive Plan, other adopted city plans, and the stated purposes of this code.

(2) The proposed rezoning is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

(3) The proposed rezoning will promote the public health, safety, and general welfare.

(4) The proposed rezoning is consistent with the stated purpose of the proposed zoning district.

**REZONING**
**Rezoning #: 100-25**
Re-Zoning Request
Applicant: Hallmark Excavating, Inc./Ralph Harrison
Owner: Hallmark Excavating Inc.
Location: 15-D-021-B-00-036-0
District: B-2 General Business and R-1 Single Family Residential
Section: 1113.06 (d), & Section 1111.11 Rezoning and Amendment

Section 1111.11 Rezoning and Amendment

(e) The following review criteria shall guide recommendations and decisions on rezoning applications. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

(5) The proposed rezoning will result efficient, logical and orderly development.

(6) The proposed rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

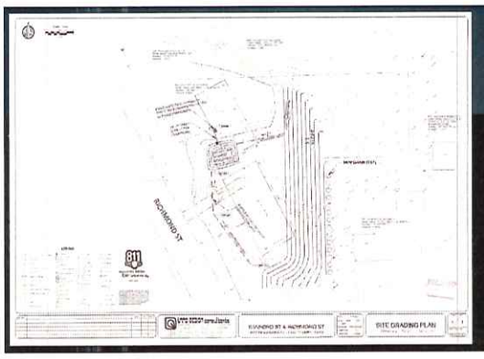
(7) The proposed rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject parcel.




Sanford and Richmond Property Zoning: Split zoned B-2 and R-1




Sanford and Richmond Property Topo Map




Site Plan



Site Pictures



Site Pictures

## Recommendations

Staff recommends approval of the rezoning of the R-1 portion of the parcel to B-2 Commercial to allow the lot to be zoned consistently and for the commercial use of the lot.