

STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

December 12, 2023

Note: These minutes were composed by extracting pertinent information and key points of testimony from an audio recording of the meeting. For detailed information and verbatim statements, the audio recording of this meeting is available upon request.

CALL TO ORDER: The regularly scheduled Planning and Zoning Commission meeting was called to order on December 12, 2023 at 7:00 p.m. by Vice-Chairperson Mrs. Covert in City Council Chambers at 555 Frost Rd.

PLEDGE OF ALLEGIANCE led by Mayor Broska.

INVOCATION led by Mr. Salyer.

ROLL CALL: 6 Commission members present including: Deb Covert, Ted Hurd, Curt Gallo, Ron Good, Marty Richmond, and Brian Salyer. One Commission member Jerome Pavlick was absent
Also in attendance: Mayor Glenn Broska, Planning and Zoning Director John H. Cieszkowski, Jr., Assistant Planner Jimmy Hoppel, Law Director Paul A. Janis, and Clerk Angella Fausset.

DISPOSITION OF MINUTES: Mr. Good made a motion to accept the September 12, 2023 minutes as presented. Motion seconded by Mr. Salyer. By voice vote, motion passed unanimously.

NEW BUSINESS:

APPLICATION #SPA23-17

RB&W

10080 Wellman Rd.

Site Plan Amendment for a 14,40 sq. ft. building addition and associated site improvements

Mr. Jim Clark, representing Sixmo Architects 1101 Auburn Avenue in Cleveland, Ohio, provided details about their proposal for a 14,400 square foot addition to the RB&W manufacturing plant. Mr. Clark detailed the new addition would match the existing facility in terms of materials, colors, heights, and aesthetic appearance. He explained that the primary purpose of the addition was to expand the warehouse space and relocate truck loading, receiving, and shipping areas to alleviate traffic congestion on Wellman Road.

Following Mr. Clark's presentation, the Assistant Planner, Mr. Hoppel elaborated on the project's site improvements, including landscaping, fencing for screening, and parking. He clarified that the concerns raised by the engineering and fire departments were being addressed by the applicant regarding stormwater management, access, and safety around the building.

Commission members sought clarification on truck circulation and how the addition would impact traffic flow on Wellman Road. Mr. Clark explained that trucks would back in and out of the loading docks, with specific provisions made for different types of trucks. The abandonment of the existing loading docks will mitigate traffic congestion and prevent trucks from obstructing Wellman Road.

MOTION

Mr. Good: I hereby move on this 12th day of December 2023, that the Streetsboro Planning and Zoning Commission approve application #SPA23-17, a Site Plan Amendment to construct a 14,400 sq ft building addition and associated site improvements at RB&W 10080 Wellman Rd., Streetsboro, Ohio Parcel #35-012-00-00-001-001. Per the site plans received on 12/1/2023. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner's memo dated December 6, 2023 with the addition of the comments provided in the revised engineering review letter dated 12/11/2023. No construction shall commence until a zoning certificate has been issued by the Planning and Zoning Department and a building permit has been issued by the Building Department. If future expansion or signage for the project is indicated on the site plan it will not be approved at this time.

Motion seconded by Mr. Hurd.

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	Yes	Mr. Good:	Yes
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Mr. Hurd:	Yes	Mr. Pavlick:	(absent)	Mr. Richmond:	Yes	Mr. Salyer:	Yes
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Motion carried. (Yes: 6 – No: 0)

MASTER PLAN REVIEW UPDATE

Mr. Cieszkowski reminded the Commission of the timeline outlined in the city's charter, allowing four months at the Planning Commission level to review the draft before the recommendation to City Council. Mr. Cieszkowski encouraged the Commission Members to provide their feedback on the draft master plan update, including existing conditions, goals, objectives, strategies, and the future land use map. Commission members were encouraged to review the implementation table of the goals, objectives, and strategies starting from page 83 and provide feedback regarding the priority of these items, considering factors such as time for completion and priority level, and short, medium, and long-term goals. Commission members also deliberated on potential ways to increase public engagement and awareness of the master plan, including the possibility of posting meeting agendas on the city's Facebook page to encourage community participation. Suggestions were made to include renewable energy initiatives, such as installing charging stations for electric vehicles and incentivizing the use of solar panels.

During citizens comments portion, Paul Yupa 8749 Seasons Rd. came before the Commission and spoke about the city's priority list and the importance of community engagement in decision-making processes and the impact of long-term decisions on both current residents and future generations. He suggested that community engagement should be elevated on the priority list, potentially near the top. He stated his position in attending meetings was to stimulate discussion and encourage others to think deeply about various issues. He expressed a desire for community members to attend meetings for increased participation and to ensure successful implementation of the updates.

Mr. Yupa inquired about regulations for parking spaces with vehicle charging stations and setback requirements for cell towers. He expressed concerns about safety implications and suggested reevaluating existing regulations to address potential hazards. Paul asked the commission to diligently review the future land use map changes. He emphasized the importance of the future land use map in evaluating applications for rezoning. Further discussions ensued regarding potential text changes in the city's code, particularly regarding the sign code and the development of the core district.

REPORTS, REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:

Administratively approved signs since the last meeting include:

- Van's Tire | 1497 ST RT 303 | (1) wall sign
- Buffalo Wild Wings | 9062 St. Rt. 14 | (1) wall sign and (1) canopy sign
- Loreal | 10345 Philipp Pkwy | (1) directional sign
- Agratronix | 1790 Miller Pkwy | (1) wall sign and (1) planter sign
- Rita's | 9292 St. Rt 14 | (1) planter sign, (1) directional sign, (1) canopy sign, (1) wall sign

CITIZENS' COMMENTS:

COMMISSION MEMBER COMMENTS:

The commission acknowledged Marty Richmond, highlighting his significant contributions to the city's planning and zoning efforts, and expressed gratitude for his dedicated service. Marty appreciated the recognition and mentioned his decision not to pursue another term was a moment of mixed emotions. However, he remained grateful for the chance to serve the community for the past ten years.

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, January 9, 2024 at 7 p.m. in the Council Chambers at City Hall, 555 Frost Rd. Streetsboro, Ohio 44241.

ADJOURNMENT: On motion of Mr. Good and seconded by Mr. Richmond the meeting adjourned at 8:09 p.m.

ATTEST:

Angella M. Fausset
Clerk

Jerome Pavlick
Chairperson