REGULAR COUNCIL MEETING
MONDAY, OCTOBER 20, 2025 – 7:00 PM

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, and Jim Fodor were present. Christine Shoop, Mario Rodriguez, and Paul Hach were not in attendance.

Mr. Fodor asked for a motion to excuse Christine Shoop, Mario Rodriguez and Paul Hach from tonight's meeting.

Mrs. DiNallo moved to excuse Christine Shoop, Mario Rodriguez and Paul Hach from tonight's meeting, seconded by Mr. Abney. All Council Members were in favor by answering "Aye". Motion carried.

Other City Staff in attendance: City Manager Doug Lewis, Law Director Jim Lyons, and Clerk of Council Samantha Danielson.

APPROVE AGENDA AS SUBMITTED

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

Mrs. DiNallo moved to approve the agenda, seconded by Mr. Augustine. All Council members were in favor by answering "Aye". Motion carried. Agenda approved.

INVOCATION was given by Councilperson Nick Augustine.

PLEDGE OF ALLEGIANCE was recited.

MINUTES: Regular Meeting 10.06.25

Mr. Fodor asked for a motion to approve the minutes from the Regular Meeting on October 6, 2025.

Mrs. DiNallo moved to approve the minutes from the Regular Meeting on October 6, 2025, seconded by Mr. Abney. All Council members were in favor by answering "Aye". Motion carried. Minutes approved.

PUBLIC COMMENTS:

Ray Sternot, of Birchwood Lane, expressed concerns about the city's decision to replace damaged mailbox posts with wooden posts instead of vinyl-clad posts as required by the HOA guidelines. He noted that the development guidelines, which were originally approved by the Planning Commission and the City, specified vinyl posts. In his opinion, putting in a wooden post instead of a vinyl-covered wooden post is a degression of the quality of the Heisley Development, and a wooden post requires maintenance. He presented a relative cost for replacement of $64.00 at Lowes. He asked Council to review this matter again. This would have been outlined in the covenants and deeds restrictions presented to the City by the developer. Council discussed potential solutions with Mr. Sternot, including having the HOA deposit funds with the City to cover the cost difference for vinyl posts or allowing homeowners to pay the difference to upgrade to vinyl posts during installation. It was suggested the City and the association look at entering into an agreement to install posts and be compliant with the HOA rules. This matter will be investigated further after gathering additional information, giving administration directions, and moving forward to resolve this issue.

COMMITTEE REPORT: Planning Commission, BZA, Economic Development Committee

Planning Commission

City Manager Doug Lewis gave a report for this committee which was held on October 9, 2025. The following items were discussed: The applicant, Hallmark Excavating, Inc./Ralph Harrison requested a Conditional Use Permit to allow the extraction of dirt from the site in order to create a buildable lot in conjunction with Section 1115.32 Manufacturing Extractive/Deposit. By a vote of 4-0 with Mr. Fialko abstaining, the Conditional Use Permit request was tabled while the applicant provides additional information to make a determination to approve his request.

BZA

City Manager Doug Lewis gave a report for this committee which was held on October 16, 2025. The following items were discussed: The City of Painesville has received an application from Jeff Monreal 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. Chairman Behrens stated that said variance request would be rescheduled to the November 2025 Board of Zoning Appeals meeting due to applicant being unable to attend tonight's meeting. The City of Painesville has received an application from Juan L. Reynoso & Lorena Armendariz requesting a variance to allow construction of a fourth accessory structure on their residential lot. The proposed accessory structure is a 30' x 40' gazebo to be used for personal use. The Unified Development Code only permits two accessory structures per lot in residential districts. By a vote of 0-4-1 with one abstaining, the variance request was denied not to allow construction of the 30' x 40' gazebo, which is the fourth accessory structure on the property where only two are permitted per Section 1119.04(a) of the Unified Development Code. The applicant has the right to appeal the case to the Lake County Court of Common Please according to Section 1111.12(d) of the Unified Development Code. Due to the occurrence of Holiday Shop 'N' Stroll on November 20, 2025, the Board decided to change the November meeting date to Tuesday, November 18, 2025, at the regular time of 7:00 PM. Mr. Lewis noted that the gazebo had already been installed, and the City would be working with the property owners to either remove it or appeal the decision to the Lake County Court of Common Pleas. Mrs. DiNallo questioned why the code limited properties to two accessory structures regardless of lot size, noting that it didn't make sense for a one-acre property to have the same restriction as a small lot. She expressed interest in revisiting this provision in the Unified Development Code. The number of accessory structures is not determined by the lot size. Mrs. DiNallo asked this to be discussed under new business. It was clarified that Council is allowed to initiate zoning changes.

Economic Development Committee

Mr. Abney gave a report for this committee which was held on October 16, 2025. The following items were discussed: Mr. Lewis and Ms. Crotty provided members with an update on the progress of development projects that are underway. A groundbreaking event is scheduled for the amphitheater on Tuesday, October 21st. The slope of the hill for the amphitheater is being modified to meet requirements for seating. Additionally, the Grand River Walk project is underway. The City Economic Development Department is currently working to attract manufacturers and restaurants for potential location in the City. Discussion took place on Business Appreciation Night and proposed Business of the Year awards. Committee members agreed that the City will present awards to selected businesses in five categories: Manufacturer of the Year, Small Business of the Year, Builder/Developer of the Year, Restaurant of the Year, and Business Person of the Year. There being no further business, the meeting adjourned.

LEGISLATION: None

UNFINISHED BUSINESS: Service Club Signage

The City is working on gathering information regarding this matter.

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: Amphitheater groundbreaking at 11:00 AM at Recreation Park; Continuous Improvement, Lean Six Sigma Training was conducted last Friday with Department Heads; and Fall Fest was excellent and well attended.

CORRESPONDENCE: Clerk of Council

The next regular Council meeting will be held on Monday, November 3rd at 7:00 PM; Painesville YMCA Truck or Treat will be Tuesday, October 21st from 6:00 – 7:00 PM in the back parking lot of the Central YMCA, and City-wide Trick-or-Treating is Friday, October 31st from 6:00 – 8:00 PM.

CLOSING COMMENTS: Members of Council

Mr. Augustine had no comments at this time.

Mr. Abney expressed deepest condolences to the family of Frank Palecek, who was a city employee.

Mrs. DiNallo expressed agreement with Mr. Abney's condolences.

Mr. Fodor congratulated the NAACP on their Freedom Banquet on Saturday.

ADJOURNMENT

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

Mrs. DiNallo moved to adjourn the Regular Meeting, seconded by Mr. Augustine. All Council Members were in favor by answering "Aye". Motion carried to adjourn the Regular Meeting at 7:32 PM.

Meeting adjourned at 7:32 PM.

Samantha Danielson
Clerk of Council

Jim Fodor
President of Council