

City of Streetsboro  
**Planning and Zoning Commission**



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## AGENDA

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Regular Meeting  
April 9, 2024 at 7:00 p.m.  
555 Frost Rd., Ste. 100, Streetsboro, Ohio 44241

1. **Call to Order**
2. **Pledge of Allegiance and Invocation**
3. **Roll Call**
4. **Disposition of Minutes**  
December 12, 2023; January 9, 2024; February 6, 2024; March 12, 2024
5. **Old Business**
6. **Sign Review Chapter 1159**
7. **New Business:**
  - a. Application #SPA24-8  
Another Broken Egg | 9700 State Route 14  
Façade modifications to existing restaurant
  - b. Application #CUP24-5/#SPR24-4  
Nursing Home | 9411 State Route 43  
Conditional Use Permit and Site Plan Review for the proposed construction of a new skilled nursing facility
  - c. Application #CUP24-6/#SPR24-5  
City Hall | 9184 State Route 43  
Conditional Use Permit and Site Plan Review for the proposed construction of Streetsboro's new City Hall
  - d. Text Amendments  
Proposed text amendments to §1103.03, §1132.02, §1151.32, §1107.05 of the Planning and Zoning Code
8. **Reports, Communications, and Correspondence:**  
Administratively approved signs
  - Advanced Dental Care | 9305 Market Square Dr. | (1) planter sign
  - Protectoplas | 3500 Crane Center Dr | (1) wall sign and (1) planter sign
9. **Citizens' Comments**
10. **Commission Member Comments:**  
The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, May 14, 2024 at 7 p.m. in City Council Chambers, 555 Frost Rd., Streetsboro, Ohio 44241.
11. **Adjournment**

# 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	
Mr. Hurd:	Yes	Mr. Pavlick:	(absent)	Mr. Richmond:	Yes	Mr. Salyer:	Yes

**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

City of Streetsboro

**Planning and Zoning Commission**

April 9, 2024

#SPA24-8

**ANOTHER  
BROKEN EGG**

9700 ST. RT. 14

SITE PLAN AMENDMENT FOR A FAÇADE CHANGE TO AN  
EXISTING RESTAURANT





Site Plan - Overhead drawing of the project including property lines, setbacks, easements, wetland and riparian features and all dimensions of purposed structures, showing elevations grade-to-ridge and grade-to-eaves:

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**Date Taken:**02/20/2024  
**Address:**9700 ST RT 14

**Taken by:**System User  
**Case Number:**24-000308



Site Plan - Overhead drawing of the project including property lines, setbacks, easements, wetland and riparian features and all dimensions of purposed structures, showing elevations grade-to-ridge and grade-to-eaves:

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**Date Taken:**02/20/2024  
**Address:**9700 ST RT 14

**Taken by:**System User  
**Case Number:**24-000308



Site Plan - Overhead drawing of the project including property lines, setbacks, easements, wetland and riparian features and all dimensions of purposed structures, showing elevations grade-to-ridge and grade-to-eaves:

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**Date Taken:**02/20/2024  
**Address:**9700 ST RT 14

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**Case Number:**24-000308



Site Plan - Overhead drawing of the project including property lines, setbacks, easements, wetland and riparian features and all dimensions of purposed structures, showing elevations grade-to-ridge and grade-to-eaves:

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**Date Taken:**02/20/2024  
**Address:**9700 ST RT 14

**Taken by:**System User  
**Case Number:**24-000308

**CITY OF STREETSBORO  
MEMORANDUM**

TO: Planning and Zoning Commission

FROM: Jimmy Hoppel, AICP  
Assistant Planner

DATE: April 3, 2024

RE: Site Plan Amendment Review for Another Broken Egg – Façade & Awning Color Change

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Company: ABE 9700 Streetsboro LLC  
Address: 9700 State Route 14  
PID: 35-033-00-00-007-016  
Zoning: B (Business)  
Applicant: Sean Cahill; Another Broken Egg  
Address: 9700 State Route 14  
Property Owner: ABE 9700 Streetsboro LLC  
Tax Mailing Address: 3518 Riverside Drive, Columbus, OH 43221

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I have reviewed the plans received between 2/20/24 and offer the following comments for the Commission's consideration:

**Proposal:** The applicant is proposing façade changes from what was previously approved by Planning Commission on May 9, 2023. The applicant had previously been approved for a Site Plan Amendment with very little change to the exterior of the building, except for the addition of a front patio, the changing the color of a band near the roofline from blue (previously for iHop) to teal, which is a brand color for Another Broken Egg, and a teal band along the entry awning. The awnings above windows had previously been proposed to be maintained as a silver/grey. The applicant's architect had originally proposed the teal awnings, but prior to application had showed them to remain silver per staff input. The applicant ended up making modification in the field in which the awnings were made teal and the color band along the top of the building was made dark grey. The applicant is seeking approval for these already executed changes to the exterior of the building.

**Comments:** See below staff's Site Plan Amendment comments. If additional information, clarification, or plan revisions are needed, the item has been added to the list of recommended conditions of approval, contained in the Recommendation section at the end of this memo.

**1. General:**

The Streetsboro Commons Design Standards generally promote a "consistent, comfortable and elegant setting throughout the 125-acre development." The execution of this general concept is more fully detailed throughout the document by specifying architectural features and materials that should be used throughout the development area. That being said, Section (A)(6) of the Design Standards allows for the consideration of allowing free-standing, single tenant buildings on certain lots to vary from the Design Standards if they have "prototypical, signature designs"

that they would like to utilize, “at the discretion of all approving parties, including the City of Streetsboro”. The applicant has proposed that the addition of color in the form of the teal awnings, while utilizing dark grey for the color band is in-line with their brand standards and should be permitted.

- 2. Staff Comments (other City Depts. and County Agencies):** Due to the limited scope of the proposed changes, comments were not sought from other departments and agencies.

**Recommendation:**

Staff recommends that the Planning and Zoning Commission grant approval as submitted.

City of Streetsboro

**Planning and Zoning Commission**

April 9, 2024

#CUP24-5 / #SPR24-4

# SKILLED NURSING FACILITY

9411 ST. RT. 43

CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE  
PROPOSED CONSTRUCTION OF A NEW SKILLED NURSING  
FACILITY

# PROPOSED SKILLED NURSING FACILITY 9411 STATE ROUTE 43 CITY OF STREETSBORO, PORTAGE COUNTY, OHIO SITE IMPROVEMENT PLANS AND SWP3

Sheet Number	Sheet Title
C-0-0	TITLE SHEET
C-1-0	EXISTING CONDITIONS AND DEMOLITION PLAN
C-2-0	OVERALL SITE PLAN
C-2-1	WEST SITE PLAN
C-2-2	EAST SITE PLAN
C-2-3	EAST DRIVE SITE PLAN
C-2-4	SOUTH DRIVE SITE PLAN
C-3-0	OVERALL UTILITY PLAN
C-3-1	WEST UTILITY PLAN
C-3-2	EAST UTILITY PLAN
C-3-3	EAST DRIVE UTILITY PLAN
C-3-4	SOUTH DRIVE UTILITY PLAN
C-3-5	UTILITY PROFILES
C-3-6	UTILITY PROFILES
C-3-7	UTILITY PROFILES
C-4-0	OVERALL GRADING PLAN
C-4-1	WEST GRADING PLAN
C-4-2	EAST GRADING PLAN
C-4-3	EAST DRIVE GRADING PLAN
C-4-4	SOUTH DRIVE GRADING PLAN
C-4-5	GRADING DETAILS
C-4-6	ENTRYWAY AND ADA DETAILS
C-5-0	SWPPP
C-5-1	SWPPP NOTES AND DETAILS
C-5-2	SWPPP NOTES AND DETAILS
C-5-3	DRAINAGE MAPS
C-5-4	STORM WATER BASIN DETAILS
C-6-0	CONSTRUCTION NOTES AND DETAILS
C-6-1	CONSTRUCTION NOTES AND DETAILS
C-6-2	CONSTRUCTION NOTES AND DETAILS
C-6-3	CONSTRUCTION NOTES AND DETAILS
C-6-4	CONSTRUCTION NOTES AND DETAILS
C-6-5	CONSTRUCTION NOTES AND DETAILS
C-6-6	CONSTRUCTION NOTES AND DETAILS



VICINITY MAP  
NOT TO SCALE

**ENGINEER**  
WOHLWEND ENGINEERING GROUP, LTD  
C/O MICHAEL WOHLWEND, PE  
4216 KARG INDUSTRIAL PARKWAY  
KENT, OH 44240  
330-673-2400

**OWNER**  
LTC RETAIL V, LLC  
C/O T. DAVID MITCHELL  
30050 CHAGRIN BLVD, SUITE 100  
PEPPER PIKE, OH 44124  
216-292-3555

APPROVALS

APPROVED BY: THE CITY OF STREETSBORO ENGINEER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

APPROVED BY: THE CITY OF STREETSBORO PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUES AND REVISIONS	DATE	BY	REV	DESCRIPTION
	2	03-28-2024		
	1	03-28-2024		
	1	03-28-2024		

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

**wohlwend**  
engineering  
group  
425 LANE INDUSTRIAL PARKWAY  
KENT, OHIO 44240  
330-673-2400

PROJECT NUMBER  
20240033

TITLE SHEET

C-0-0

WETLAND INFORMATION PROVIDED BY  
**H2W ENVIRONMENTAL CONSULTANTS, LLC**  
10000 W. STATE ST. SUITE 100  
MARIETTA, OH 44758  
440-377-1500 • FAX 440-397-1350

**BOOKMARK**  
4075 STATE ROUTE 43, PORTAGE COUNTY, OHIO  
44024  
ELEVATION = 1128.06

UNDERGROUND UTILITIES  
Contact: Lee Working Days  
800-451-7311

**OHIO811.org**  
800.451.7311  
800.451.7311  
(Reservations must be called directly)











PRELIMINARY NOT FOR CONSTRUCTION

DATE	2024
REVISED	2024
BY	PER
CHKD	PER
APP'D	PER
DATE	2024

PROPOSED SKILLED NURSING FACILITY  
 9411 STATE ROUTE 43  
 CITY OF STREETSBO, PORTAGE COUNTY, OHIO



PROJECT NUMBER: 20240033  
 EAST SITE PLAN  
 C-2.2

**PAVEMENT LEGEND**

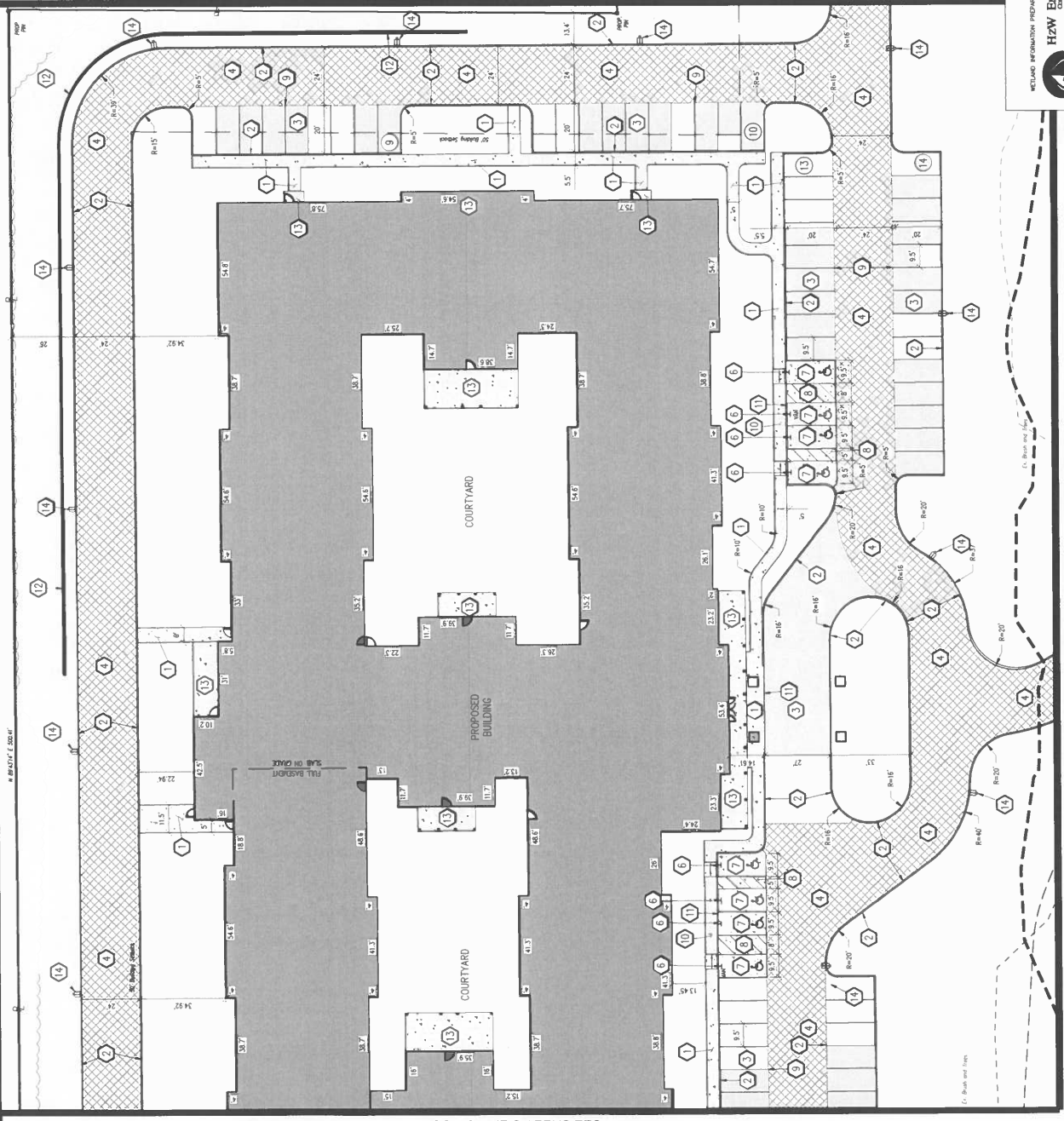
[Symbol]	INSTALL STANDARD DUTY ASPHALT PAVEMENT
[Symbol]	INSTALL HEAVY DUTY ASPHALT PAVEMENT
[Symbol]	INSTALL 4" TYPICAL CONC. PAVEMENT
[Symbol]	INSTALL HEAVY DUTY CONC. PAVEMENT
[Symbol]	INSTALL 4" TYPICAL CONC. PAVEMENT
[Symbol]	INSTALL HEAVY DUTY CONC. PAVEMENT

**KEYED NOTES**

- INSTALL 4" TYPICAL CONC. PAVEMENT OVER 4" OF CLASS 0C-1 COMPACTED NO. 57 LIME STONE OR COMPACTED SURGRADE. WHEN SURGRADE IS INTEGRAL CURB AND WALK PER DETAIL SHEET C-6.0.
- INSTALL 4" X 18" CURB SEE DETAIL SHEET C-6.0.
- INSTALL STANDARD DUTY ASPHALT PAVEMENT PER DETAIL SHEET C-6.0.
- INSTALL HEAVY DUTY ASPHALT PAVEMENT PER DETAIL SHEET C-6.0.
- INSTALL PROPOSED STANDARD DUTY CONCRETE PAVEMENT PER DETAIL SHEET C-6.0.
- INSTALL HANDBRAP SKIN WITH VAN ACCESSIBLE SOPS AS INDICATED. TYPICAL 8 PLACES. SEE DETAIL SHEET C-6.0.
- INSTALL HANDBRAP PAVEMENT MARKING PER DETAIL SHEET C-6.0. TYPICAL 8 PLACES. SEE DETAIL SHEET C-6.0.
- PAVEMENT ISLAND STRIPING -- APPLY 4" WIDE WHITE STRIPES PER DETAIL SHEET C-6.0. PROVIDE ISLAND STRIPING THAT IS 48" ON-CENTER AT AN ANGLE OF 45 DEGREES FROM FACE OF BUILDING OR CURB AS APPLICABLE.
- PARKING STALL STRIPING -- APPLY 4" WIDE WHITE STRIPES PER DETAIL SHEET C-6.0.
- INSTALL ADA RAMP TYPE 02 WITH TRUNCATED DOMES PER DETAIL SHEET C-6.1
- SIGNAL SHALL BE FLUSH WITH PAVEMENT
- INSTALL PROPOSED RETAINING WALL DESIGN BY OTHERS
- INSTALL PROPOSED FROST SLABS AND PLANS. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
- INSTALL LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS

**NOTES:**  
 1. UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION UNLESS OTHERWISE SHOWN.  
 2. REQUIRED PERMITS FOR ALL APPROVED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE OBTAINED BEFORE WORK BEGINS.

SEE SHEET C-2.1 FOR CONTINUATION



SEE SHEET C-2.1 FOR CONTINUATION

UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

WETLAND INFORMATION PROVIDED BY  
**H2W ENVIRONMENTAL CONSULTANTS, LLC**  
 440-307-1620 • Fax: 440-307-1510

UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

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UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

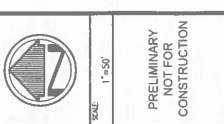
UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

UNDERGROUND UTILITIES  
 Confirm All Working Days  
 48 HRS. BEFORE WORK

SEE SHEET C-2.4 FOR CONTINUATION







DATE: 11-08-2024  
 PRELIMINARY NOT FOR CONSTRUCTION

ISSUES AND REVISIONS  
 1 01-08-2024 REV PER DGP  
 2 02-26-2024 REV PER CITY

PROPOSED SKILLED NURSING FACILITY  
 9411 STATE ROUTE 43  
 CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

wohlwend engineering group  
 636 LAKE WOODLAND DRIVE  
 COLUMBUS, OHIO 43060  
 (614) 881-7400

02-29-2024  
 PROJECT NUMBER: 20240033  
 OVERALL UTILITY PLAN  
 C-3.0

**STORM SEWER PIPE SCHEDULE**

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	DESCRIPTION	MAN COVER
1	110244	12" SD	12'	0.00	14" DIA. 12" (110244)	15"
2	110245	12" SD	12'	0.00	14" DIA. 12" (110245)	15"
3	110246	12" SD	12'	0.00	14" DIA. 12" (110246)	15"
4	110247	12" SD	12'	0.00	14" DIA. 12" (110247)	15"
5	110248	12" SD	12'	0.00	14" DIA. 12" (110248)	15"
6	110249	12" SD	12'	0.00	14" DIA. 12" (110249)	15"
7	110250	12" SD	12'	0.00	14" DIA. 12" (110250)	15"
8	110251	12" SD	12'	0.00	14" DIA. 12" (110251)	15"
9	110252	12" SD	12'	0.00	14" DIA. 12" (110252)	15"
10	110253	12" SD	12'	0.00	14" DIA. 12" (110253)	15"
11	110254	12" SD	12'	0.00	14" DIA. 12" (110254)	15"
12	110255	12" SD	12'	0.00	14" DIA. 12" (110255)	15"
13	110256	12" SD	12'	0.00	14" DIA. 12" (110256)	15"
14	110257	12" SD	12'	0.00	14" DIA. 12" (110257)	15"
15	110258	12" SD	12'	0.00	14" DIA. 12" (110258)	15"
16	110259	12" SD	12'	0.00	14" DIA. 12" (110259)	15"
17	110260	12" SD	12'	0.00	14" DIA. 12" (110260)	15"
18	110261	12" SD	12'	0.00	14" DIA. 12" (110261)	15"
19	110262	12" SD	12'	0.00	14" DIA. 12" (110262)	15"
20	110263	12" SD	12'	0.00	14" DIA. 12" (110263)	15"
21	110264	12" SD	12'	0.00	14" DIA. 12" (110264)	15"
22	110265	12" SD	12'	0.00	14" DIA. 12" (110265)	15"
23	110266	12" SD	12'	0.00	14" DIA. 12" (110266)	15"
24	110267	12" SD	12'	0.00	14" DIA. 12" (110267)	15"

**STORM SEWER STRUCTURE SCHEDULE**

STRUCTURE ID	TOP ELEV.	INLET PIPES	OUTLET PIPE	DESCRIPTION
1	110237	12" (D) = 110237	12" (D) = 110238	0007 34 CURB INLET
2	110238	12" (D) = 110238	12" (D) = 110239	0007 34 CURB INLET
3	110239	12" (D) = 110239	12" (D) = 110240	0007 34 CURB INLET
4	110240	12" (D) = 110240	12" (D) = 110241	0007 34 CURB INLET
5	110241	12" (D) = 110241	12" (D) = 110242	0007 34 CURB INLET
6	110242	12" (D) = 110242	12" (D) = 110243	0007 34 CURB INLET
7	110243	12" (D) = 110243	12" (D) = 110244	0007 34 CURB INLET
8	110244	12" (D) = 110244	12" (D) = 110245	0007 34 CURB INLET
9	110245	12" (D) = 110245	12" (D) = 110246	0007 34 CURB INLET
10	110246	12" (D) = 110246	12" (D) = 110247	0007 34 CURB INLET
11	110247	12" (D) = 110247	12" (D) = 110248	0007 34 CURB INLET
12	110248	12" (D) = 110248	12" (D) = 110249	0007 34 CURB INLET
13	110249	12" (D) = 110249	12" (D) = 110250	0007 34 CURB INLET
14	110250	12" (D) = 110250	12" (D) = 110251	0007 34 CURB INLET
15	110251	12" (D) = 110251	12" (D) = 110252	0007 34 CURB INLET
16	110252	12" (D) = 110252	12" (D) = 110253	0007 34 CURB INLET
17	110253	12" (D) = 110253	12" (D) = 110254	0007 34 CURB INLET
18	110254	12" (D) = 110254	12" (D) = 110255	0007 34 CURB INLET
19	110255	12" (D) = 110255	12" (D) = 110256	0007 34 CURB INLET
20	110256	12" (D) = 110256	12" (D) = 110257	0007 34 CURB INLET
21	110257	12" (D) = 110257	12" (D) = 110258	0007 34 CURB INLET
22	110258	12" (D) = 110258	12" (D) = 110259	0007 34 CURB INLET
23	110259	12" (D) = 110259	12" (D) = 110260	0007 34 CURB INLET
24	110260	12" (D) = 110260	12" (D) = 110261	0007 34 CURB INLET

**SANITARY STRUCTURE SCHEDULE**

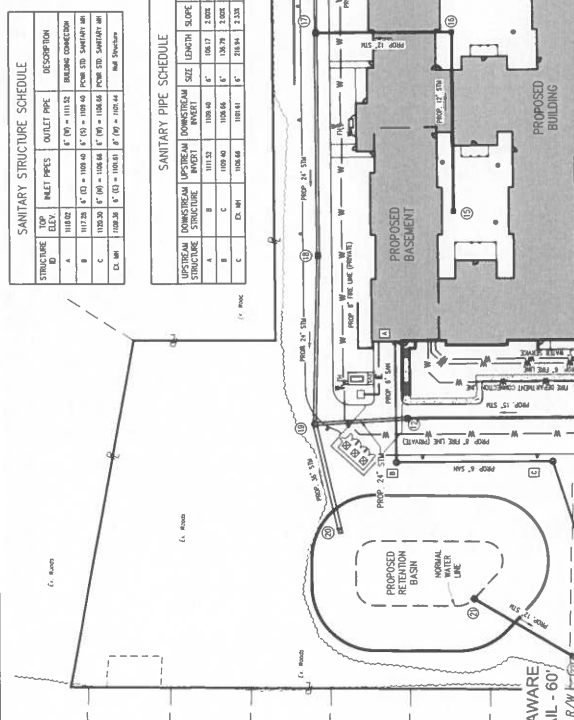
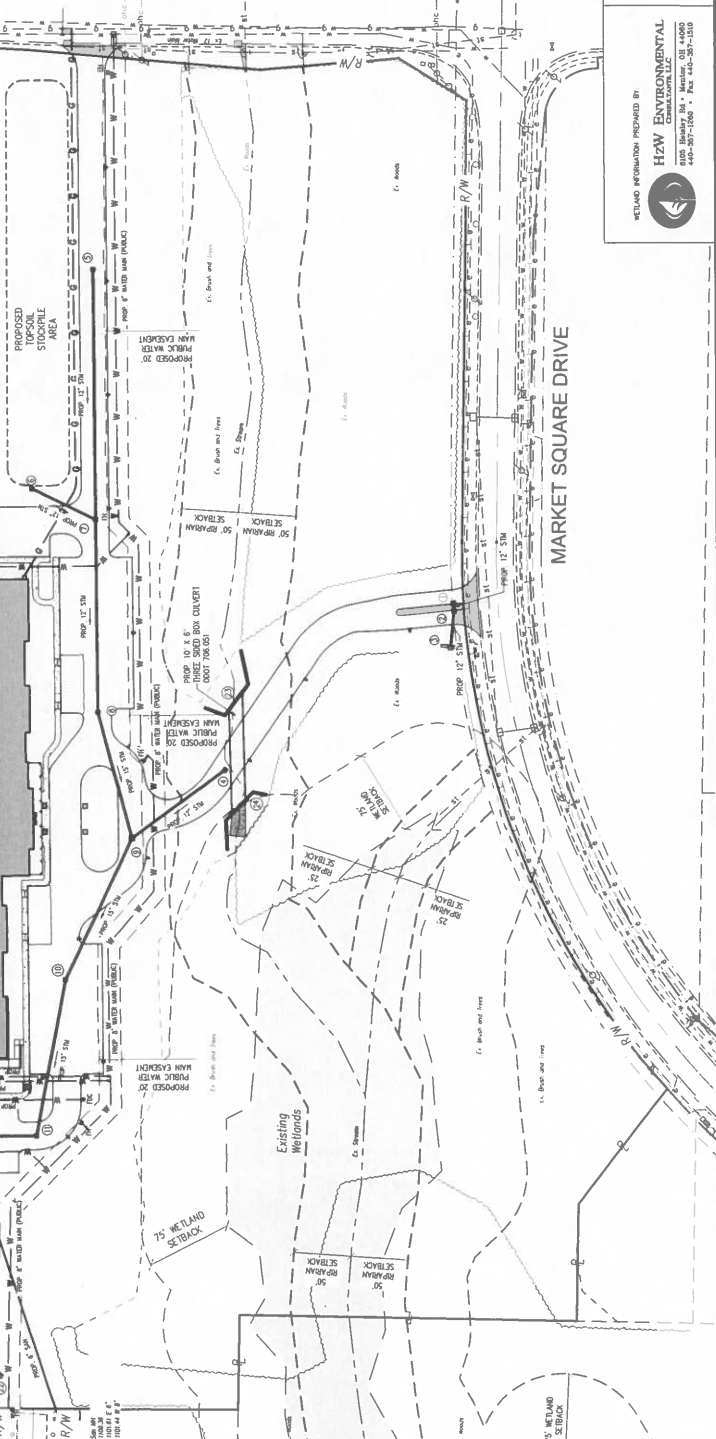
STRUCTURE ID	TOP ELEV.	INLET PIPES	OUTLET PIPE	DESCRIPTION
A	110268	12" (D) = 110268	12" (D) = 110269	BUILDING CONNECTION
B	110269	12" (D) = 110269	12" (D) = 110270	12" DIA. 12" (110269)
C	110270	12" (D) = 110270	12" (D) = 110271	12" DIA. 12" (110270)
D	110271	12" (D) = 110271	12" (D) = 110272	12" DIA. 12" (110271)

**SANITARY PIPE SCHEDULE**

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	SIZE	LENGTH	SLOPE	DESCRIPTION	MAN COVER
A	B	12" SD	10.00'	0.00	12" DIA. 12" (110268)	15"
B	C	12" SD	10.00'	0.00	12" DIA. 12" (110269)	15"
C	D	12" SD	10.00'	0.00	12" DIA. 12" (110270)	15"

**GENERAL NOTES**

- SEE SHEET C-6.0 TO C-6.3 FOR WATER, STORM AND SANITARY UTILITY LOCATIONS AND DEPT. OF PUBLIC WORKS RECORD DRAWINGS.
- BEFORE PLACING PIPES PRIOR TO INSTALLATION OF UTILITIES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BY CALLING THE OTHER UTILITIES PROVIDER (O.U.P.).
- ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF STREETSBORO, OHIO SPECIFICATIONS AND THE AVAILABLE EXISTING DATA.
- ALL PIPING, CURB AND SIDEWALK TO BE REPAIRED SHALL BE SAW CUT FULL DEPTH AND REPAIRED TO MATCH THE EXISTING SURFACE.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS INCLUDING ANY FOR WORK IN UTILITY CORRIDORS, ETC. SCHEDULED TO BE MAINTAINED.
- ADJUST TO GRADE/2000' ADJUSTMENT TO GRADE OF ALL VALVE BOXES.



DELAWARE TRAIL - 60'  
 MARKET SQUARE DRIVE  
 STATE ROUTE 43  
 HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT  
 9411 STATE ROUTE 43  
 STREETSBORO, OHIO 44687  
 (614) 881-7400





SCALE: 1"=20'

PRELIMINARY NOT FOR CONSTRUCTION

1	02-23-2024	PROJECT NUMBER	20240033
2	02-26-2024	REV PER	PKR
3	02-26-2024	REV PER	PKR
4	02-26-2024	REV PER	PKR
5	02-26-2024	REV PER	PKR
6	02-26-2024	REV PER	PKR

**PROPOSED SKILLED NURSING FACILITY**  
 9411 STATE ROUTE 43  
 CITY OF STREETSBO, PORTAGE COUNTY, OHIO



02-23-2024  
 PROJECT NUMBER  
 20240033  
 EAST UTILITY PLAN  
 C-3.2

- KEYED NOTES**
- INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.
  - INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.
  - INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.
  - INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.
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  - INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.
  - INSTALL 6" C-808 PVC WATER LINE WITH BRIDGE OVER MAINS OF MIN. COVER PER CITY OF STREETSBO SPECIFICATIONS.

- GENERAL NOTES**
- SEE SHEET C-3.1 FOR WATER MAINS AND SANITARY MAINS.
  - SEE SHEET C-3.1 FOR LOCATION OF ALL BUILDING UTILITY CONNECTIONS WITH BUILDING PLUMBING PLANS PRIOR TO INSTALLATION OF UTILITIES.
  - COMBINATION OF FIELD LOCATION AND RECORD INFORMATION OBTAINED FROM THE RESPONSIBLE UTILITY OWNER OR BUREAU SHALL BE USED TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.
  - ALL PREVIOUS CURB AND SIDEWALKS TO BE REMOVED SHALL BE SET OUTLINE SET TO CONFORM TO THE CHAD EPA'S FUTURE DUST ACT.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS INCLUDING AIR FOR WORK IN UTILITY CONDUITS, ETC. SCHEDULE TO REMAIN.

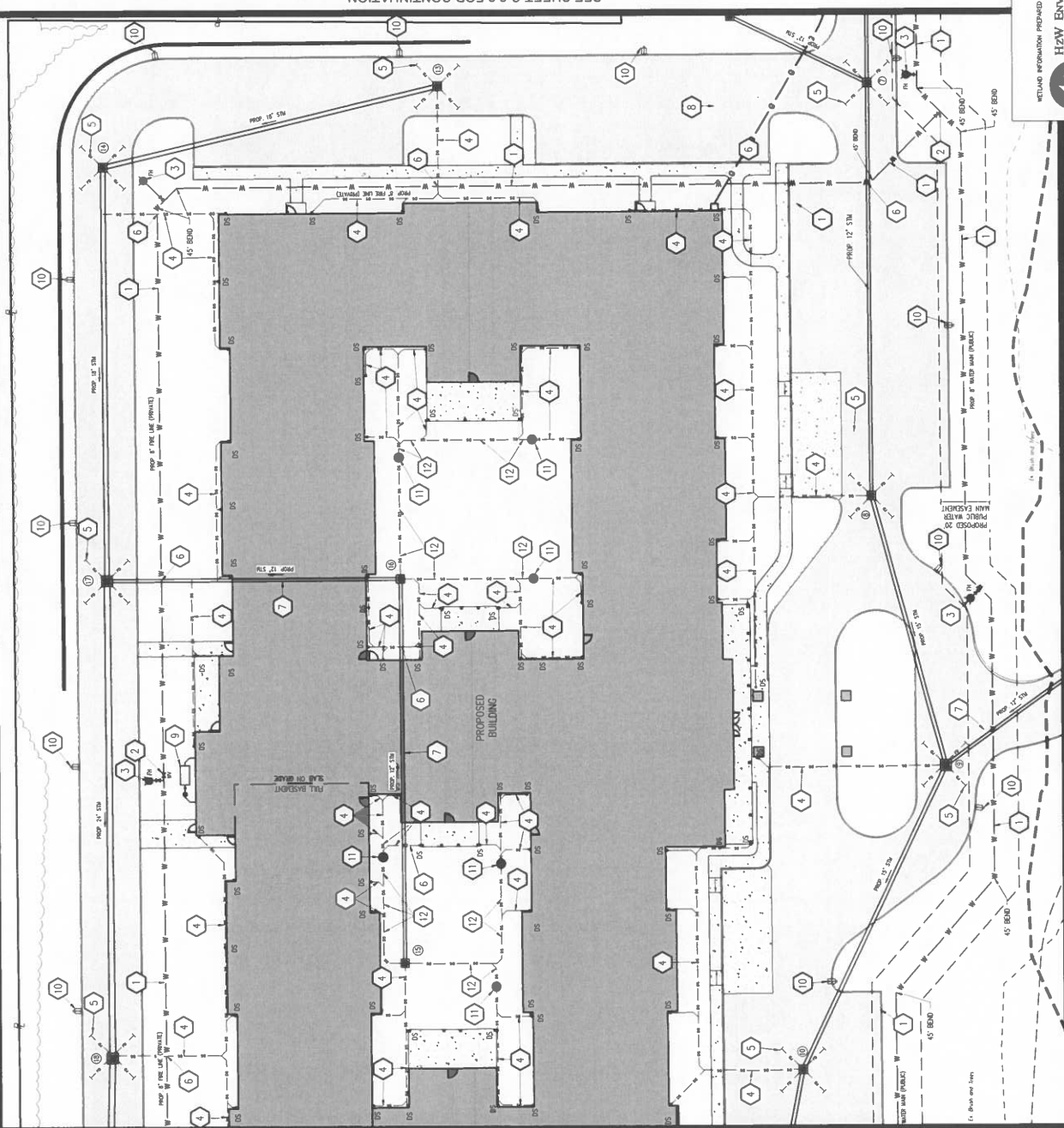
- UNDERGROUND UTILITIES**
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INSTALLATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES.

**BENCHMARKS**

PERMITS PER CITY OF STREETSBO (PASS)  
 480 FT WEST OF INTERSECTION OF MARKET SQUARE DRIVE AND SR 43  
 ELEVATION = 1128.06

WITHDRAW INFORMATION PROVIDED BY  
**H2W ENVIRONMENTAL CONSULTANTS, LLC**  
 1000 N. STATE ST., SUITE 200  
 STREETSBO, OHIO 44087  
 440-272-1250 • FAX 440-297-8310

**OHIO811.org**  
 800-368-5848  
 (Ohio's one call service)



SEE SHEET C-3.1 FOR CONTINUATION

SEE SHEET C-3.4 FOR CONTINUATION





SCALE  
1"=20'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

1	01-08-2024	REV	PER ENLDRPFR
2	03-26-2024	REV	PER ENLDRPFR

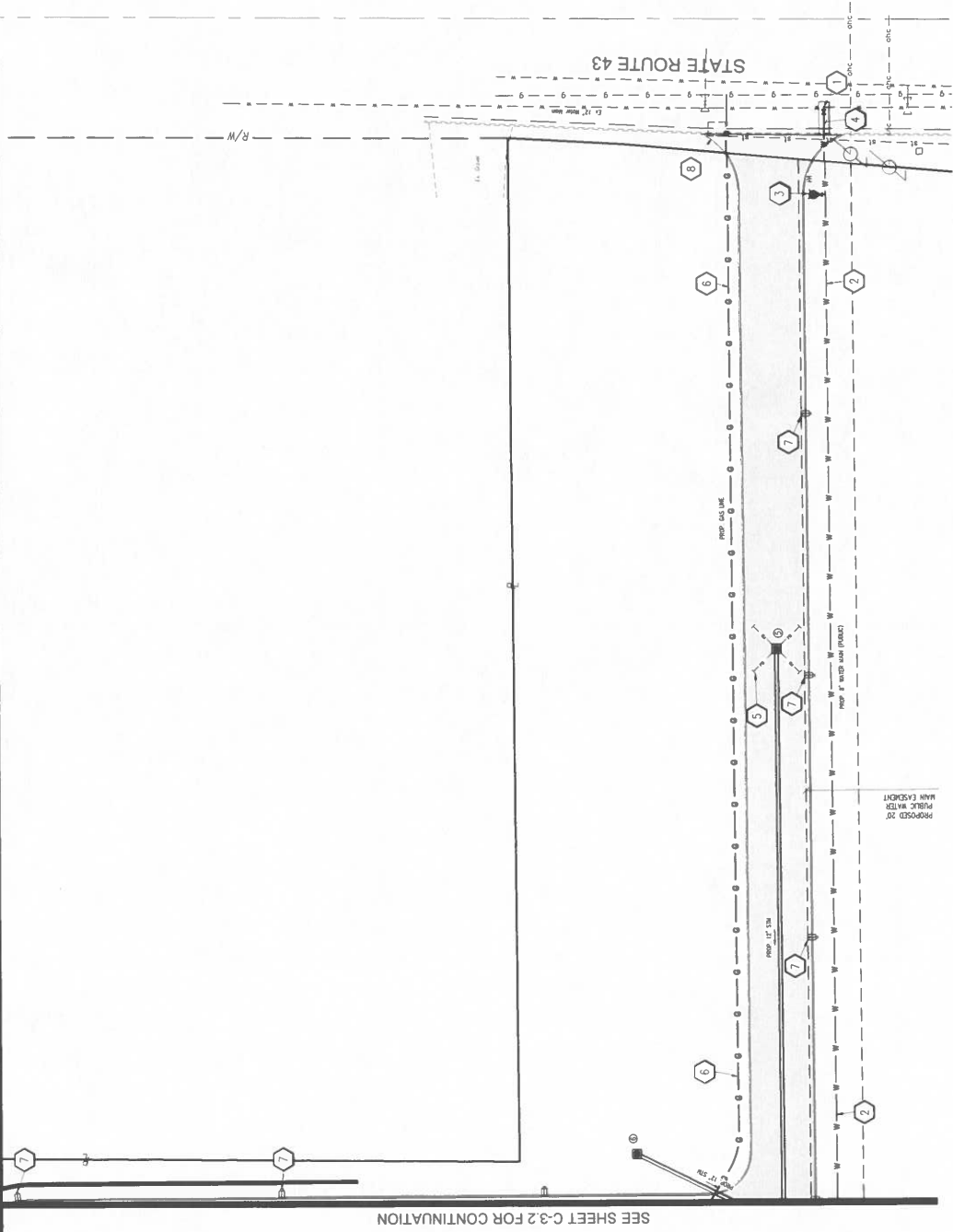
PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO



02-29-2024  
PROJECT NUMBER  
20240033  
EAST DRIVE  
UTILITY PLAN  
C-3.3

- KEYED NOTES**
- 1 - INSTALL 45' x 45' SQUARE SLEEVES, VALVE, AND VALVE BOX PER CITY OF STREETSBORO STANDARDS AND SPECIFICATIONS.
  - 2 - INSTALL 6" C-9000 PAVE WATER LINE WITH UNDER MINIMUM 18" COVER PER CITY OF STREETSBORO WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
  - 3 - INSTALL FIVE HYDRANT ASSEMBLY PER DETAILS AND SPECIFICATIONS ON SHEET C-4.2.
  - 4 - FORM PLACEMENT AND CROSS IN FINGER ROADWAY PER DETAILS SHEET C-4.7.
  - 5 - INSTALL 10' D.F. OF CATCH BASIN FINGER DRAINS ON ALL SIDES OF PROPOSED CATCH BASIN FACING INTO PROPOSED PAVED AREAS. TYPICAL AT ALL CATCH BASINS WITHIN PROPOSED PAVED AREAS. SEE DETAIL SHEET C-4.6.
  - 6 - GAS SERVICES SHOWN ARE FOR REFERENCE ONLY. DESIGN AND INSTALLATION OF PROPOSED SERVICES TO BE OBTAINED BY GAS COMPANY. COORDINATE INSTALLATION WITH GAS COMPANY.
  - 7 - INSTALL LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
  - 8 - VERIFY EXISTING DEPTH IN WORK SHEET AND INSTALL ABOUT THAT A MINIMUM. SHEET PERIOD ITEM 011. CONFIRM FLOW LINE AND INVERT ELEVATION IN FIELD PRIOR TO GRADING STRUCTURE.

- GENERAL NOTES**
1. SEE SHEET C-4.0 TO C-4.3 FOR WATER, STORM AND SANITARY NOTES.
  2. COORDINATE EXACT LOCATION OF ALL BUILDING UTILITY CONNECTIONS WITH THE CITY OF STREETSBORO.
  3. THE EXISTING UNDERGROUND UTILITIES AS SHOWN ARE OBTAINED FROM A REPUTABLE SOURCE AND ARE SHOWN AS SHOWN UNLESS OTHERWISE NOTED. THE RESPECTIVE UTILITY COMPANIES, WHERE PROVIDED, THESE UTILITIES, THEIR LOCATION AND THEIR ACTIVE OR INACTIVE STATUS, SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. LOCATION, SIZE, DEPTH AND STATUS OF USE ARE TO BE OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
  4. ALL PLACEMENT, CARE AND SIGNALS TO BE REMOVED SHALL BE SAW CUT FULL DEPTH AT EXISTING CONSTRUCTION JOINTS. ALL SAW CUTTING MUST BE DONE IN ACCORDANCE WITH THE CITY OF STREETSBORO STANDARDS AND SPECIFICATIONS.
  5. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS INCLUDING ANY FOR WORK IN THE R/W.
  6. TO GRADE/COORD. ADJUSTMENT TO GRADE OF ALL VALVE BOXES, UTILITY COVERS, GRATES, ETC. SCHEDULED TO REMAIN.



SEE SHEET C-3.2 FOR CONTINUATION

**UNDERGROUND UTILITIES**  
Contractor to Verify Depth  
Elevation Vertical  
480 FT WEST OF INTERSECTION OF MARKET SQUARE DRIVE AND SR 43  
ELEVATION = 1128.06

**REMARKS:**  
NO WORK TO BE PERFORMED IN THIS AREA  
480 FT WEST OF INTERSECTION OF MARKET SQUARE DRIVE AND SR 43  
ELEVATION = 1128.06

**H2W ENVIRONMENTAL**  
CONSULTANTS, LLC  
4005 HILLTOP DRIVE, SUITE 100  
440-257-1650 • FAX 440-297-8105

**Ohio081.org**  
OHIO 8-1-1 877-685-5674  
(Non-members must be called directly)





PRELIMINARY  
NOT FOR  
CONSTRUCTION

2	02-26-2024	REV	PER CITY
1	02-26-2024	REV	PER CITY
1	02-26-2024	REV	PER CITY

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBO, PORTAGE COUNTY, OHIO



02-29-2024  
PROJECT NUMBER  
20240033  
SOUTH DRIVE  
UTILITY PLAN  
C-3.4

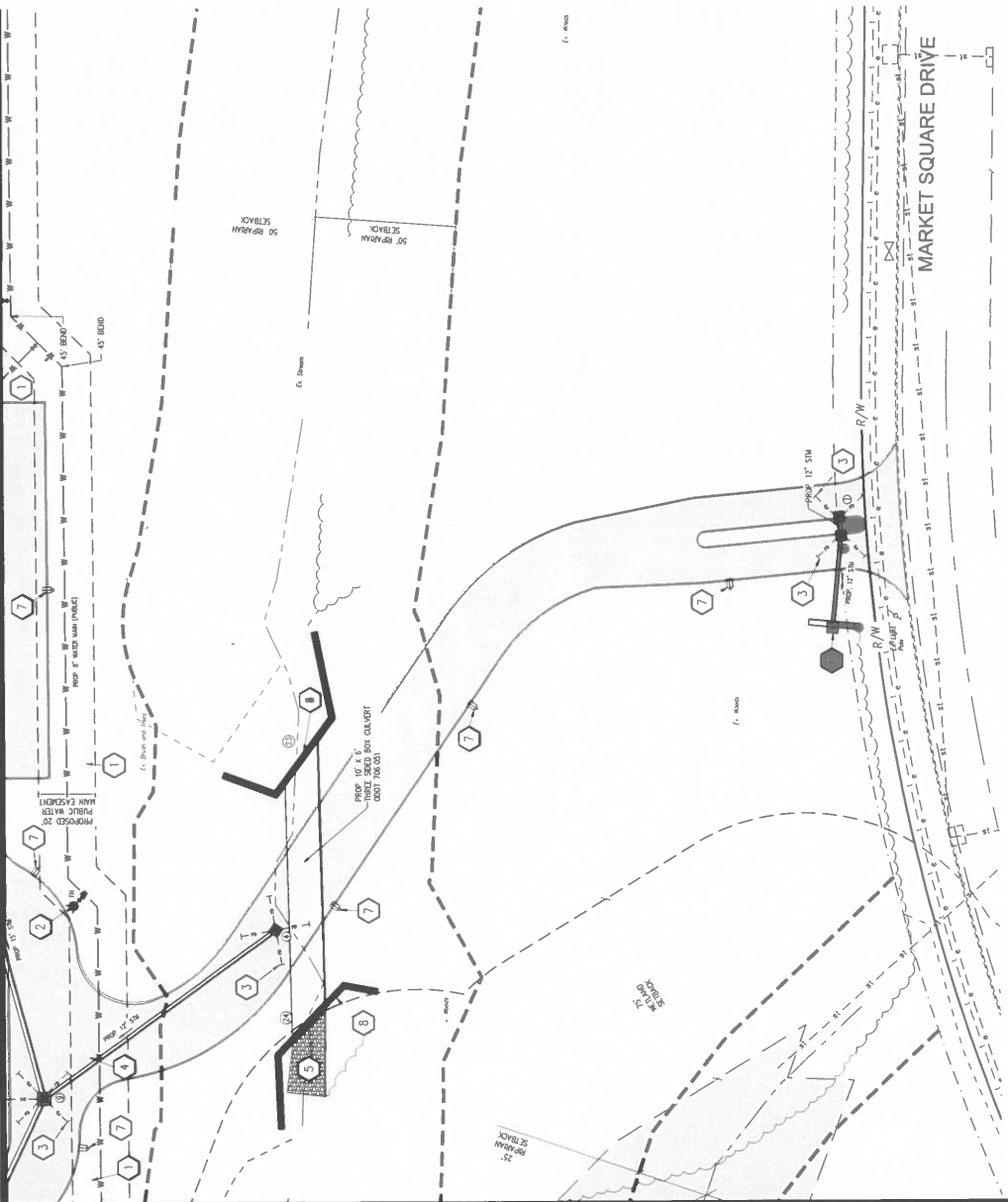
KEYED NOTES

- 1 - INSTALL 8" C-909 PVC WATER LINE WITH TRACER WIRE WITH 5" MIN. COVER PER CITY OF STREETSBO WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
- 2 - INSTALL FIVE HYDRANT ASSEMBLY PER DETAILS AND SPECIFICATIONS ON SHEET C-4.2.
- 3 - INSTALL 10" OF EACH BURNER TRIMMER DRAINS ON ALL SIZES OF PROPOSED CATCH BASIN (AFTER PROPOSED WATER MAIN ASSEMBLY). TYPICAL AT ALL CATCH BASINS WITH PROPOSED PARALLEL MAINS. SEE DETAIL SHEET C-5.0.
- 4 - MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE BETWEEN ALL WATER LINES AND SENDS (SANITARY AND STORM CROSSINGS). MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE AT ALL OTHER UTILITY CROSSINGS. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE AT ALL OTHER UTILITY CROSSINGS. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE AT ALL OTHER UTILITY CROSSINGS. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE AT ALL OTHER UTILITY CROSSINGS. MAINTAIN A MINIMUM 12" VERTICAL CLEARANCE AT ALL OTHER UTILITY CROSSINGS.
- 5 - INSTALL 12" WIDE X 25" LONG X 18" THICK LAYER OF 6" TYPE C OUTLET PROTECTION PER DETAIL SHEET C-5.2.
- 6 - INSTALL 4" WIDE X 4" LONG X 18" THICK LAYER OF 6" TYPE C OUTLET PROTECTION PER DETAIL SHEET C-5.2.
- 7 - INSTALL LIGHT POLE. SEE ELECTRICAL PLANS FOR DETAILS.
- 8 - INSTALL PROPOSED TELLER'S EQUIPMENT. CONSTRUCTION TO BE COMPLETED PRIOR TO INSTALLATION OF FLOOR AND WALL SCRAM FOR APPROVAL PRIOR TO INSTALLATION.

GENERAL NOTES

1. REFER TO SHEETS C-3.1 THROUGH C-3.5 FOR WATER, SEWER, AND SANITARY NOTES.
2. DETERMINE EXACT LOCATION OF ALL BUILDING UTILITY CONNECTIONS WITH BUILDING PLUMBER PRIOR TO INSTALLATION OF UTILITIES.
3. VERIFY ALL EXISTING UTILITIES ARE CORRECTLY IDENTIFIED FROM A COMBINATION OF FIELD LOCATION AND RECORD INFORMATION OBTAINED FROM THE CITY OF STREETSBO RECORDS DEPARTMENT. THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR BY CALLING THE OHIO UTILITIES PROTECTION SERVICE (OUPS). SHOW AS ACCURATE AS POSSIBLE WITH THE AVAILABLE EXISTING DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS INCLUDING ANY FOR WORK IN THE R/W.
4. ADJUST TO GRADE/COORD ADJUSTMENT TO GRADE OF ALL VALVE BOXES, UTILITY CONDUIT, ETC. SCHEDULED TO RETURN.

SEE SHEET C-3.2 FOR CONTINUATION



WELAND INFORMATION PROVIDED BY:  
**H2W ENVIRONMENTAL**  
COMMERCIAL, LLC  
4000 Hill Top Road, Suite 100  
440-307-1588 • Fax 440-307-1810

UNDERGROUND UTILITIES  
Contact: Joe Weiler  
4801 WEST OF INSPECTION OF MARKET  
SOURCE DRIVE AND SP 43  
ELEVATION = 1128.06

**foh1081.org**  
FOH1081 (R-1-1) Bureau No. 2754  
(Non-members must be called directly)





SCALE: HORIZ. 1"=20'; VERT. 1"=5'

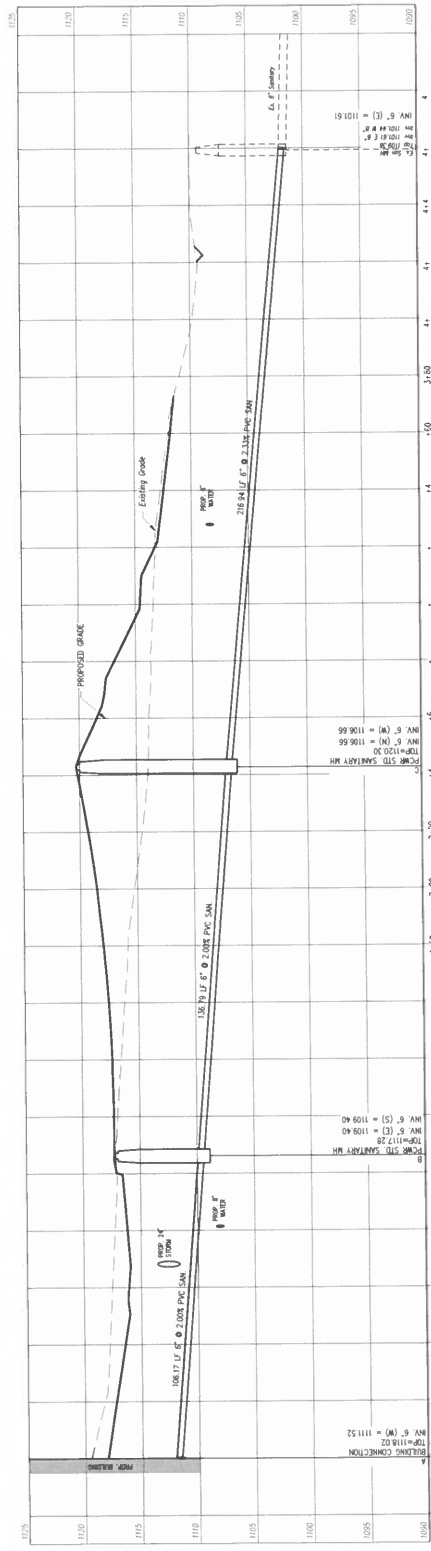
PRELIMINARY  
NOT FOR  
CONSTRUCTION

1	03-06-2024	REV. P&E DEVELOPER
2	03-26-2024	REV. P&E CITY

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO



02-29-2024  
PROJECT NUMBER  
20240333  
UTILITY  
PROFILES  
C-3.7



SANITARY SEWER PROFILE

UNDERGROUND UTILITIES  
Contact: [Redacted] 419-325-2164  
[Redacted] 419-325-2164  
[Redacted] 419-325-2164

101081.org

101081.org  
101081.org  
101081.org

101081.org  
101081.org  
101081.org

UNDERGROUND UTILITIES  
Contact: [Redacted] 419-325-2164  
[Redacted] 419-325-2164  
[Redacted] 419-325-2164

101081.org  
101081.org  
101081.org





SCALE 1"=20'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

1	DESIGN AND REVISIONS
2	03-08-2024 REV. PER CIVIL
3	03-08-2024 REV. PER CIVIL
4	03-08-2024 REV. PER CIVIL

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

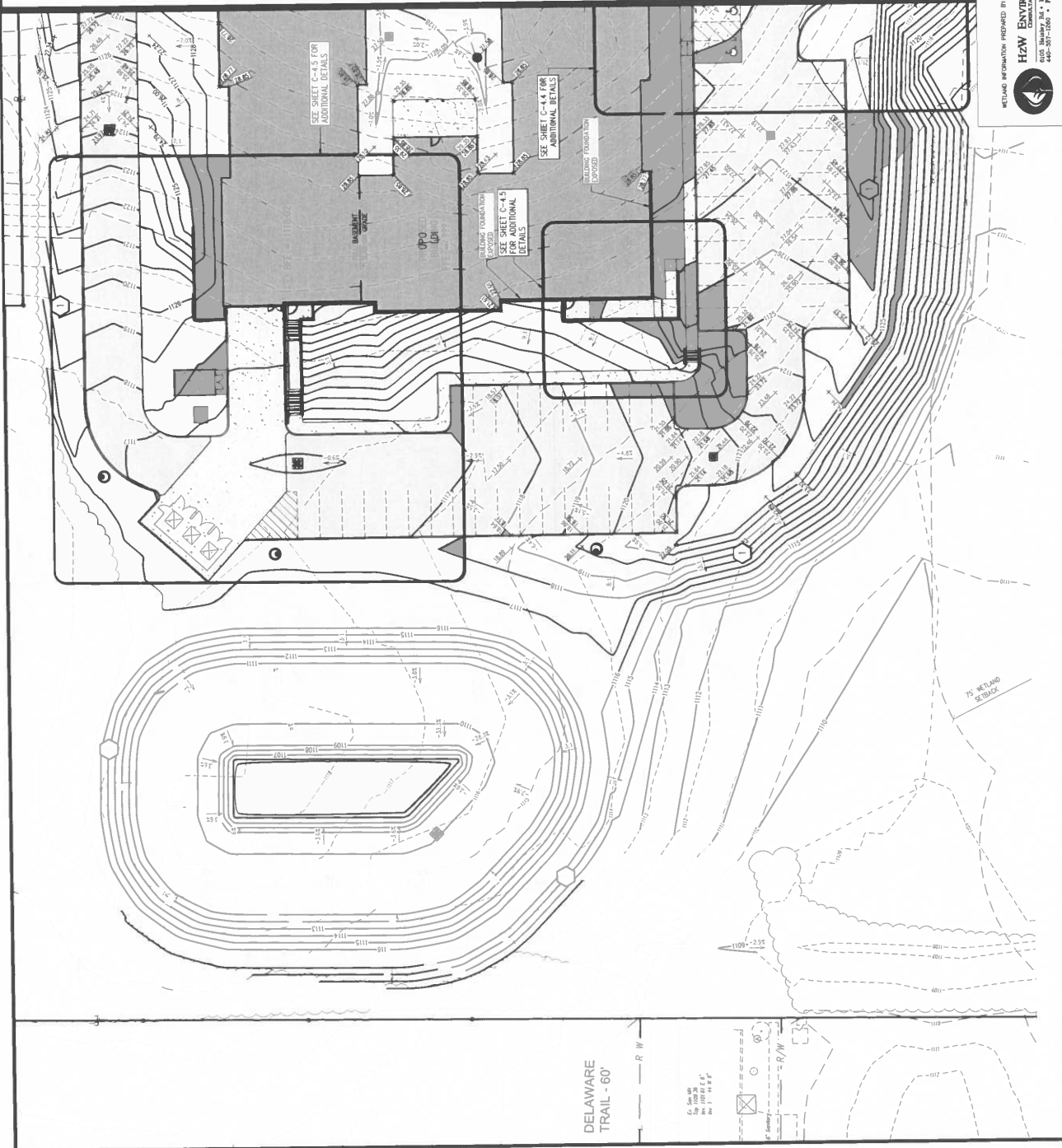
**wohlwend**  
engineering  
group  
4221 W. STATE ST. WY.  
COLUMBUS, OH 43060  
614.883.4400  
614.883.4400

02-29-2024  
PROJECT NUMBER  
20240033  
WEST GRADING  
PLAN  
C-4.1

**KEYED NOTES**

1 - CONTRACTOR MAY UTILIZE TOPSOIL FOR ALL EXPOSED AREAS OUTSIDE THE  
WETLAND LINES OF THE PROPOSED FACILITY.

SEE SHEET C-4.2 FOR CONTINUATION

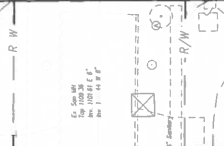


UNDERGROUND UTILITIES  
Consult Before You Dig  
**OHIO811.org**  
800.811.1111 or 1-800-362-7944  
Before You Dig  
Member Year Reg.

**DISCLAIMER**  
THIS PLAN IS FOR INFORMATION ONLY.  
480 FT. WEST OF INTERSECTION OF MARKET  
SQUARE DRIVE AND SR. 43  
ELEVATION = 1128.06

WEEDS INFORMATION PROVIDED BY:  
**H2W ENVIRONMENTAL**  
3105 MARKET BLVD. W. WILMINGTON, OH 44090  
440-387-1668 • FAX 440-397-1510

DELAWARE  
TRAIL - 60'







SCALE: 1"=20'  
 PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

DATE	DESCRIPTION
01-09-2024	REV PER (S) (P) (R)
01-26-2024	REV PER CITY

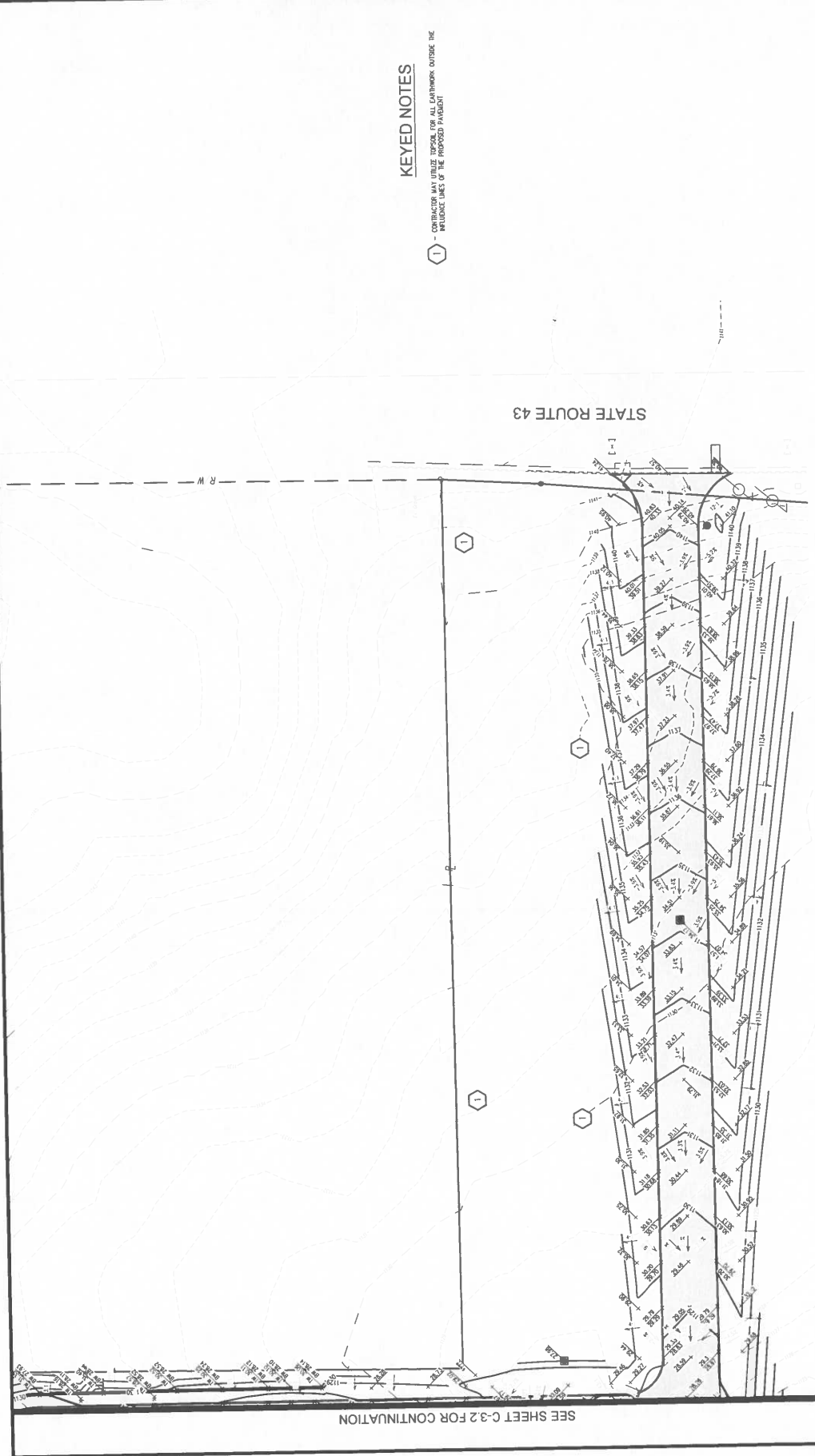
**PROPOSED SKILLED  
 NURSING FACILITY**  
 9411 STATE ROUTE 43  
 CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

**wohlwend**  
 engineering  
 group  
 ONE LAKE HAZELTON, OHIO  
 43081  
 (614) 877-5400

02-28-2024  
 PROJECT NUMBER  
 20240033  
**EAST DRIVE  
 GRADING PLAN**  
 C-4.3

**KEYED NOTES**

1 - CONTRACTOR SHALL VERIFY POSITION FOR ALL UTILITIES OUTSIDE THE  
 BOUNDARIES OF THE PROPOSED PAVEMENT



SEE SHEET C-3.2 FOR CONTINUATION

**UTILITY INFORMATION**  
 PREPARED BY:  
**H2W ENVIRONMENTAL**  
 8100 Mainway, S.W. • Marietta, OH 44007  
 440-397-1500 • Fax 440-397-1510

**UNDERGROUND UTILITIES**  
 Contact the Marietta Dept  
 Before You Dig

**OHIO811.org**  
 Before You Dig

040811, 8-1-1, or 1-800-368-2764  
 (No guarantee is made for utility location)

**MARKING**  
 CHAINS BEING RUN IN MOUNTAIN (ONES)  
 400 FT. WEST OF INTERSECTION OF MARKET  
 SQUARE DRIVE AND SR 43  
 ELEVATION = 1128.06





SCALE: 1"=20'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUES AND REVISIONS  
1. 03-08-2024 REV. PER DEVELOPER  
2. 03-28-2024 REV. PER CITY

# PROPOSED SKILLED NURSING FACILITY

9411 STATE ROUTE 43  
CITY OF STREETSBO, PORTAGE COUNTY, OHIO



02-29-2024

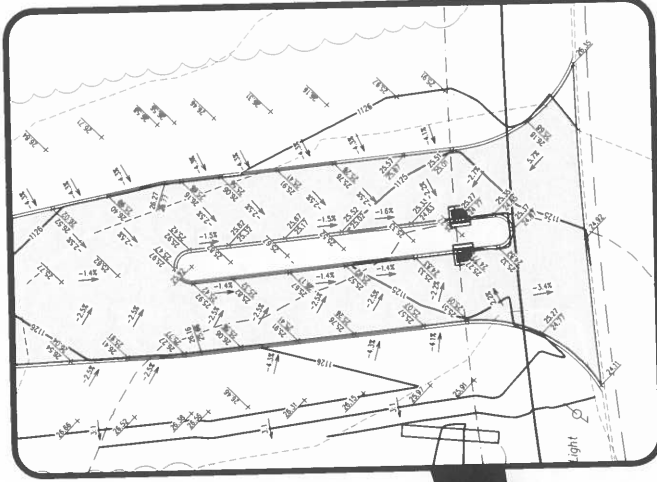
PROJECT NUMBER  
20240033

SOUTH DRIVE  
GRADING PLAN

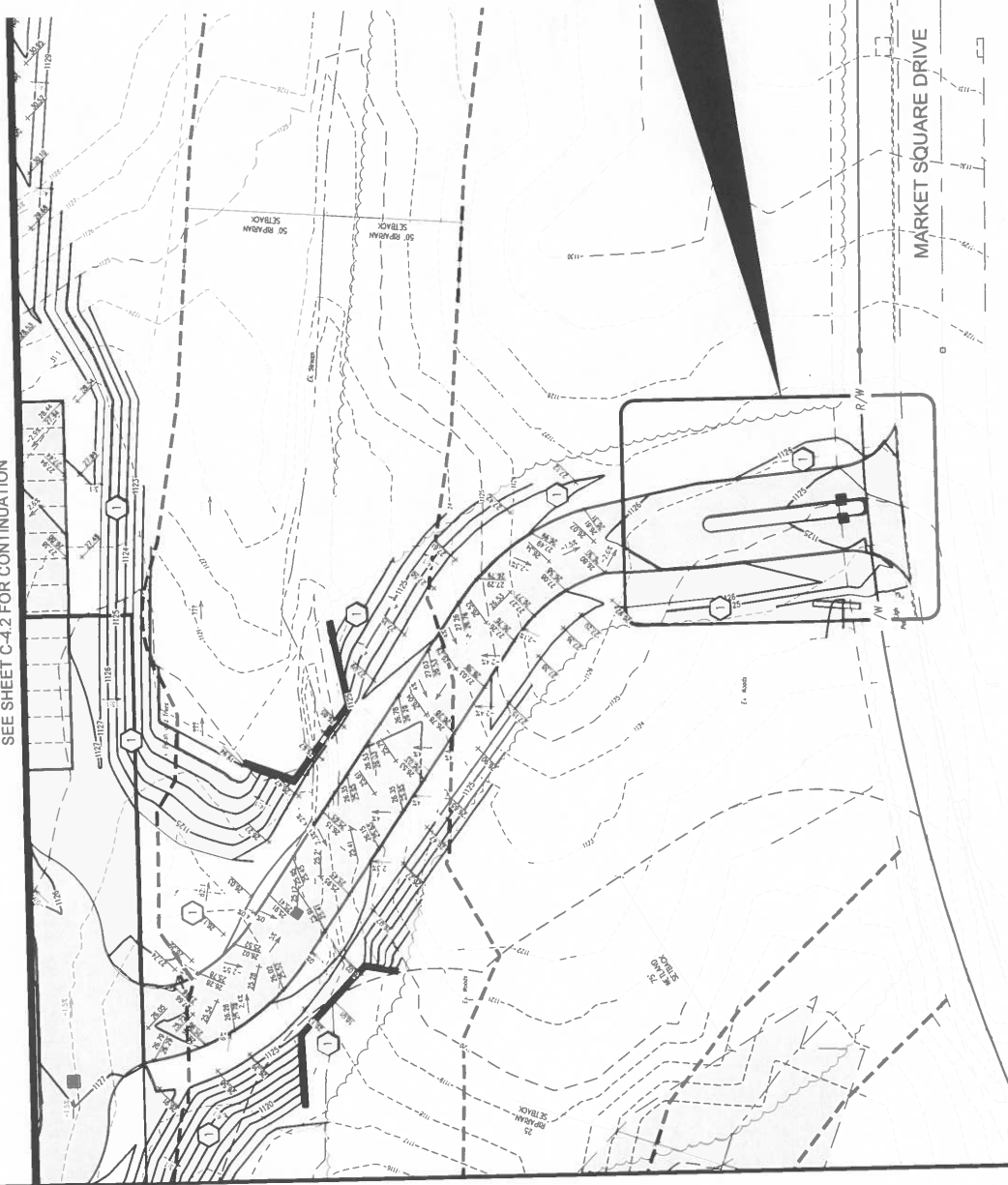
C-4.4

## KEYED NOTES

- 1 - CONTRACTOR MAY WISH TO SOLE FOR ALL EXISTING OUTSIDE THE INFLUENCE LINES OF THE PROPOSED PAVEMENT.



SEE SHEET C-4.2 FOR CONTINUATION



UNDERGROUND UTILITIES  
Contact the Working Group  
Before You Dig



OHIO811.org  
800.451.8111 or 1-800-485-8111  
(COMMERCIAL USE ONLY)

PROGRAM  
LAPPED BEARING PILING IN MOMENT (DMS)  
480 FT WEST OF SECTION OF MARKET  
SOURCE DATE: 04/05/24

ELEVATION = 1103.06



HWZ ENVIRONMENTAL  
CONSULTANTS  
8100 Blakely Rd • Mentor, OH 44060  
440-287-1260 • Fax 440-287-1510



SCALE 1"=10'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUES AND REVISIONS	
1	03-08-2024 REV. PER DEVELOPER
2	03-26-2024 REV. PER CITY

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

**wohlwend**  
engineering  
group

4224 LAKE HASTING HWY  
COLUMBUS, OHIO 43232  
614.297.4400

02-29-2024  
PROJECT NUMBER  
20240033

GRADING  
DETAILS

C-4.5

UNDERGROUND UTILITIES  
Control, Low Voltage Ducts  
Control, High Voltage Ducts



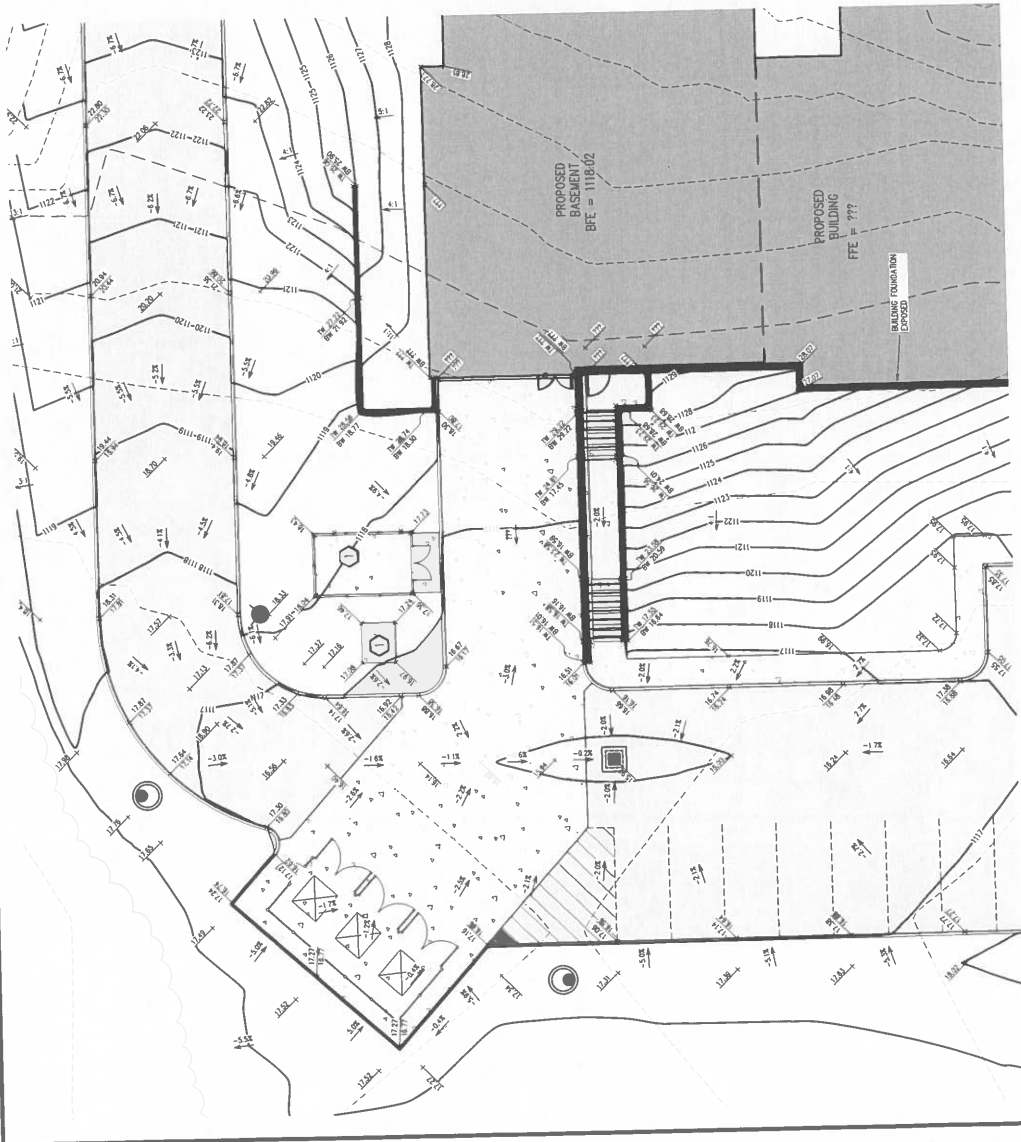
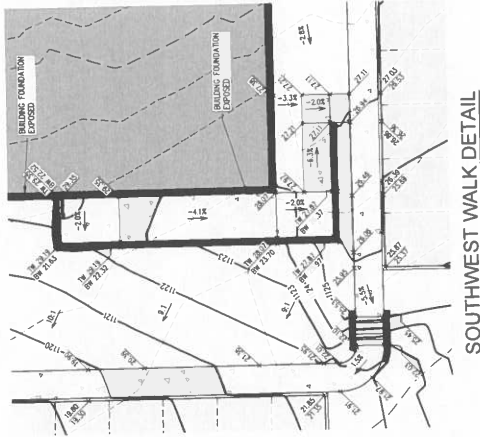
0800.811.1111  
OHIO811.org

BENCHMARK  
CHIPPED GRAVEL PAD IN MONUMENT (2003)  
ELEVATION = 1123.06  
500.00 HORIZ. AND 50.00 VERT. ACCURACY

WETLAND INFORMATION PREPARED BY  
**HEW ENVIRONMENTAL**  
CONSULTANTS, LLC  
6100 Sandusky Rd., Sandusky, OH 44870  
440-597-1800 • Fax 440-597-1510



WETLAND INFORMATION PREPARED BY  
**HEW ENVIRONMENTAL**  
CONSULTANTS, LLC  
6100 Sandusky Rd., Sandusky, OH 44870  
440-597-1800 • Fax 440-597-1510



**KEYED NOTES**

- 1 - SPOT ELEVATIONS SHOWN AT EDGES OF CONCRETE PORCH ARE FINAL LAWN GRADES. SEE ARCHITECTURAL PLANS FOR PORCH DETAILS TO ESTABLISH TOP OF SLAB ELEVATION.

BASEMENT LOADING AREA AND DUMPSTER DETAIL

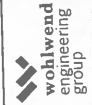


SCALE: 1"=10'

PRELIMINARY  
NOT FOR  
CONSTRUCTION

1	03-06-2024	REV. PER DEVELOPER
2	03-26-2024	REV. PER CITY

**PROPOSED SKILLED  
NURSING FACILITY**  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO



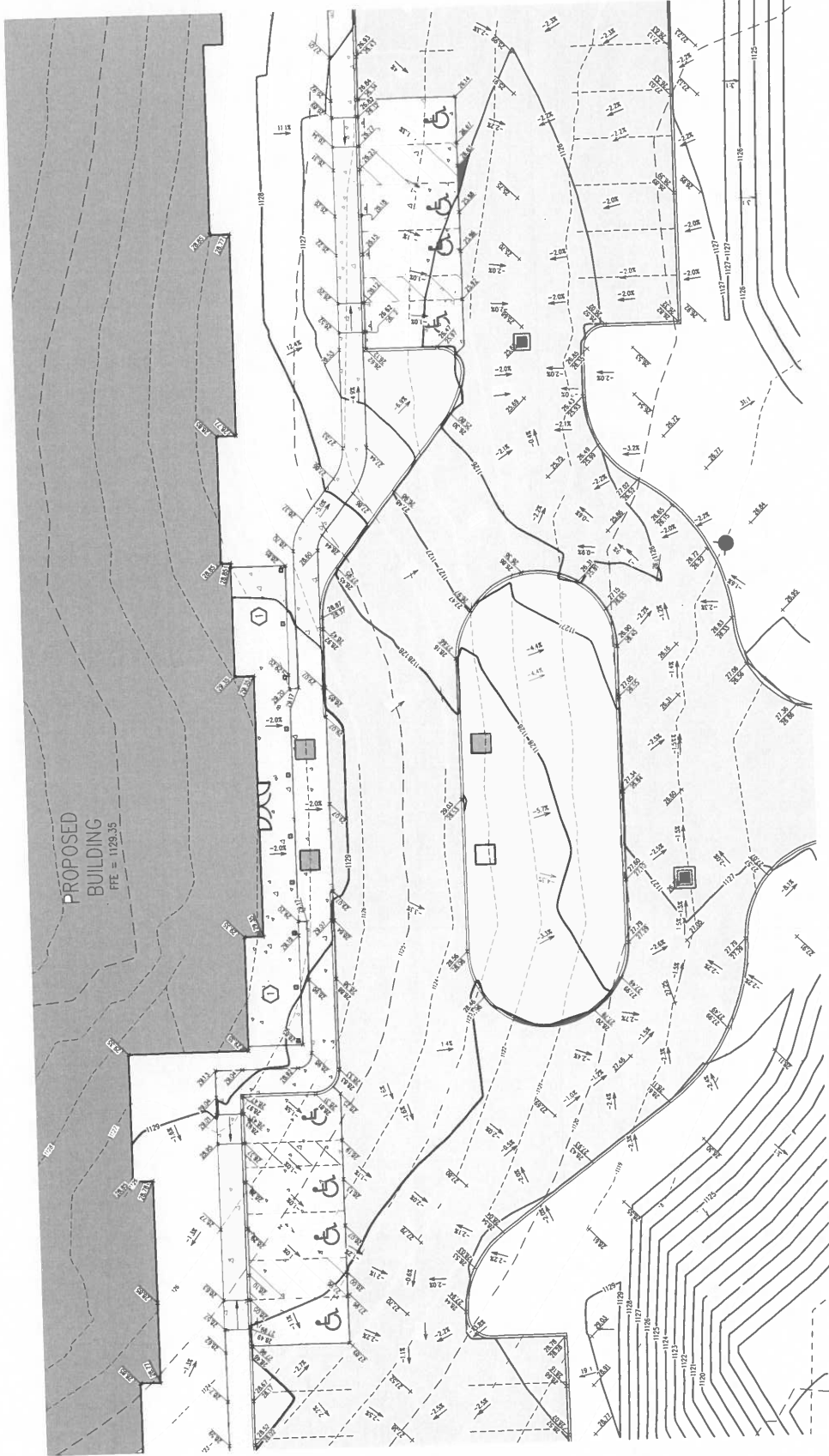
425 WOODBURN AVENUE  
STREETSBORO, OHIO 44687  
TEL: 419-522-7100  
FAX: 419-522-7100

02-29-2024

PROJECT NUMBER:  
20240033

ENTRWAY AND  
ADA DETAILS

C-4.6



**KEYED NOTES**

- ⑦ - ADA PARKING AREA, NO PAVEMENT OR SKEWED SLOPE TO EXCEED A 2.0% MAX. SLOPE IN ANY DIRECTION
- ① - SPOT ELEVATIONS SHOWN AT CORNERS OF CONCRETE PORCH ARE FINAL. LAMP GRADES - SEE ARCHITECTURAL PLANS FOR PORCH DETAILS TO ESTABLISH TOP OF 5'x6' ELEVATION.

UNDERGROUND UTILITIES  
Consult with the City  
Engineering Dept. for  
location and depth

BENCHMARK  
CAPPED REBAR END IN MONUMENT (7803)  
NORTH END OF SECTION OF MARKET  
SQUARE DRIVE AND SR. 43  
ELEVATION = 1128.96

INFORMATION PREPARED BY:  
**H2W ENVIRONMENTAL**  
CONSULTANTS, LLC  
6105 Mahan, St. • Mansfield, OH 44906  
440-357-1500 • Fax: 440-357-1505



www.h2wenv.com  
ELEVATION = 1128.96

UNDERGROUND UTILITIES  
Consult with the City  
Engineering Dept. for  
location and depth

BENCHMARK  
CAPPED REBAR END IN MONUMENT (7803)  
NORTH END OF SECTION OF MARKET  
SQUARE DRIVE AND SR. 43  
ELEVATION = 1128.96

INFORMATION PREPARED BY:  
**H2W ENVIRONMENTAL**  
CONSULTANTS, LLC  
6105 Mahan, St. • Mansfield, OH 44906  
440-357-1500 • Fax: 440-357-1505

www.h2wenv.com  
ELEVATION = 1128.96

UNDERGROUND UTILITIES  
Consult with the City  
Engineering Dept. for  
location and depth

BENCHMARK  
CAPPED REBAR END IN MONUMENT (7803)  
NORTH END OF SECTION OF MARKET  
SQUARE DRIVE AND SR. 43  
ELEVATION = 1128.96











SCALE: Custom

PRELIMINARY  
FOR  
CONSTRUCTION

1	02-29-2024	ISSUES AND REVISIONS
2	03-28-2024	REV. PER CITY
3	03-28-2024	REV. PER CITY

**PROPOSED SKILLED  
NURSING FACILITY**  
9411 STATE ROUTE 43  
CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

**wohlwend**  
engineering  
group  
1425 GAGE INDUSTRIAL PKWY  
CANTON, OH 44705  
TEL: 330.934.0000

PROJECT NUMBER:  
20240033

DATE:  
02-29-2024

DRAINAGE  
MAPS

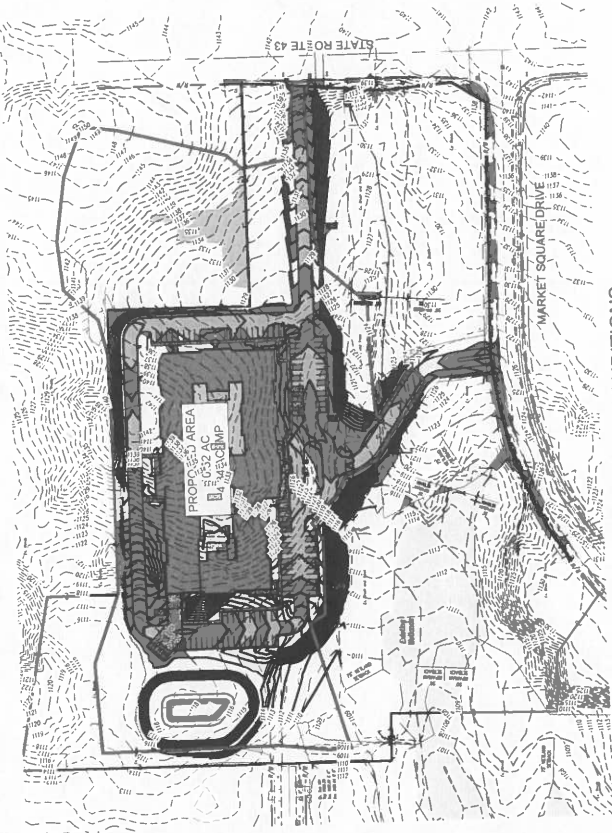
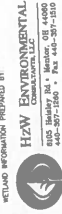
C-5.3

UNDERGROUND UTILITIES  
Contact Your Neighbors  
Before You Dig

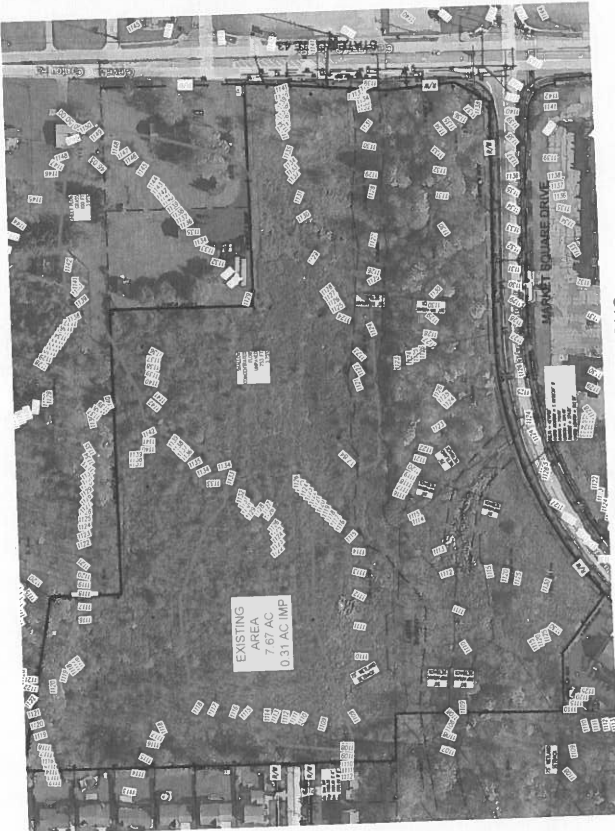


BOUNDARY: 100 FT. WEST OF INTERSECTION OF MARKET  
SQUARE DRIVE AND SR 43  
ELEVATION = 1128.08

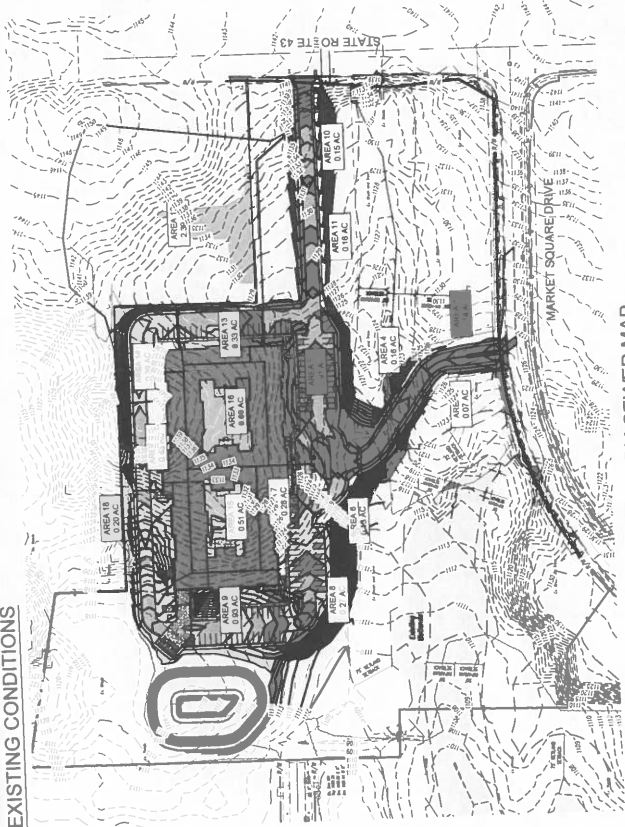
WETLAND INFORMATION PREPARED BY:  
**H2W ENVIRONMENTAL**  
COMMUNITA, LLC  
11110 STATE ROUTE 43, SUITE 100  
CANTON, OHIO 44705  
TEL: 330.934.0000



**PROPOSED CONDITIONS**



**EXISTING CONDITIONS**



**STORM SEWER MAP**

PRELIMINARY  
NOT FOR  
CONSTRUCTION

1 01-08-2024 REV PER DEGRER  
2 01-12-2024 REV PER CITY

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBO, PORTAGE COUNTY, OHIO

wohlwend  
engineering  
group  
8150 STATE ROUTE 100  
COLUMBUS, OH 43240  
614.897.4200

02-29-2024

PROJECT NUMBER  
20240033

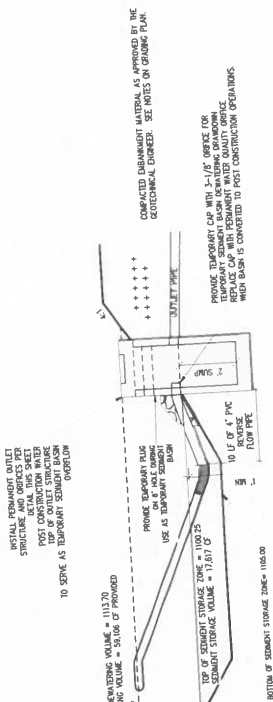
STORM WATER  
BASIN DETAILS  
C-5.4

UNDERGROUND UTILITIES  
Consult with the City Engineer for the location of all utilities.

FOR MORE INFORMATION CONTACT:  
H2W ENVIRONMENTAL  
COLUMBUS, OH 43260  
614.897.4200 • FAX 614.897.1510

REINFORCING  
CAPPED REBAR TWO IN MONUMENT (7805)  
480 FT WEST OF INTERSECTION OF MARKET  
SOURCE: GPR, AND ST 43  
ELEVATION = 1102.06

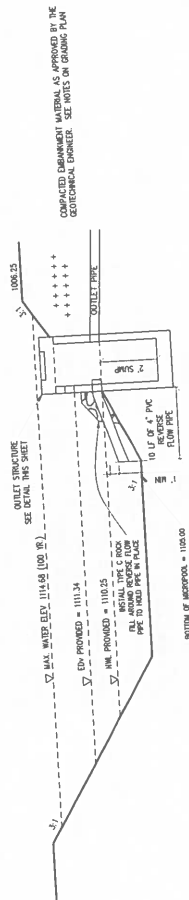
WETLAND INFORMATION PREPARED BY  
H2W ENVIRONMENTAL  
COLUMBUS, OH 43260  
614.897.4200 • FAX 614.897.1510



NOTE:  
1. INSTALL A 4\"/>

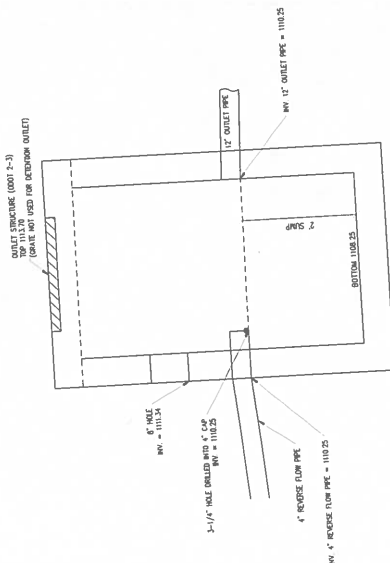
TEMPORARY SEDIMENT BASIN DETAIL

NTS



DETENTION BASIN  
SECTION AT OUTLET STRUCTURE

NTS



OUTLET STRUCTURE

NOT TO SCALE





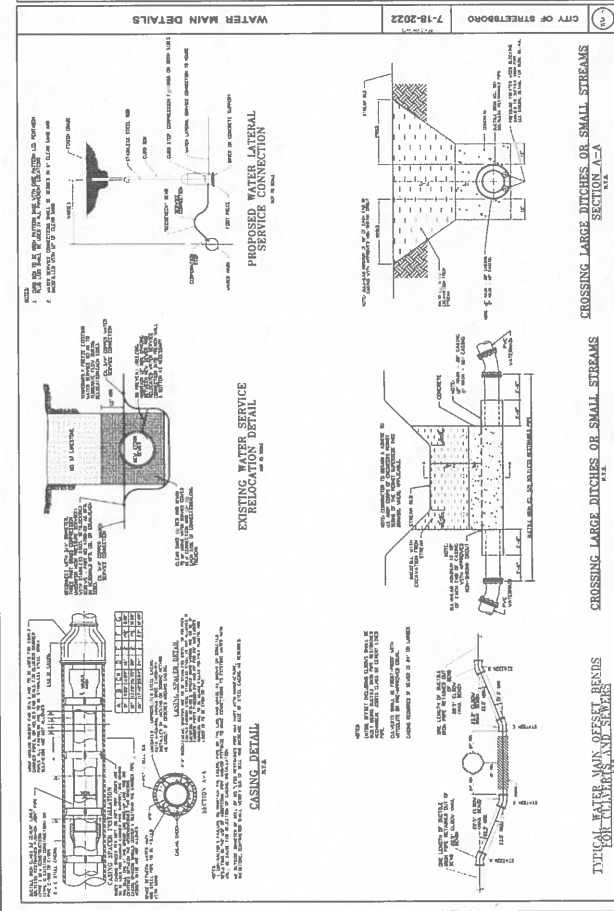
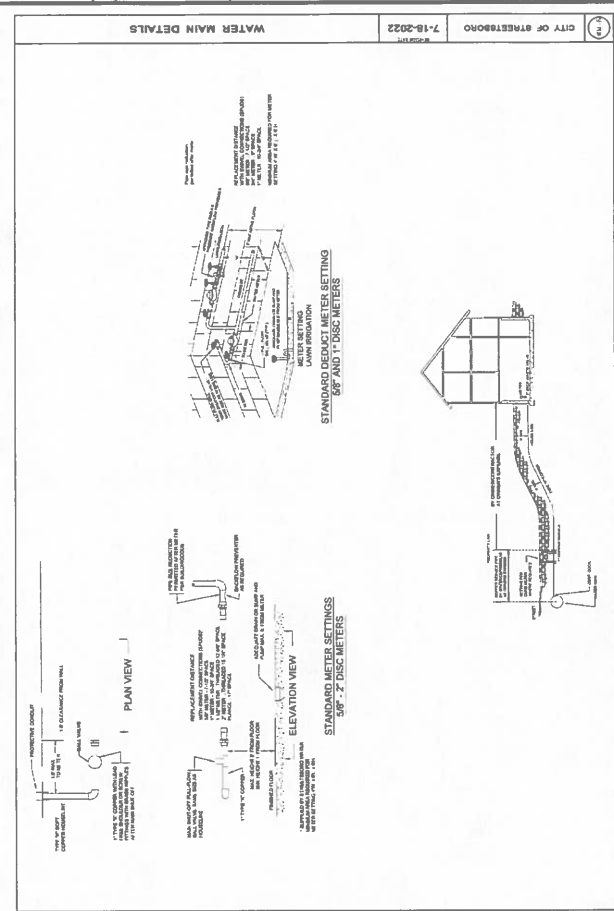








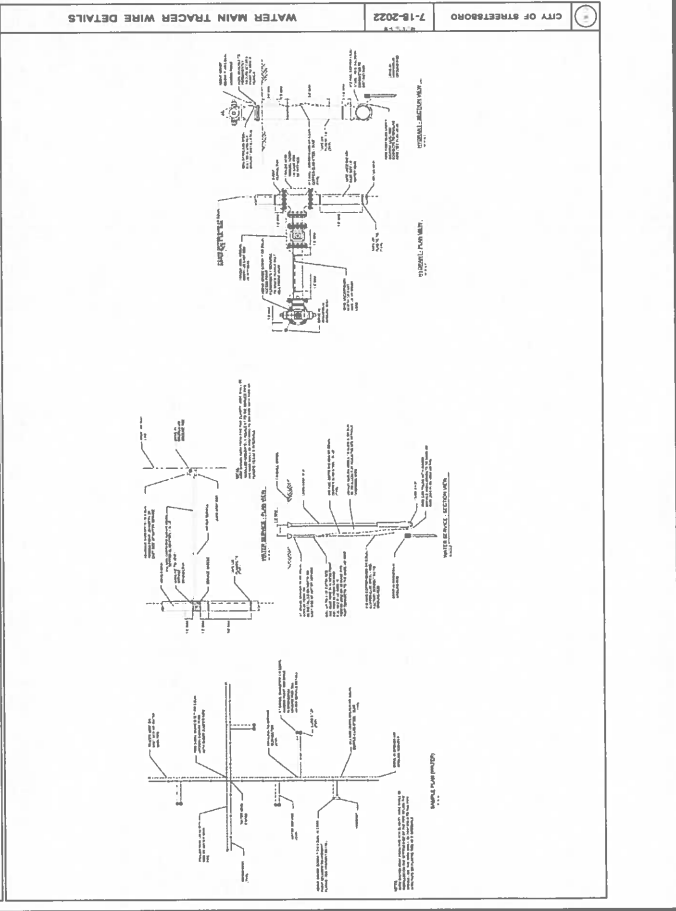
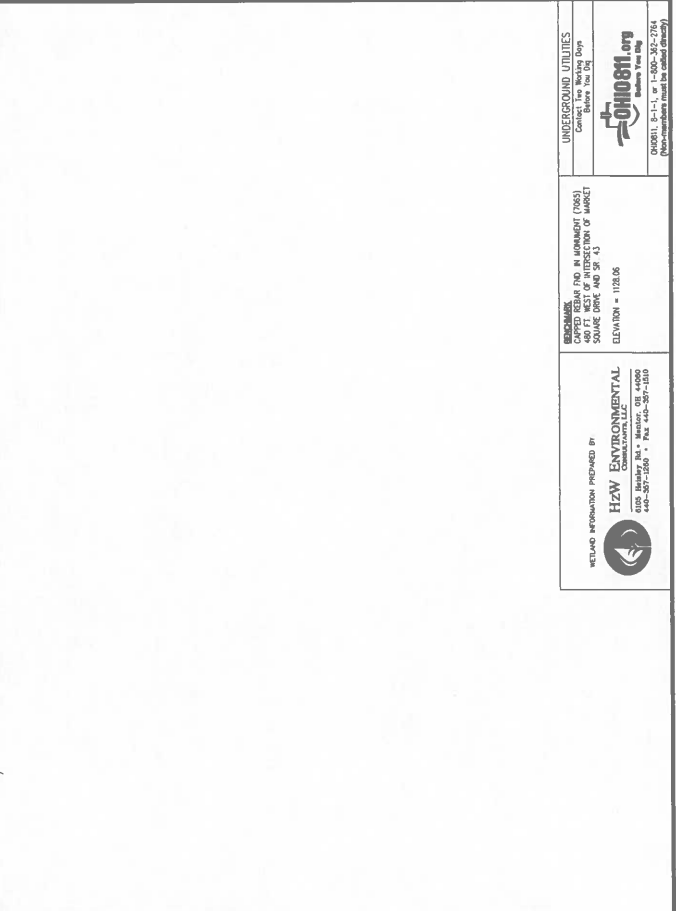
ISSUES AND REVISIONS	DATE	BY	CHK
1	02-08-2024	REV PER CITY	
2	02-26-2024	REV PER CITY	



**PROPOSED SKILLED NURSING FACILITY**  
 9411 STATE ROUTE 43  
 CITY OF STREETSBORO, PORTAGE COUNTY, OHIO

**wohlwend engineering group**  
 635 LAKE ROAD, PORTAGE COUNTY, OHIO 44024  
 419.327.4400

07-29-2024  
 PROJECT NUMBER: 20240033  
 CONSTRUCTION NOTES AND DETAILS  
 C-6.5



**UNDERGROUND UTILITIES**  
 Contact: Lee Moring Dyer  
 12500 W. 12th St.  
 Overland Park, KS 66204  
 913.646.1100

**BECHTEL**  
 10000 BIRCHMOUNT (10000)  
 10000 BIRCHMOUNT (10000)  
 SQUARE DRIVE AND SR 43  
 ELEVATION = 1128.06

**H2W ENVIRONMENTAL CONSULTANTS, LLC**  
 10000 BIRCHMOUNT (10000)  
 10000 BIRCHMOUNT (10000)  
 SQUARE DRIVE AND SR 43  
 ELEVATION = 1128.06





PRELIMINARY  
NOT FOR  
CONSTRUCTION

ISSUES AND REVISIONS

1 03-08-2024 REV PER CITY

2 01-28-2024 REV PER CITY

PROPOSED SKILLED  
NURSING FACILITY  
9411 STATE ROUTE 43  
CITY OF STREETSBO, PORTAGE COUNTY, OHIO



02-29-2024

PROJECT NUMBER  
20240033

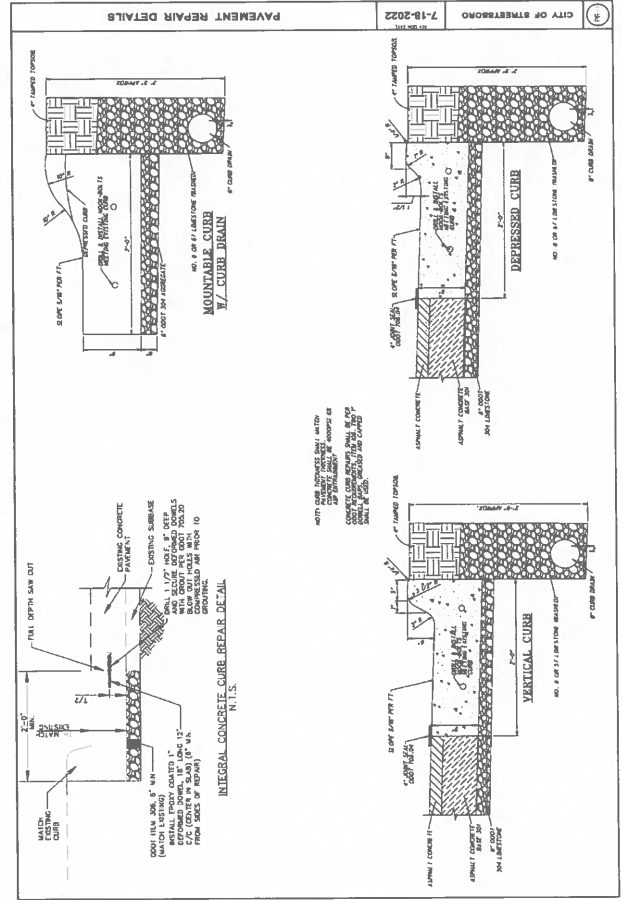
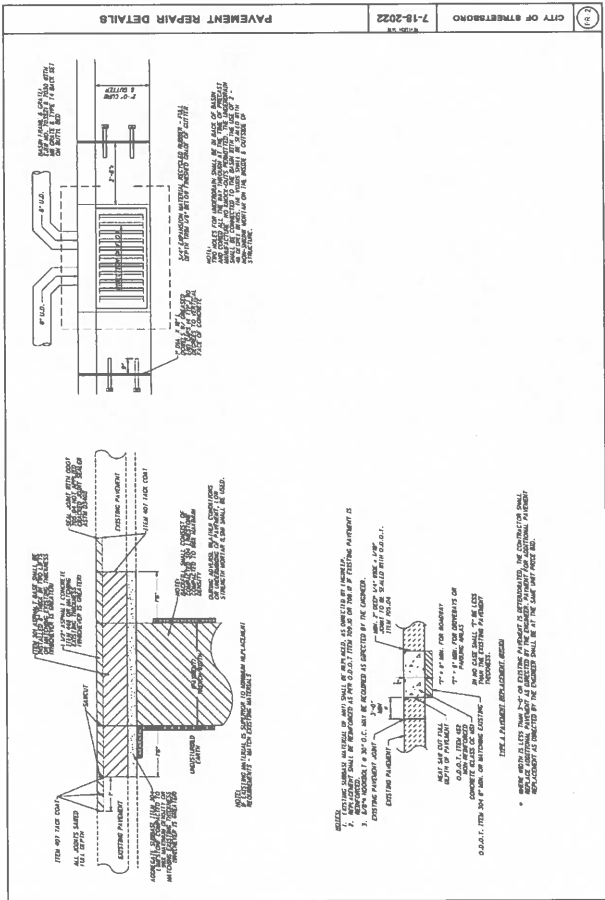
CONSTRUCTION  
NOTES AND DETAILS

C-67

UNDERGROUND UTILITIES  
Contact your utility providers  
for exact utility locations

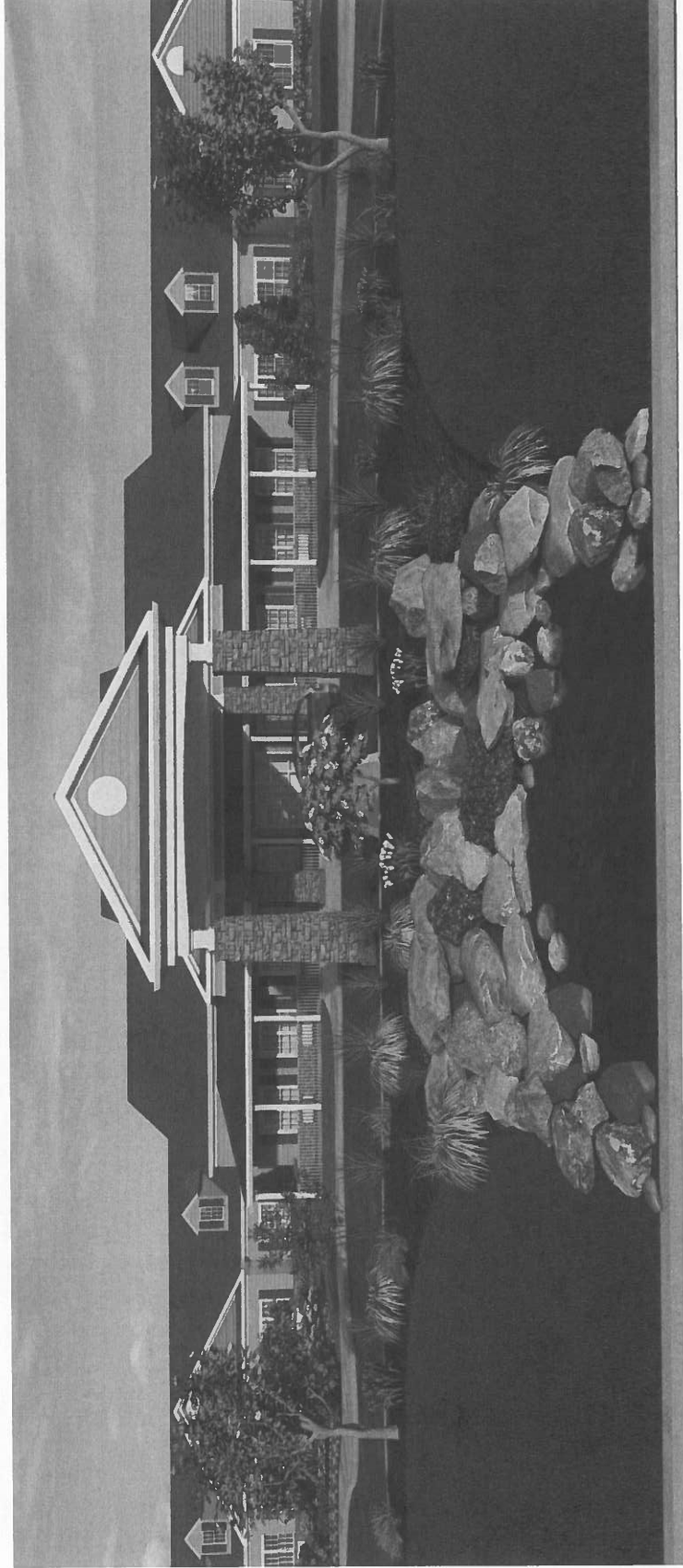
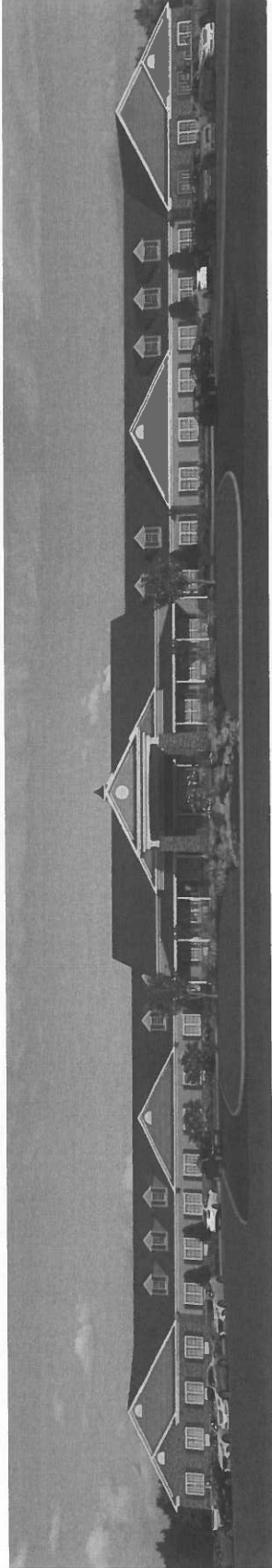
NOTICE: THIS IS AN UNBID RFI (RFI) FOR  
400 FT WEST OF INTERSECTION OF MARKET  
SQUARE DRIVE AND SR 43  
ELEVATION = 1128.06

WITH AND INFORMATION PROVIDED BY  
H2W ENVIRONMENTAL  
COMMUNICATIONS, LLC  
10000 N. STATE ST., SUITE 100  
COLUMBUS, OH 43240  
614-442-3377 FAX 614-442-3378





**Market Square  
Skilled Nursing  
Facility**  
Streetsboro, Ohio



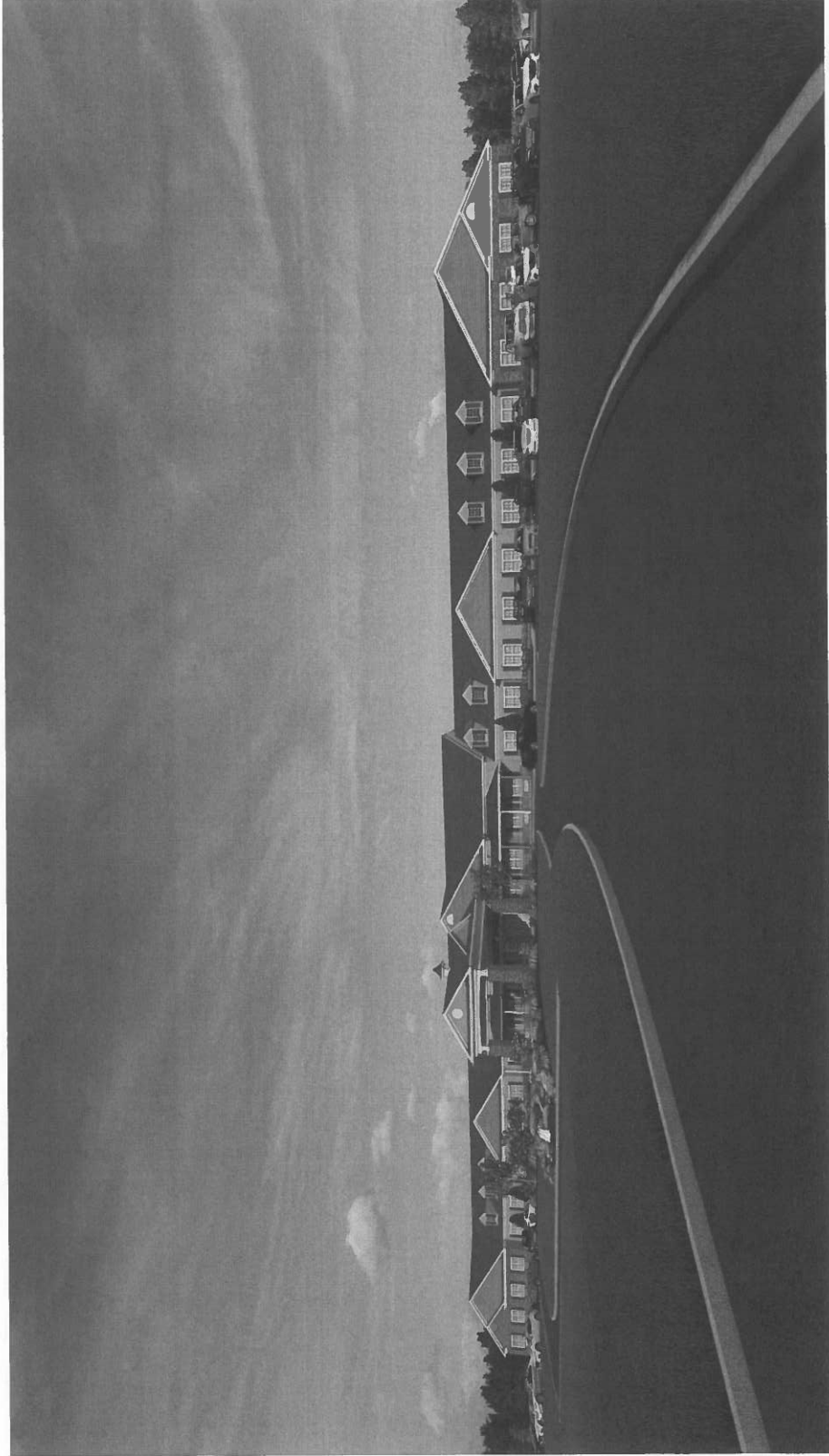
THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DERIVED HEREON OR THEREFROM ARE FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR PERSPECTIVE - FRONT VIEW

March 8, 2024

Market Square  
Skilled Nursing  
Facility  
Strettsboro, Ohio



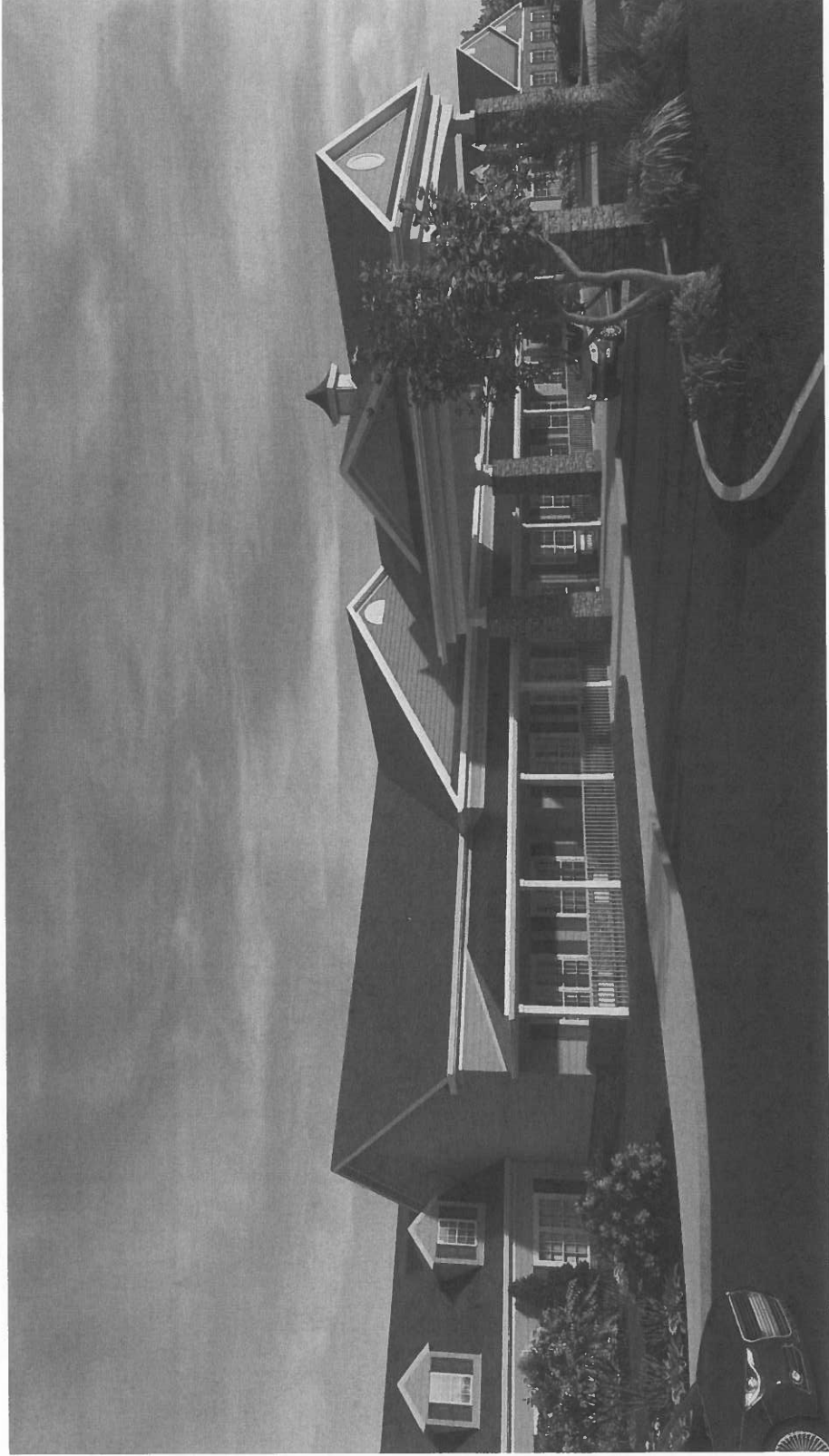
THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY INFORMATION NOT SHOWN OR OTHERWISE DERIVED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR PERSPECTIVE - FRONT VIEW

March 6, 2024

Market Square  
Skilled Nursing  
Facility  
Streetsboro, Ohio



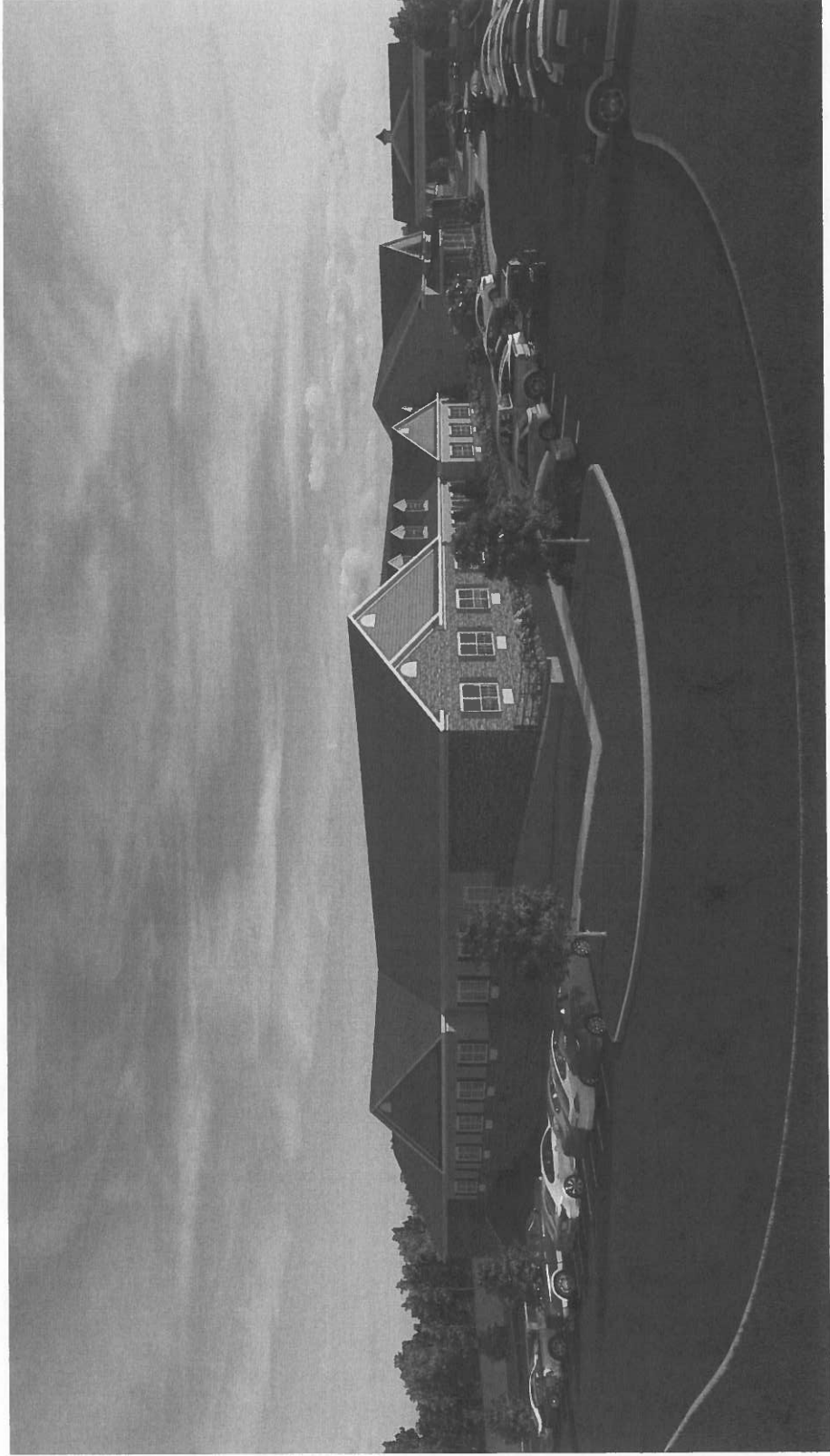
THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY INFORMATION IDENTIFIED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR PERSPECTIVE - FRONT VIEW

March 6, 2024

Market Square  
Skilled Nursing  
Facility  
Streetsboro, Ohio



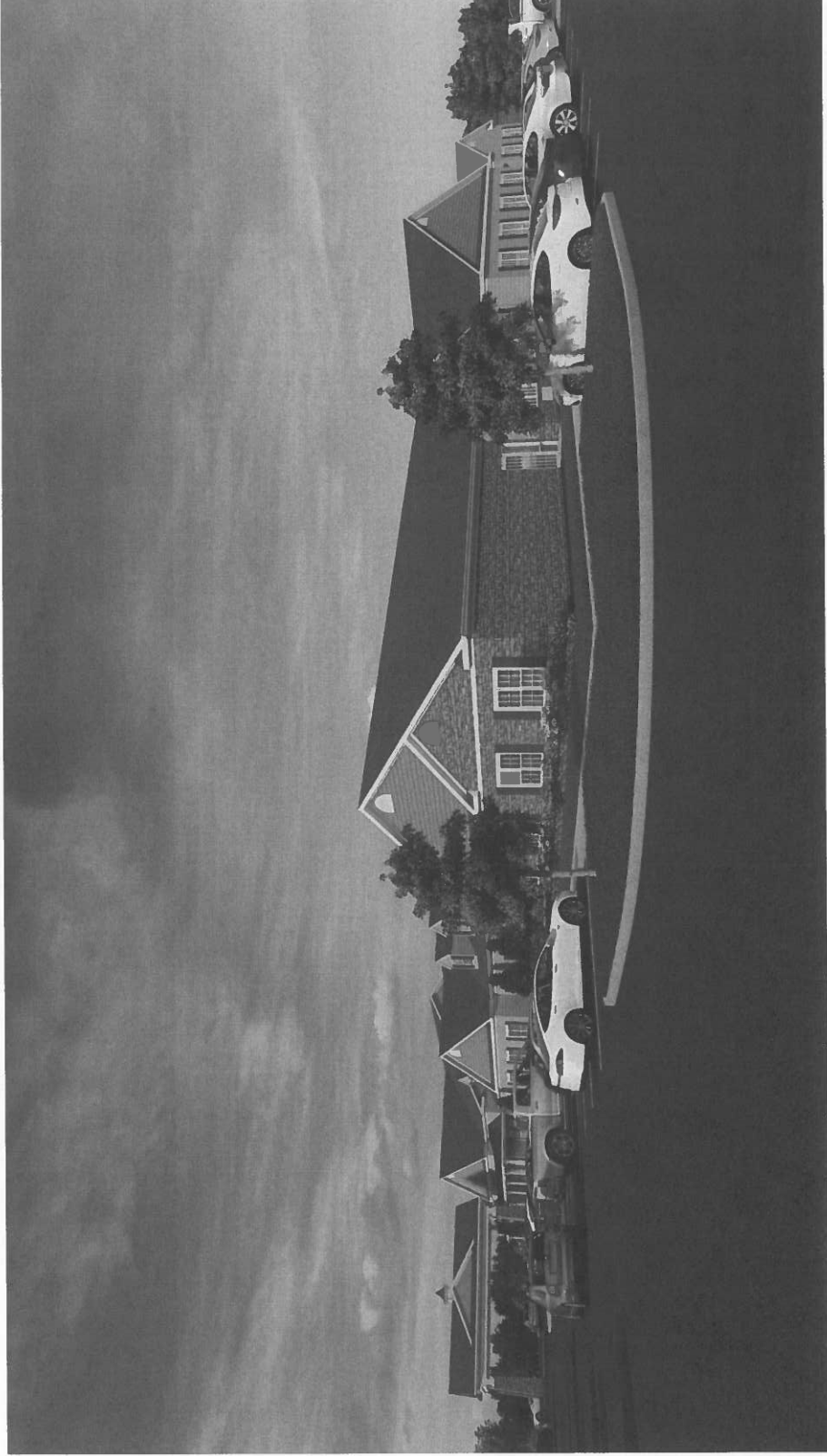
THIS DRAWING IS FOR GENERAL INFORMATION ONLY. IT DOES NOT REPRESENT CONTRACT CONDITIONS AND MATERIALS. ANY INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR PERSPECTIVE - SIDE VIEW

March 6, 2024

Market Square  
Skilled Nursing  
Facility  
Streetsboro, Ohio



THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY INFORMATION CONTAINED HEREON IS NOT TO BE USED FOR ANY OTHER INFORMATION SPECIFIED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



EXTERIOR PERSPECTIVE - SIDE VIEW

March 6, 2024

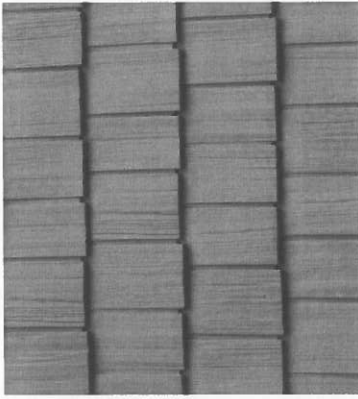


**Market Square  
Skilled Nursing  
Facility**

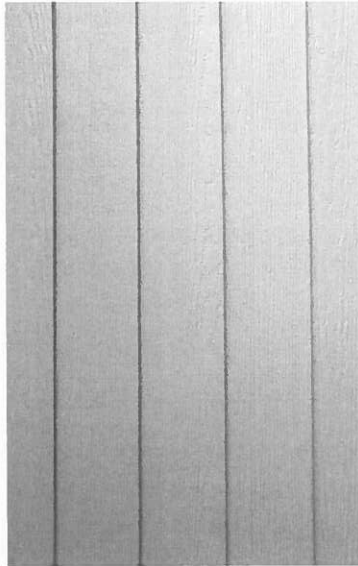
Streetsboro, Ohio



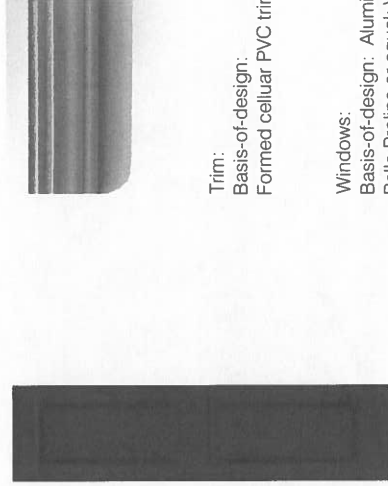
Stone: Basis-of-design:  
ProVia, Heritage Stone;  
Color: Ashworth; Shape: Natural Cut



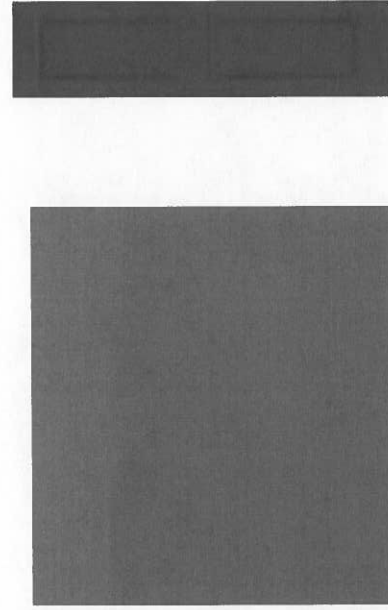
Siding (shake): Basis-of-design:  
ProVia polymer siding;  
Dual 6.5" Rough-Sawn Shake; Color: Clay



Siding (horizontal lap): Basis-of-design:  
ProVia polymer siding;  
Double 5" Clapboard; Color: Sand



Trim:  
Basis-of-design:  
Formed cellular PVC trim; Fypon; White.

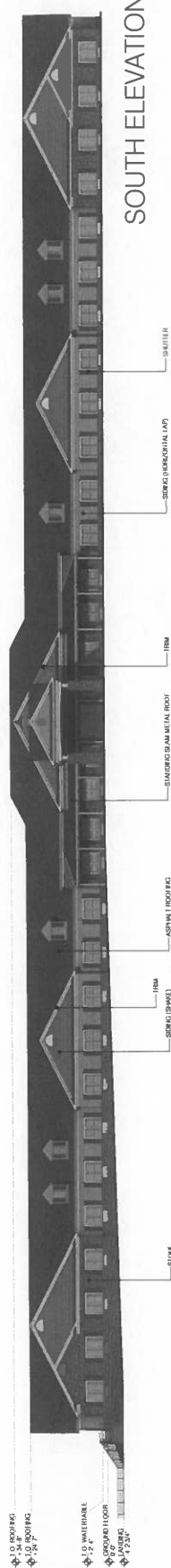


Shutters:  
Basis-of-design: Molded PVC shutter;  
Mid-America Siding Components;  
Custom Two Panels Equal-P2; Color: 009 Federal Brown



Asphalt Roofing: Basis-of-design:  
Owen Corning's Oakridge® Shingles; Color: Teak

Windows:  
Basis-of-design: Aluminum clad wood windows;  
Pella Proline or equal; White exterior finish



**SOUTH ELEVATION**

THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY AND ALL FEATURES, MATTERS AND CONDITIONS REFERENCED OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.













**Market Square**  
 Skilled Nursing  
 Facility  
 Streetsboro, Ohio

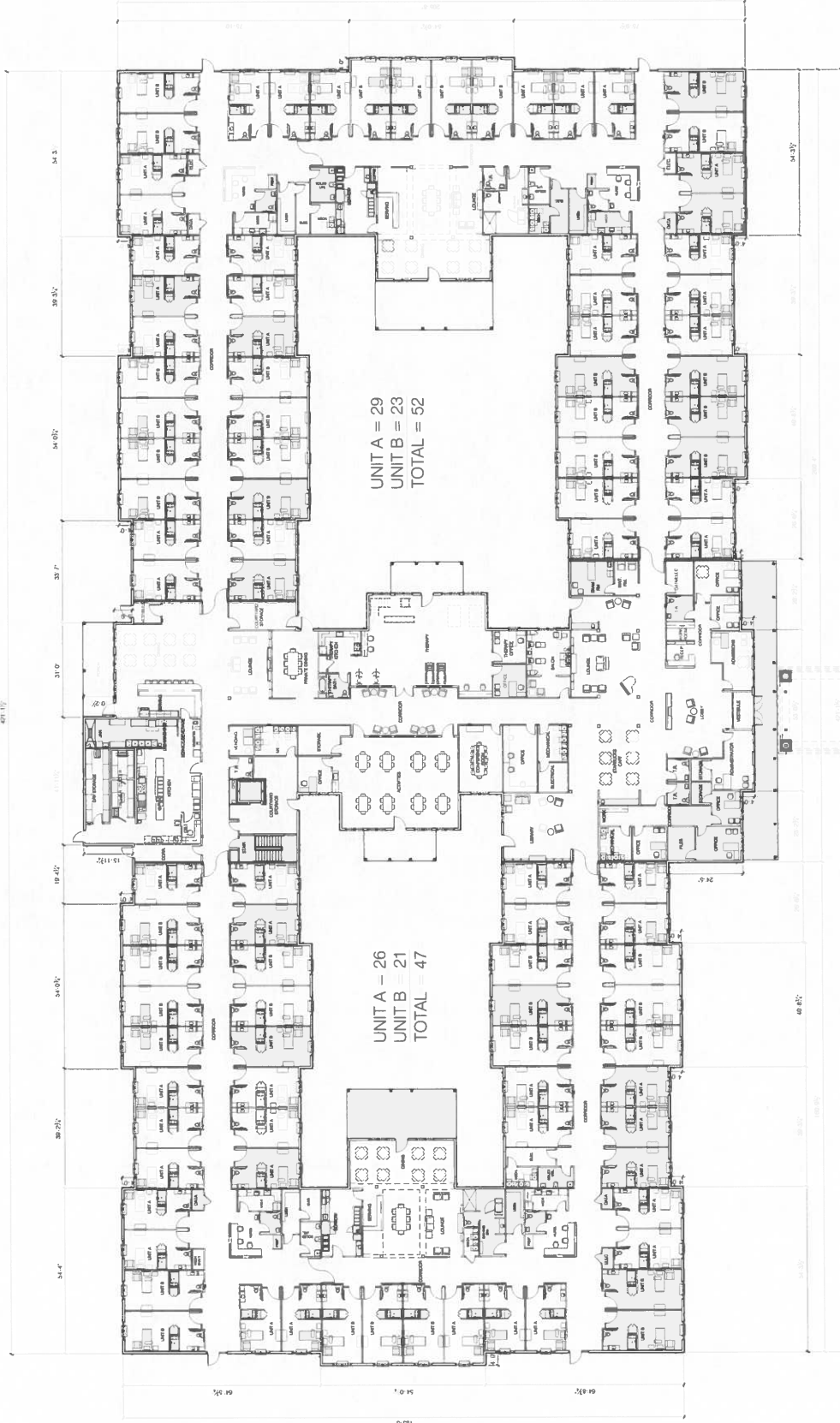
**UNIT COUNTS:**

UNIT A = 55  
 UNIT B = 44  
 TOTAL = 99

THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY INFORMATION DERIVED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY.



03-28-24



GROUND FL = 65,927 SF  
 BASEMENT = 10,825 SF  
 TOTAL = 76,752 SF

**GROUND FLOOR PLAN**







**CITY OF STREETSBORO  
MEMORANDUM**

TO: Planning and Zoning Commission

FROM: Jimmy Hoppel, AICP  
Assistant Planner

DATE: April 3, 2024

RE: Site Plan Review and Conditional Use Permit for Nursing Home located at 9411 State Route 43

---

Company: LTC Realty VI, LLC – Nursing Home  
Address: 9411 State Route 43  
PID: 35-045-00-00-0042-001 & 35-035-00-00-009-000  
Zoning: B (Business)  
Applicant: T. David Mitchell; Brenner Kaprosy Mitchell, LLP  
Address: 30050 Chagrin Blvd, Suite 100 Pepper Pike, OH 44124  
Property Owner: LTC Realty VI, LLC  
Tax Mailing Address: 30050 Chagrin Blvd, Suite 100 Pepper Pike, OH 44124

---

I have reviewed the plans received between 2/29/24 and 3/28/24 and offer the following comments for the Commission's consideration:

**Proposal:** The applicant is proposing the construction of a 71,755 square foot (61,705 sf main floor; 10,050 sf basement) skilled nursing home. The use is conditionally permitted in the subject zoning district (B, Business). The site is located on two parcels at the northwest corner of the intersection of State Route 43 and Market Square Drive. The improvements include the construction of the building, parking, storm retention pond, landscaping, and other associated site improvements. The building will be setback away from the roadways with two longer entry drives accessing State Route 43 and Market Square Drive. The exterior building materials include a mixture of horizontal siding ("Sand"), shake siding ("Clay"), and natural cut stone facade. The roof will be a combination of asphalt shingles and a Coppertone metal roof. A majority of the building will be one story, with a small basement, and an overall height of 34'-8" at its highest point from grade. Per the code-defined manner of how to calculate height, this building will be within code. The site has natural features including wetlands and a stream that the applicant is proposing to mitigate or avoid. This does result in a single crossing of a driveway over an existing stream, which is permitted by Code. The applicant is proposing a retention pond on the west side of the property to manage stormwater on the site. The applicant is proposing landscaping near the building but also distributed around the site and along the driveways, which will enhance aesthetics and screening.

**Conditional Use Permit**

The proposed use of a nursing home is a conditionally permitted use in the B, Business zoning district. The applicant has submitted responses to the General Standards for conditional uses.

Upon staff review, we concur with the answers expressed by the applicant and believe that the proposed use will meet the conditions, will not negatively impact the neighborhood and will be a positive contribution to the City as a whole. There are not specific conditional use standards for a nursing home in the B, Business zoning district.

**Comments:** See below staff's Site Plan Review comments. If additional information, clarification, or plan revisions are needed, the item has been added to the list of recommended conditions of approval, contained in the Recommendation section at the end of this memo.

### **Site Plan Review**

#### **1. General:**

- a. Currently the site involves two parcels that the applicant should combine into one parcel.
- b. The applicant has provided dimensions for small sections of the building, but overall dimensions of each façade are missing. These should be provided for ease of review.
- c. Sidewalks should be provided along the State Route 43 and Market Square Drive frontage.
- d. Applicant should be prepared to address accessibility of sidewalks near building in relation to potential overhang of parking vehicles.

#### **2. Architectural:**

- a. Color elevations should be provided for the dumpster enclosure and the generator enclosure. The elevations should show a material that matches the building, height, and gate material.
- b. Applicant should provide details and height of retaining wall on northeast portion of property.

#### **3. Landscaping:**

- a. Two notes should be added to the landscape plan that state: 1) That all dead or damaged plantings shall be replaced in perpetuity; 2) That any changes to the approved landscape plan are subject to review and approval of the Planning and Zoning Director.
- b. Landscape table should show actual sizes at time of planting, rather than "# sizes".
- c. Additional adequate landscape screening should be provided for the neighboring residential property located at 9433 State Route 43; perhaps utilizing berm created by topsoil storage area.
- d. Additional landscaping should be provided along Market Square Drive frontage where existing woods do not exist.

#### **4. Photometric:**

- a. The photometric plan shows that there is glare that spills onto adjacent properties at right-of-way where the southern drive intersects with the Market Square Drive right-of-way and where the property lines for the subject property meet the two parcels located at 9433 State Route 43. The proposed site lighting should be reduced so that glare does not spill offsite in these areas.

#### **5. Staff Comments (other City Depts. and County Agencies):**

- a) Police: Comment letter received 3/25/24 included in Commission packet. No comments.
- b) Fire: Comment email dated 4/1/24 included in Commission packet.
- c) Engineering: Comment letter dated 4/2/24 included in Commission packet.
- d) Water: Comment letter dated 4/2/24 included in Commission packet.
- e) Portage County Water Resources (PCWR): Comment letter dated 3/26/24 included in Commission packet.



**Conditional Use Recommendation:**

Staff recommends that the Planning and Zoning Commission grant approval as submitted.

**Site Plan Review Recommendation:**

Staff recommends that the Planning and Zoning Commission grant approval with conditions subject to administrative review to ensure that the following items have been addressed prior to issuance of a Zoning Certificate:

- a. The applicant shall combine parcels 35-035-00-00-009-000 and 35-045-00-00-042-001;
- b. The applicant shall provide overall building dimensions for all four facades on the site plan;
- c. The applicant shall update plans to provide sidewalks along frontage on Market Square Drive and State Route 43;
- d. The applicant shall provide details and height of proposed retaining wall on northeast section of site.
- e. The applicant shall provide color elevations of the dumpster and generator enclosures that include height, color, and materials that match the building;
- f. The applicant shall include two notes on the landscape plan that state: 1) That all dead or damaged plantings shall be replaced in perpetuity; 2) That any changes to the approved landscape plan are subject to review and approval of the Planning and Zoning Director;
- g. The applicant shall provide a landscape table showing specific planting sizes at time of planting;
- h. The applicant shall update landscape plans to provide additional adequate landscape screening for the neighboring residential property located at 9433 State Route 43 and adjacent to Market Square Drive where existing trees do not exist;
- i. The lighting shall be updated on the photometric plan to ensure that glare will not spill onto Market Square Drive and the residential property at 9433 State Route 43;
- j. Applicant shall comply with Fire Department comment letter dated 4/1/24;
- k. Applicant shall comply with Engineering (GPD) comment letter dated 4/2/24;
- l. Applicant shall comply with Water Department comment letter dated 4/2/24; and,
- m. Applicant shall comply with PCWR comment letter dated 3/26/24.



**STREETSBORO POLICE DEPARTMENT**

2080 State Route 303

Streetsboro OH 44241-1707

[www.streetsboropolice.org](http://www.streetsboropolice.org)

**Patricia J. Wain**

Chief of Police

Phone: 330.626.4976

Fax: 330.626.5239

[info@streetsboropolice.com](mailto:info@streetsboropolice.com)

To: Planning Department

From: Chief Patricia Wain

Date: March 25, 2024

Re: Skilled Nursing

After reviewing the plans for the skilled nursing facility at 9411 State Route 43. I have no concerns or issues regarding the facility.

Thank you,

*Patricia Wain*

Patricia J. Wain

Chief of Police



Robert A. Reinholz  
Fire Chief

## STREETSBORO FIRE DEPARTMENT

9184 State Route 43 • Streetsboro, Ohio 44241

330-626-4664

Fax: 330-626-5918

### **FIRE PREVENTION BUREAU SITE PLAN REVIEW**

**PROJECT:** Proposed Skilled Nursing Facility  
9411 St. Rt. 43

**COMMENTS:**

1. Add fire hydrant to island at front entrance. Fire hydrant shall face toward Market Square Drive.

No other issues or concerns with site plan as submitted.

**REVIEWED:** April 01, 2024

Contact signed Fire Prevention Officer with any questions, comments, or concerns. All tests and inspections shall be scheduled with the Fire Prevention Bureau no less than 24 hours in advance.

*/s/ Kevin S. Grimm*  
Captain Kevin S. Grimm  
Fire Prevention Officer

*Providing the Citizens of Streetsboro with Prompt,  
Courteous, Professional Emergency Service*



April 2, 2024  
2024008.11

Mr. John H. Cieszkowski, Jr., AICP  
Planning & Zoning Director  
9184 State Route 43  
Streetsboro, Ohio 44241

## Proposed Skilled Nursing Facility 9411 SR 43 Submittal Review 1

Dear Mr. Cieszkowski,

We have reviewed the improvement plans and stormwater management calculations for the subject project and offer the following comments:

### General Comments:

1. Provide documentation for the wetland mitigation credits purchased for this property. Provide a full copy of the Phase 1 ESA report. The Phase 1 ESA report is from July 2012. Please verify if a new assessment needs to be done at this time. Provide copies of all required permitting for site impacts.
2. Provide a Traffic Impact Study for the site.
3. Provide a copy of Portage County approval for sanitary system.
4. An access easement for the proposed retention basin will be required per Section 1193.11 of the Streetsboro Codified Ordinances.
5. MOT plans will need to be submitted and approved for roadway work or utility work in the street on SR 43 and on Market Square Drive.

### Existing Conditions and Demolition Plan C-1.0:

6. Label all neighboring property ownership.

### Overall Site Plan C-2.0:

7. List the zoning district.
8. List required and provided building setbacks.
9. List parking calculations, including required and provided number of spaces, including ADA spaces.

### East Drive Site Plan C-2.3:

10. Show the width of the proposed opening of the driveway at SR 43.

### South Drive Site Plan C-2.4:

11. Show the width of the proposed opening of the driveway at Market Square Drive.

### Overall Utility Plan C-3.0:

12. Show the existing manhole on the west side of SR 43, near the proposed driveway. Also show this manhole on the East Drive (Utility Plan Sheet C3.3).
13. Provide an MOT plan for the lane closures that will be required to make the gas and water connections.

### East Utility Plan C-3.2:

14. There are callouts in the lower right of the sheet that do not point to the appropriate items (#8, #1, #5) and one callout in the lower left (#1).

### South Drive Utility Plan C-3.4:

15. There are callouts in the upper left of the sheet that do not point to the appropriate items (#1).

### Utility Profiles C-3.5/C-3.6/C-3.7:

16. List required vertical clearances between all utility crossings. List actual vertical clearance between all storm/sanitary/water crossings.
17. Provide a storm profile for storm runs CB 6 to CB 7 and OS 21 to HW 22.

### Utility Profiles C-3.6:

18. Title block information is covering up part of the profile at the bottom of the sheet.

Overall Grading Plan C-4.0:

19. There are several proposed retaining walls shown throughout the site. Per the plans, the design is by others. Retaining walls will require structural calculations and wall details to be stamped by a professional engineer and submitted for review.

West Grading Plan C-4.1:

20. Provide an emergency overflow spillway for the basin.
21. Extend basin outlet pipe further to the south to ensure that flooding will not occur on Delaware Trail properties. At a minimum, extend to reach the 1109 contour. If the basin outlets at elevation 1110 as shown, the dead end at Delaware Trail will collect water from the outlet.
22. Show the house at 1188 Delaware Trail and list FF elevation.

East Drive Grading Plan C-4.3:

23. List the existing elevation of the catch basin on SR 43 that is within the drive apron. This structure will need a new casting.

Grading Details C-4.5:

24. There are missing building elevations and slope arrows on the Basement Loading Area and Dumpster Detail.

SWPPP C-5.0:

25. This sheet states that the total site disturbed area is 9.13 acres. The water quality calcs in the stormwater management report state that the disturbed area is 9.43 acres. Update as needed to match.
26. Update the Sequence of Construction to reference the sediment basin and retention basin. It currently references an underground detention system.
27. Place inlet protection on the inlets in State Route 43 and Market Square Drive in vicinity to the site.
28. Provide the dimensions of rock channel protection at the basin outlet.
29. Orange construction fence shall be placed around wetland/streams to identify and protect them during construction unless otherwise protected from construction activities.

Drainage Maps C-5.3:

30. There are several drainage area labels that are covered up by contour labels on the storm sewer map.

Storm Water Basin Details C-5.4:

31. List the structure number (21) on the Outlet Structure detail.
32. Clarify what "(Grate not used for detention outlet)" refers on the Outlet Structure detail. The 25-year storm and above exceed the elevation of the grate.
33. On the Temporary Sediment Basin Detail, provide a stone pad or similar stop measure to keep the skimmer from dipping below the top of the sediment storage zone.

Stormwater Management Report:

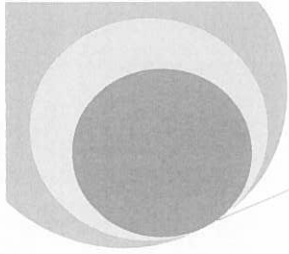
34. Please review the existing conditions time of concentration calculation. It is 12.5 minutes. In the proposed condition, there is a longer time of concentration of 15 minutes. TR-55 uses a maximum length of 300 ft for sheet flow.
35. Please note: Storm sewer calculations are not reviewed as part of this review.
36. Please use a culvert design program that provides headwater depth outputs for the design and check storm to analyze the size of culvert chosen.
37. The retention basin will require a Post-Construction Operation and Maintenance Plan. Provide a standalone document that details the inspection and maintenance procedures, timelines, responsible party, etc. and include the applicable sheets from the plans that highlight the retention basin and outlet structure.
38. An access easement for the basin will be required per Section 1193.11 of the Streetsboro Codified Ordinances.

Please provide a revised submittal per the above comments.

Sincerely,



Matthew D. Glass, P.E.



## City of Streetsboro

### WATER DEPARTMENT Site Plan Review Report

4/2/2024

**Project:** 9411 S.R. 43 Skilled Nursing Facility

**Reviewed By:** Thomas Weidele Water Operator 1 / GIS Administrator

Streetsboro Water Department  
2094 State Route 303  
Streetsboro, Ohio 44241  
Phone: (330) 626-2856  
Email: [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com)

**Site Plan:**  Approved as Submitted  Site Plan Requires Revisions

**#1- Required Revision:** Page C-3.2- Note 2 refers to 8X8 mechanical joint and anchor tee. On the drawing located at the north middle of the property there is Note 2 located by the fire hydrant. This particular item should be labeled as 8-inch valve and valve box. This is not a tee.

**Reason for Revision:** Clarification.

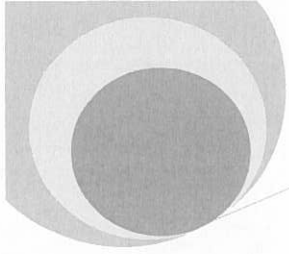
**#2- Required Revision:** Page C-3.2- Just east of the driveway for Market Square, south side of property, there are 2 45-degree bends not labeled. There is the same issue on Page C-3.4

**Reason for Revision:** Clarification

**#3- Required Revision:** Site Plan Page LS-1- All landscaping along the south side of the property will need to remain out of the 20' easement area for the waterline to allow us access. This includes the 4 AR along the driveway of S.R. 43, the MAL and AR along the Market Square entrance and the MAL on the south west side of the property where the service taps are going.

**Reason for Revision:** Streetsboro Rules and Regulations

**#4- Required Revision:** In addition to the Site Plan Drawings, the City of Streetsboro Water Department requires a detailed drawing of the proposed interior plumbing at entry point (Utility Room(s)) for Domestic and Fire, and to include: Service and Fire Lines, meters, backflow devices, and pumps with descriptions of each. There shall be no connections prior to the meter and the backflow preventor, this includes any pressure gauges. This will need to be sent directly to the Water Department separate from Citizen Serve for review and approval at [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com)



## *City of Streetsboro*

---

### **WATER DEPARTMENT Site Plan Review Report**

#### **Reason for Revision: Streetsboro Rules and Regulations**

**#5- Required Revision:** The following language will need to be added to the Utility drawings. All service taps shall be from the water main along the frontage of the property within the green space (no service taps shall be placed within the driveway unless otherwise approved in writing by the City Service Director). §102.01 of the Water rules and regulations, Ordinance No. 2005-40, Passed March 28, 2005.

#### **Reason for Revision: Streetsboro Ordinances**

**Additional Comments:** The City of Streetsboro Water Department requires all Proposed and As-Built drawings be submitted electronically to pass final inspection. Also included in this submission shall be a detailed drawing of the interior plumbing at entry point (Utility Room(s)) for domestic and fire, and to include meters, backflow devices, and pumps with descriptions of each. Electronic submittals should be forwarded to [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com). The City of Streetsboro will not accept CAD files as electronic submission.



**Water Resources Department**

**Board of Commissioners**

**Anthony J Badalamenti, President**  
**Sabrina Christian-Bennett, Vice President**  
**Mike Tinlin, Board Member**

Date: March 26, 2024

To: Angela Fausset  
Streetsboro Planning and Zoning Department

Re: Planning Site Plan Review  
Skilled Nursing Facility  
9411 State Route 43

PCWR has preliminary reviewed the above-mentioned project and further coordination with our office is required. Our office will require internal architectural and plumbing plans in addition to the site plans submitted for detailed review. Future project plans should be submitted to PCWR for a detailed plan review and department approval.

The project owner shall complete an Application for Sewer Permit and a Supplemental Commercial-Industrial Application for Sewer Permit for review, approval, and permit. These documents can be found on our website at: [Permits & Rates | Portage County OH \(portagecounty-oh.gov\)](#).

Our office requires all construction work to be inspected. Our Permit/Project Coordinator can be reached at 330-298-2066 to discuss permitting, sanitary sewer connection fees and construction inspection requirements and fees. Electronic plan and permit submissions shall be emailed to [pcwr.permits@portageco.com](mailto:pcwr.permits@portageco.com).

Feel free to contact me with any questions.

Thanks,

A handwritten signature in black ink that reads "Joe Andrassy".

Joe Andrassy  
Project Engineer  
Portage County Water Resources  
Cell: 330-842-3221  
Email: [jandrassy@portageco.com](mailto:jandrassy@portageco.com)



8116 Infirmary Rd. □ Ravenna, OH 44266 □ 330.297.3670 □ 330.297.3689 (fax)

"An Equal Opportunity Employer"

"To provide public water and wastewater services in order to preserve and promote the health and safety of the Portage County Community."



City of Streetsboro

**Planning and Zoning Commission**

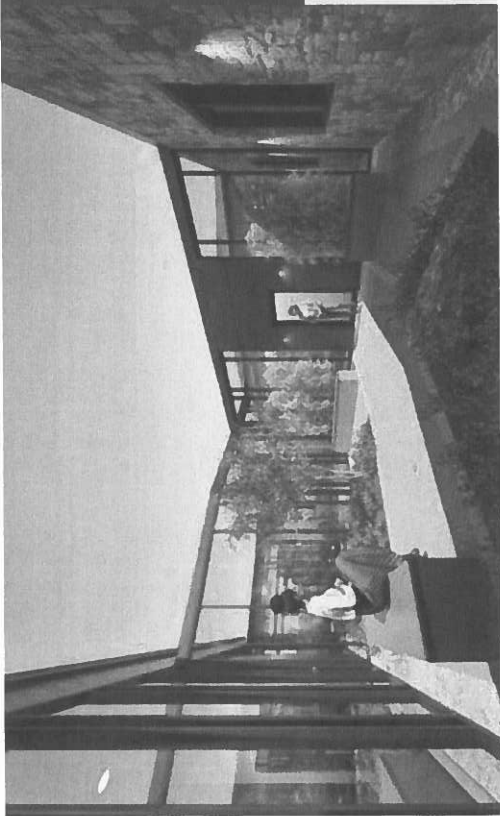
April 9, 2024

#CUP24-6 / #SPR24-5

**CITY HALL**

9184 ST. RT. 43

CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE  
PROPOSED CONSTRUCTION OF STREETSBORO'S NEW CITY HALL



*Streetsboro, Ohio*

# **STREETSBORO CITY HALL PLANNING COMMISSION SUBMISSION**

3/11/2024 (Revised 3/29/2024)

This submission is for a conditional use permit and site plan review for the 14,500 sf new City Hall for the City of Streetsboro, Ohio. levelHEADS is in the design development phase of the project and this interim milestone represents our team's advancement of civil, landscape, site lighting, exterior elevations and materials towards approval. Design development will continue up until our City Planning review meeting and all revisions or additions will be presented at that time.



levelHEADS

# CUP NARRATIVE

## Section 11503.03 Basis of Determination.

(c) General Standards. The Planning and Zoning Commission shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use of the proposed location:

- (1) Will be harmonious with and in accordance with the general objectives or with any specific objective of the Streetsboro Development Policy Plan of current adoption.
- a. **levelHEADS Response:** The new Streetsboro City Hall project aligns strongly with several objectives and strategies outlined in the Streetsboro Development Policy Plan. Primarily, in sections IV and VI, the project aligns with the following Goals, Objectives, and Strategies:
- i. Section IV Major Issues – Lack of town center. As a main part of the new City Center, this City Hall facility will serve as the anchor for the new City Center and will centralize the city functions in one cohesive building, creating a welcoming, efficient, and connected, town center.
  - ii. Section VI Community Goals – Community Facilities and Services. The new City Hall will serve as the main hub for Community operation and development. As part of the new City Center site, this facility will serve its members and guests well, and stand as a beacon of progress for the City of Streetsboro and its citizens.
  - iii. Section VII Community Character – The new City Hall project coincides with the existing and desired character of the Streetsboro Community, while providing new and exciting design and facilities for the community which it will serve.
  - iv. Section VI Objective 7 – Consider and promote a more integrated, functional network of community facilities. This building will be well-integrated into the community and its surrounding buildings. It will serve as a great resource to the local community, and integrate several main City functions into one facility.
- (2) Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- a. **levelHEADS Response:** The project and building are intended to be constructed using harmonious colors, designs, and materials, with regard to neighboring facilities and the general area. The building will use materials similar in appearance and color to those found at the Streetsboro Fire Station near the project site, as well as other facilities throughout the City Center. Hence, the project will fit right into its surrounding context, rather than alter the surrounding character. The City Hall is a fitting supplement to the City Center project.

- (3) Will not be hazardous or disturbing to existing or future neighborhood uses.
- a. **levelHEADS Response:** The project is intended to provide a cohesive facility for City operations, and to complement the current neighbors which include the new City Center and the Fire Station. The current design provides a deliberate pedestrian connection/access point from the building to the City Oval and amenities area. In the larger context, the residential neighborhood to the north and east is separated from the project site by a tree buffer and the City Center park, providing appropriate isolation and maintaining the character and integrity of that neighborhood.
- The project is in no way hazardous with regards to its use, occupancy, or construction, and no residences border this project.
- (4) Will not be detrimental to property in the immediate vicinity or to the community as a whole.
- a. **levelHEADS Response:** Same response as (3). As a new City Hall and community hub for the City of Streetsboro, the project is most certainly intended to benefit the community as a whole.
- (5) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, and school; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service.
- a. **levelHEADS Response:** The project is in a great location in a central part of the community, right off of SR 43, and near the intersection of SR 43 and SR 14. All utilities and services have been planned in order to achieve proper building maintenance and performance. In addition, all service drives and aisle widths have been sized appropriately to accommodate all services. With this project location and design, there are no anticipated issues for access and public services.
- (6) Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic surrounding public streets or roads.
- a. **levelHEADS Response:** The circulation pattern for this project and site is satisfactory. The main road on which the project is located is SR 43. The main drive entrance to the site is sufficient distance from the intersection so as not to create traffic problems. This project will not negatively impact any public traffic or circulation patterns.

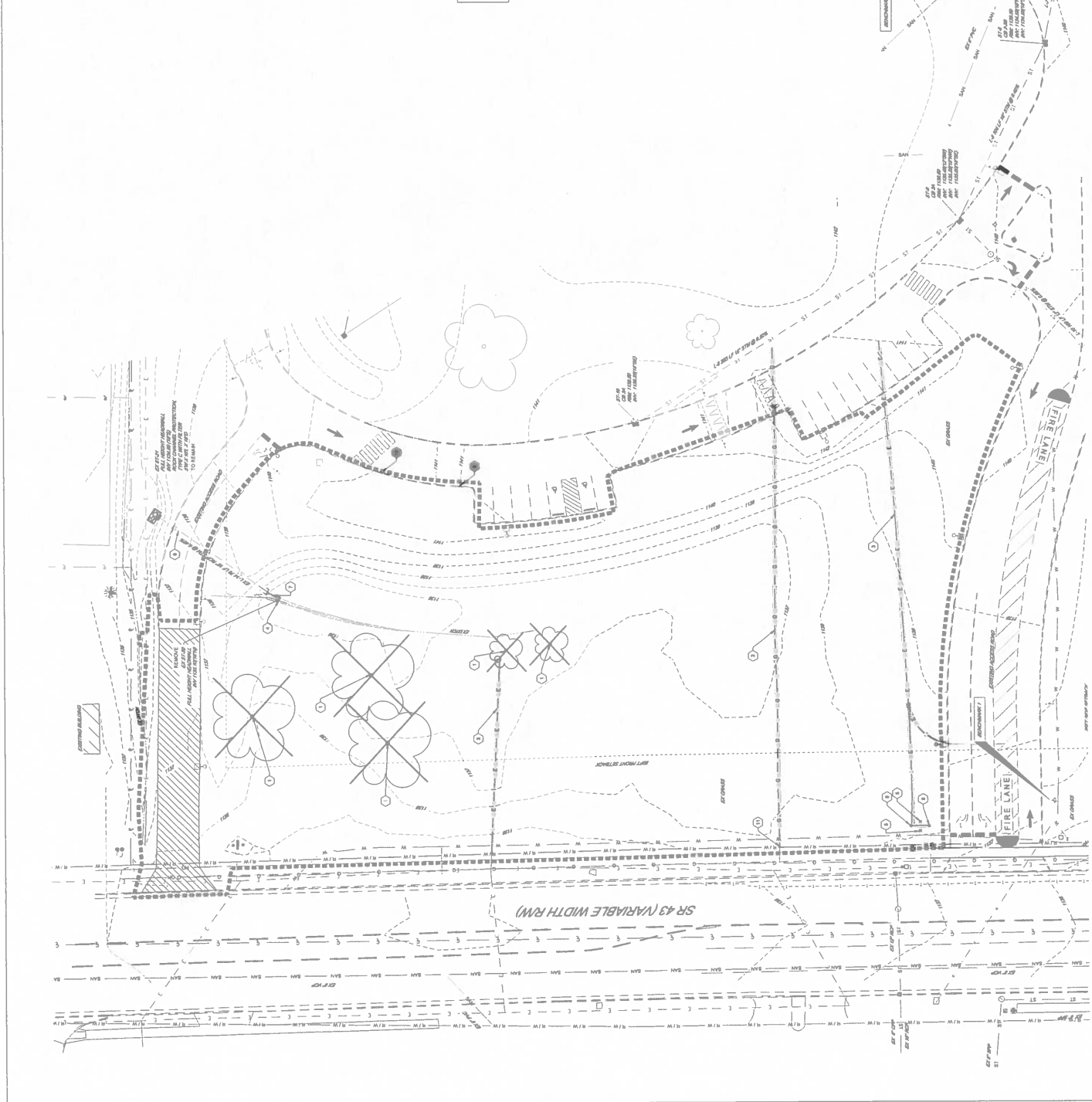




- LEGEND**
- TREES TO BE REMOVED
  - PIPE CONDUIT REMOVAL
  - CITY HALL CONSTRUCTION AREA
  - GENERAL ASPHALT PAVEMENT REMOVAL

- PLAN NOTES**
1. REMOVE TREE
  2. REMOVE GAS LINE
  3. REMOVE ELECTRIC CONDUIT
  4. REMOVE EXISTING AND NEW END OF EXISTING 18" STORM PIPE
  5. REMOVE 600P
  6. REMOVE 1200P
  7. EXISTING 18" STORM PIPE AS INDICATED REST OF PIPE TO REMAIN
  8. REMOVE 600P
  9. REMOVE 1200P
  10. CAP GAS LINE AT FRONT OF WAY

- REVISIONS**
1. "R" MARKER ON EXISTING CONDUIT
  2. "R" MARKER ON EXISTING CONDUIT
  3. "R" MARKER ON EXISTING CONDUIT
  4. "R" MARKER ON EXISTING CONDUIT
  5. "R" MARKER ON EXISTING CONDUIT
  6. "R" MARKER ON EXISTING CONDUIT
  7. "R" MARKER ON EXISTING CONDUIT
  8. "R" MARKER ON EXISTING CONDUIT
  9. "R" MARKER ON EXISTING CONDUIT
  10. "R" MARKER ON EXISTING CONDUIT
  11. "R" MARKER ON EXISTING CONDUIT























**CODED NOTES**

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES ON EVERY SHEET.

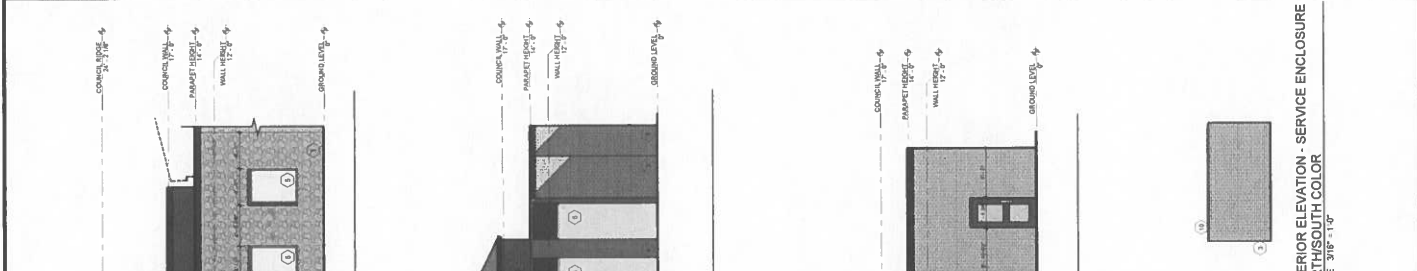
1. EXTERIOR FINISHES
2. EXTERIOR WALLS
3. EXTERIOR ROOF
4. EXTERIOR FLOORING
5. EXTERIOR GLAZING
6. EXTERIOR DOORS
7. EXTERIOR STAIRS
8. EXTERIOR LIGHTING
9. EXTERIOR SIGNAGE
10. EXTERIOR LANDSCAPE
11. EXTERIOR FURNITURE
12. EXTERIOR UTILITIES
13. EXTERIOR SECURITY
14. EXTERIOR ACCESSIBILITY
15. EXTERIOR SUSTAINABILITY
16. EXTERIOR ENERGY EFFICIENCY
17. EXTERIOR WATER MANAGEMENT
18. EXTERIOR CLIMATE CONTROL
19. EXTERIOR VENTILATION
20. EXTERIOR SOUND ABATEMENT

**LEGEND**

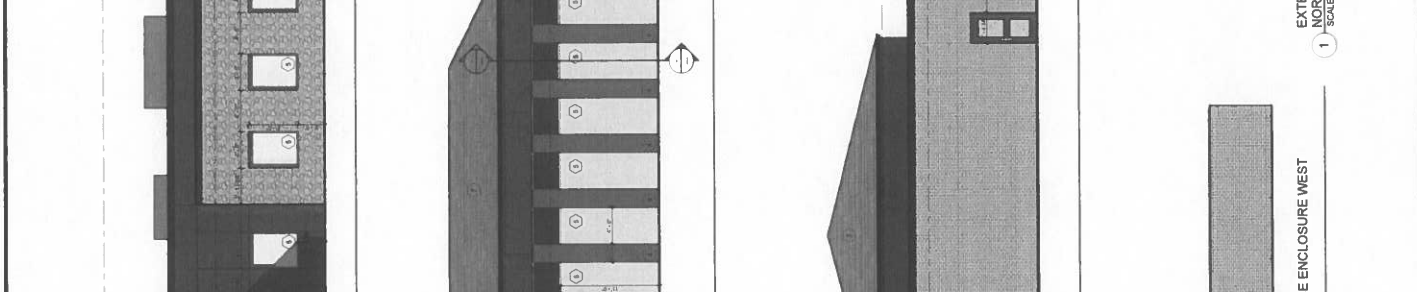
- EXTERIOR VISION GLAZING
- EXTERIOR SPANGLER GLAZING
- FACE BACK TYPE 1 (FIELD)
- FACE BACK TYPE 2 (ACCESS)
- GLASS TYPE 1
- GLASS TYPE 2
- GLASS TYPE 3
- GLASS TYPE 4
- GLASS TYPE 5

**GENERAL NOTES**

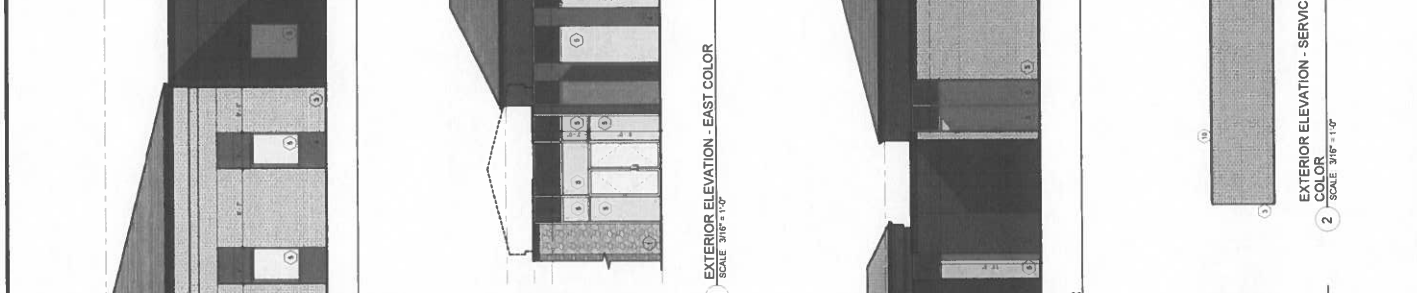
1. FINISHES OF EXTERIOR VISION AND SPANGLER GLAZING ARE INDICATED ON MATERIALS REFER TO EXTERIOR FRAME TYPES APPROPRIATE FOR EACH EXTERIOR GLAZING TYPE.



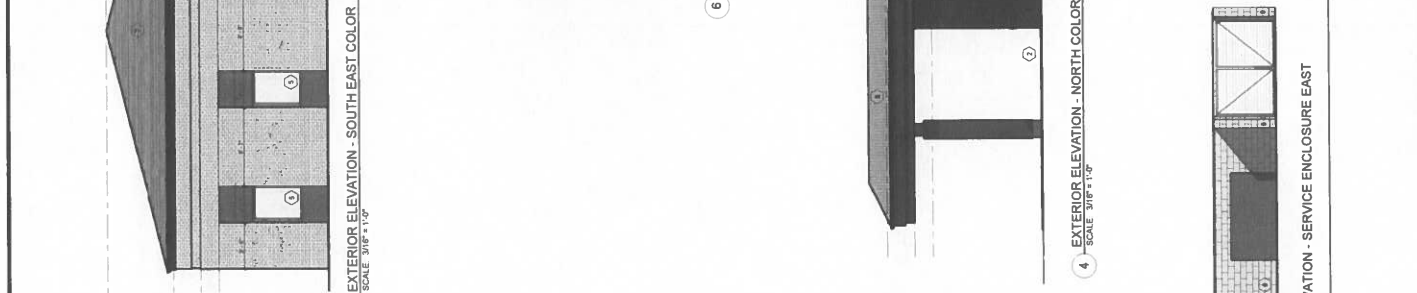
7 EXTERIOR ELEVATION - SOUTH EAST COLOR  
SCALE 3/16" = 1'-0"



6 EXTERIOR ELEVATION - EAST COLOR  
SCALE 3/16" = 1'-0"



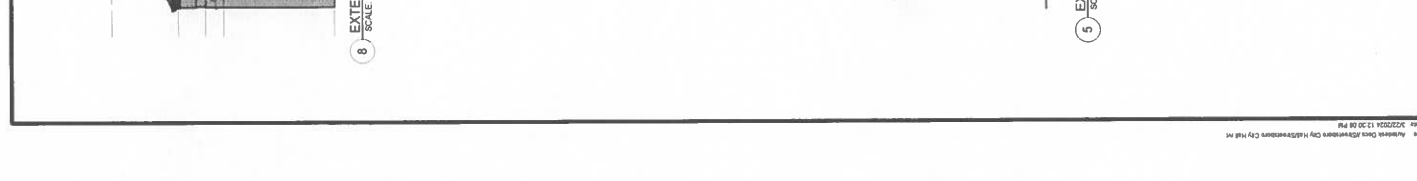
4 EXTERIOR ELEVATION - NORTH COLOR  
SCALE 3/16" = 1'-0"



5 EXTERIOR ELEVATION - EAST CANOPY COLOR  
SCALE 3/16" = 1'-0"



8 EXTERIOR ELEVATION - NORTH B COLOR  
SCALE 3/16" = 1'-0"



2 EXTERIOR ELEVATION - SERVICE ENCLOSURE WEST COLOR  
SCALE 3/16" = 1'-0"



3 EXTERIOR ELEVATION - SERVICE ENCLOSURE EAST COLOR  
SCALE 3/16" = 1'-0"

**KEYPLAN**

PROJECT NO. 2347

ISSUES / REVISIONS



**CODED NOTES**

NOTE: ALL CODED NOTES DO NOT OCCUR ON EVERY SHEET

1. STONE VENEER
2. FIBER CEMENT SIDING
3. DARK GREY / FINE METAL PANEL
4. DARK GREY / FINE METAL PANEL
5. STAINLESS STEEL GLAZING
6. STAINLESS STEEL GLAZING
7. STAINLESS STEEL GLAZING
8. STAINLESS STEEL GLAZING
9. STAINLESS STEEL GLAZING
10. STAINLESS STEEL GLAZING
11. STAINLESS STEEL GLAZING
12. STAINLESS STEEL GLAZING
13. STAINLESS STEEL GLAZING
14. STAINLESS STEEL GLAZING
15. STAINLESS STEEL GLAZING
16. STAINLESS STEEL GLAZING
17. STAINLESS STEEL GLAZING
18. STAINLESS STEEL GLAZING
19. STAINLESS STEEL GLAZING
20. STAINLESS STEEL GLAZING

**LEGEND**

EXTERIOR VISION GLAZING

EXTERIOR SPANREL GLAZING

FACE BACK TYPE 1 (FIELD)

FACE BACK TYPE 2 (ACCENT)

GM TYPE 1

GM TYPE 2

EPS

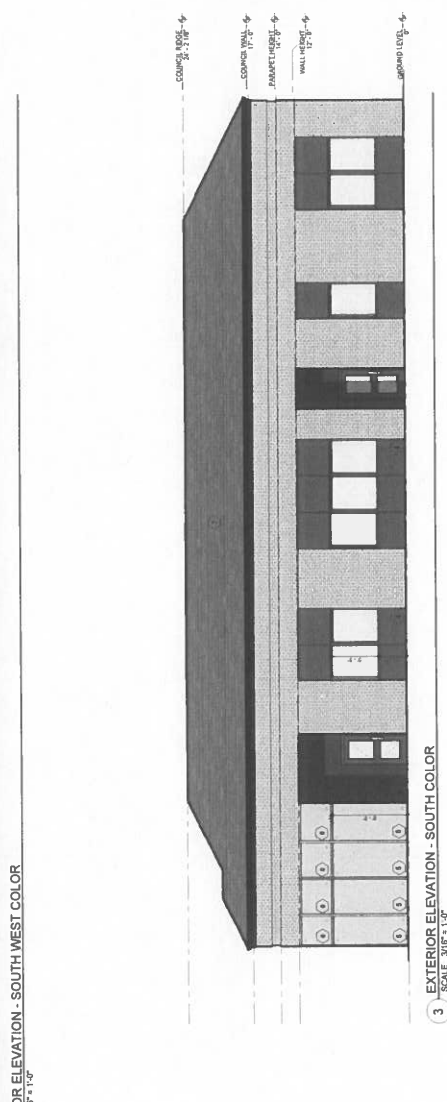
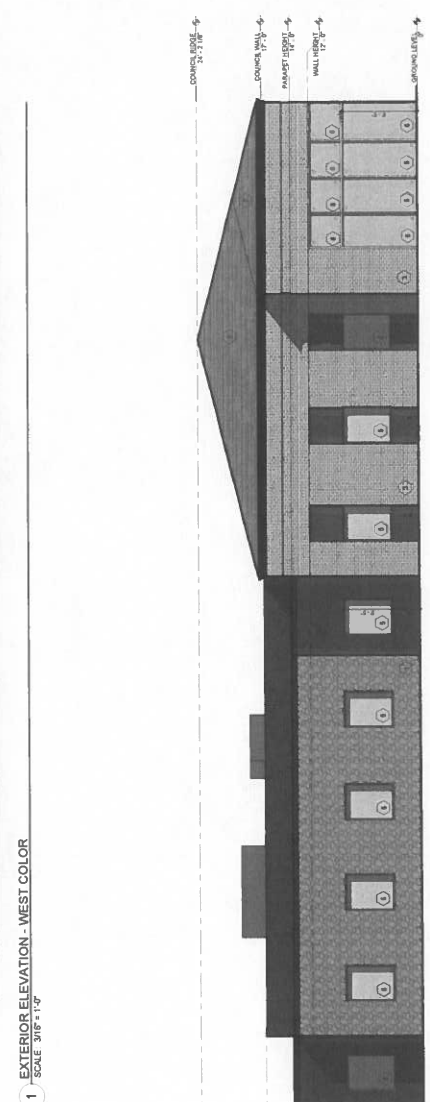
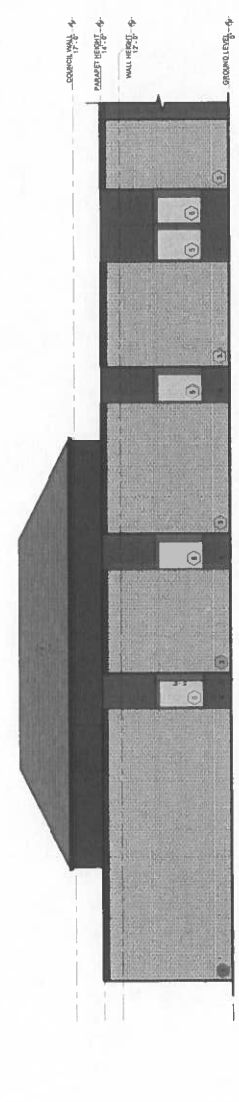
**GENERAL NOTES**

1. REFERENCES OF EXTERIOR VISION AND SPANREL GLAZING ARE PROVIDED FOR REFERENCE. REFER TO EXTERIOR FRAME TYPES SHEETS FOR SPECIFIC EXTERIOR GLAZING TYPES.

ISSUES / REVISIONS

PROJECT NO. 2347

KEYPLAN

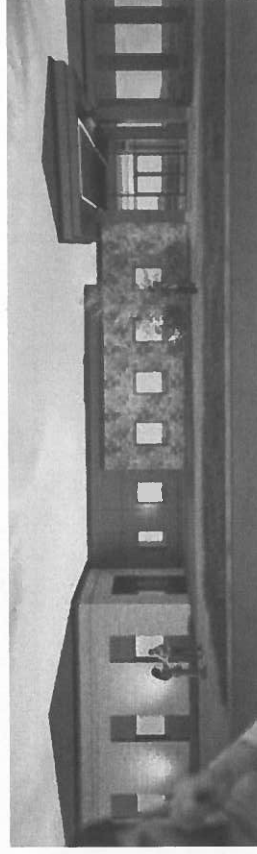




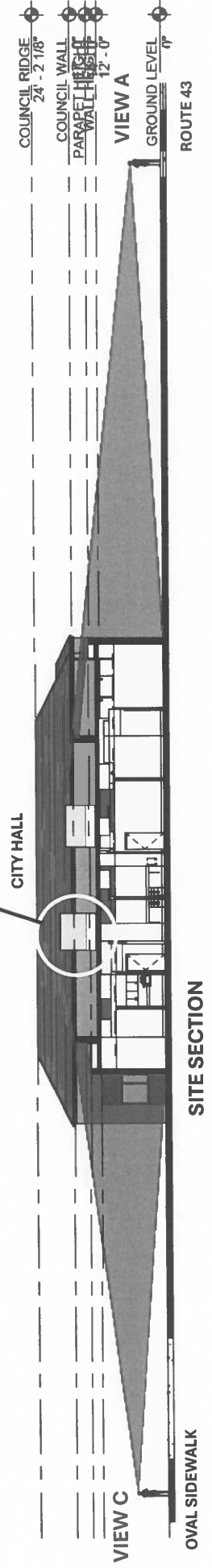
VIEW A - Route 43 - East sidewalk looking East



VIEW B - Route 43 - West sidewalk looking East



VIEW C - Oval sidewalk looking West



VIEW C

OVAL SIDEWALK

SITE SECTION

VIEW A

GROUND LEVEL

ROUTE 43

COUNCIL RIDGE  
24' - 2' 1/8"

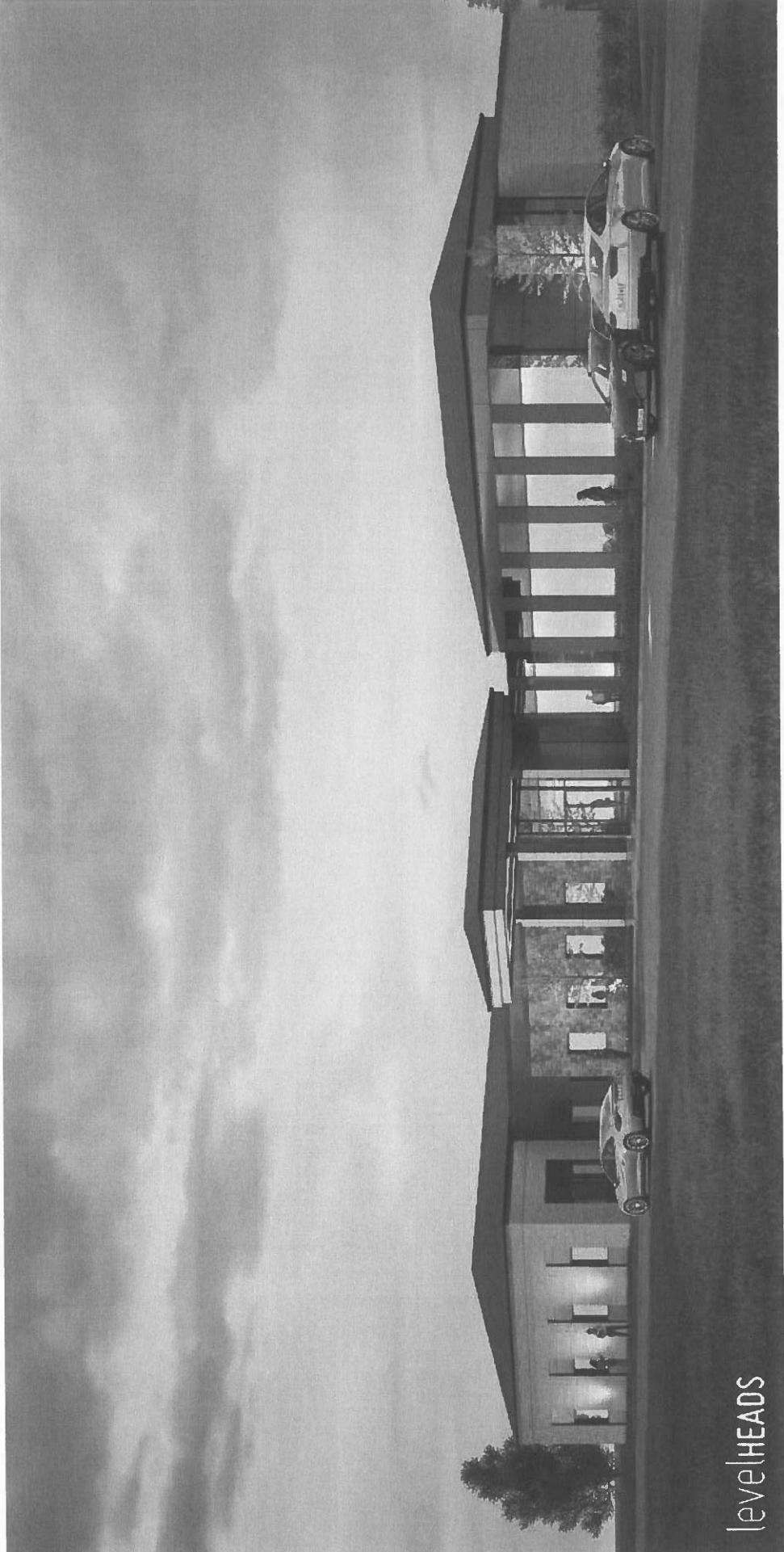
COUNCIL WALL

PARAPET HEIGHT  
WALL  
12' - 0"

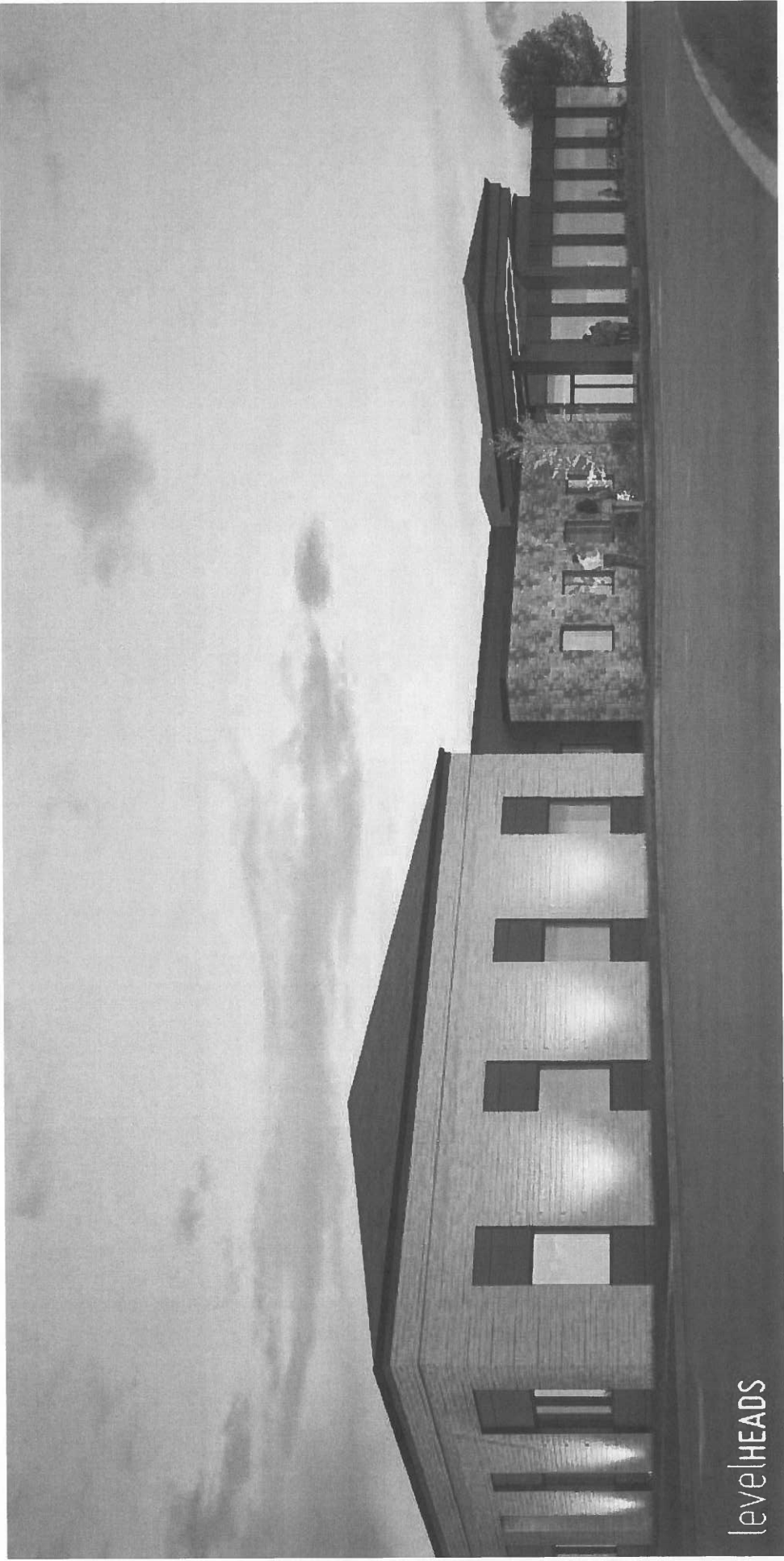
CITY HALL

RTU 1

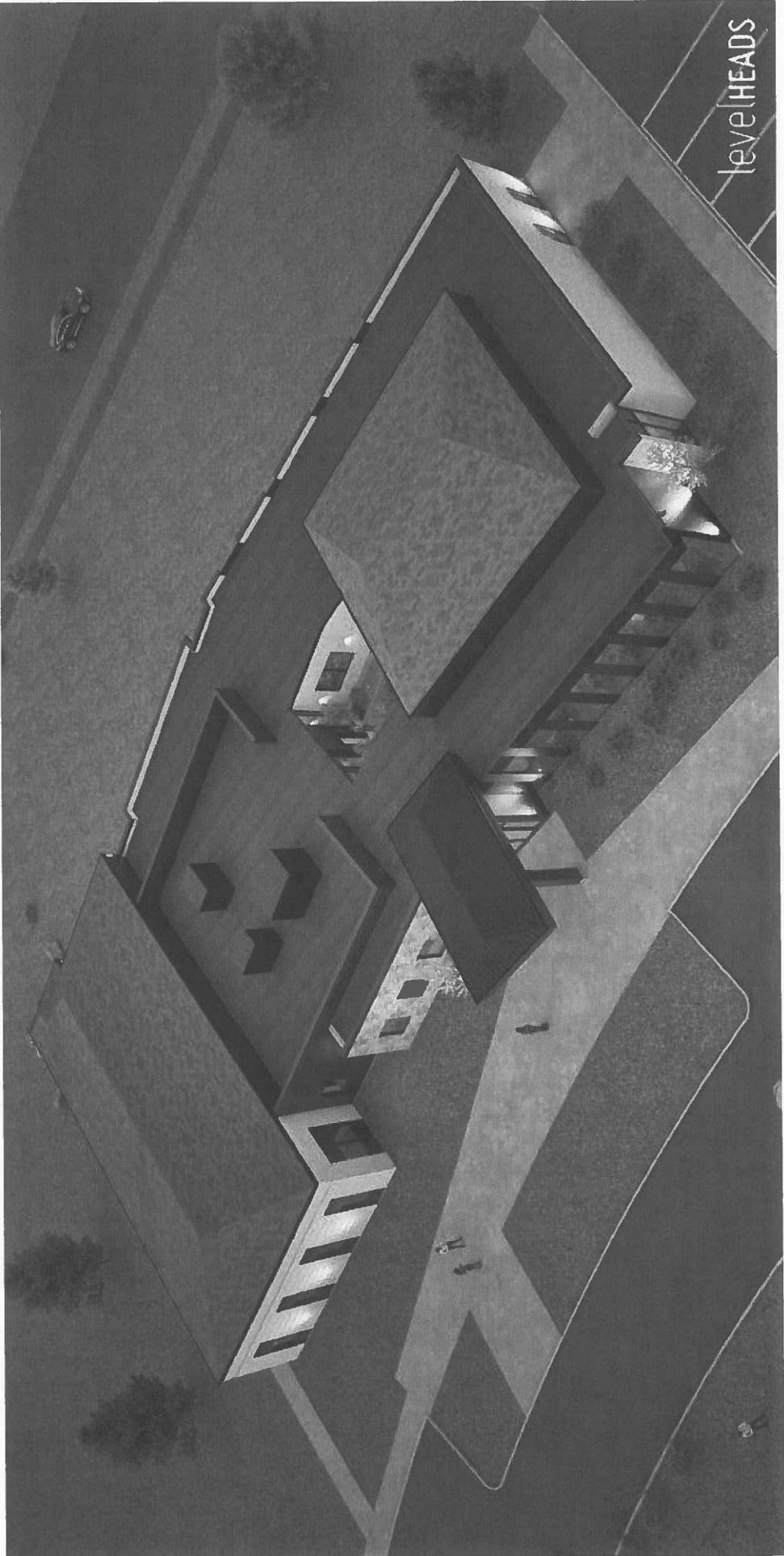




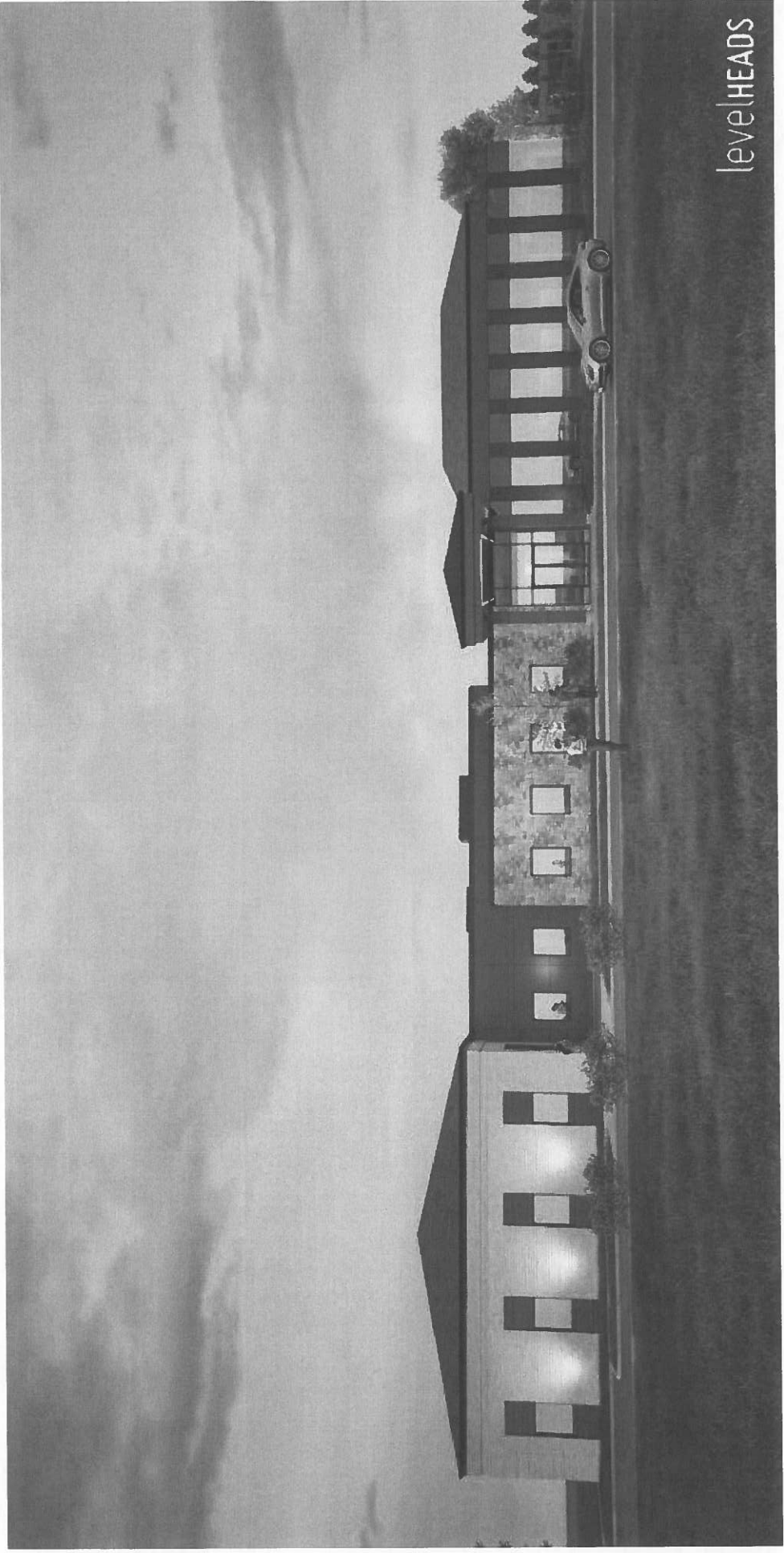
levelHEADS



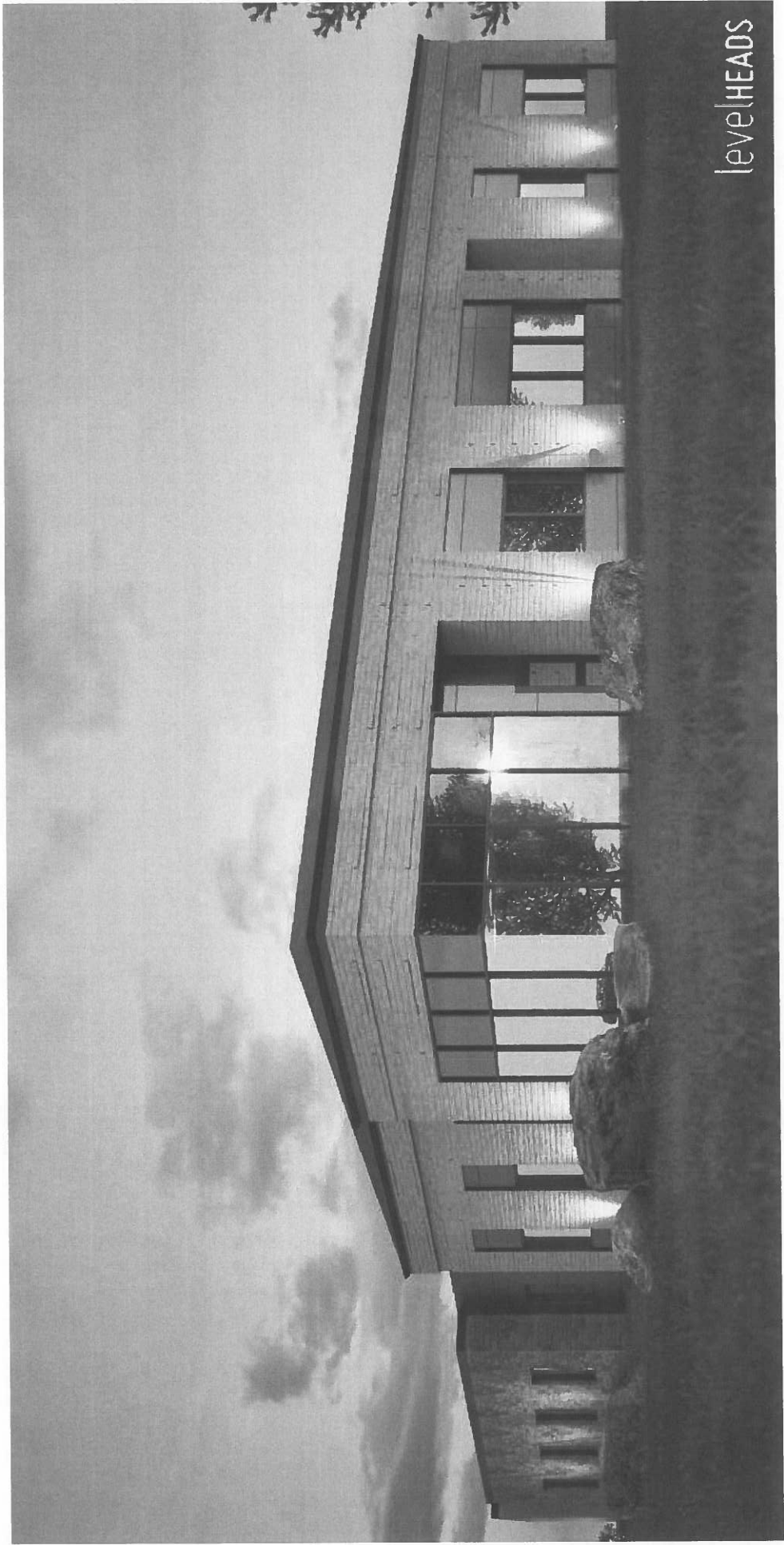
levelHEADS



levelHEADS

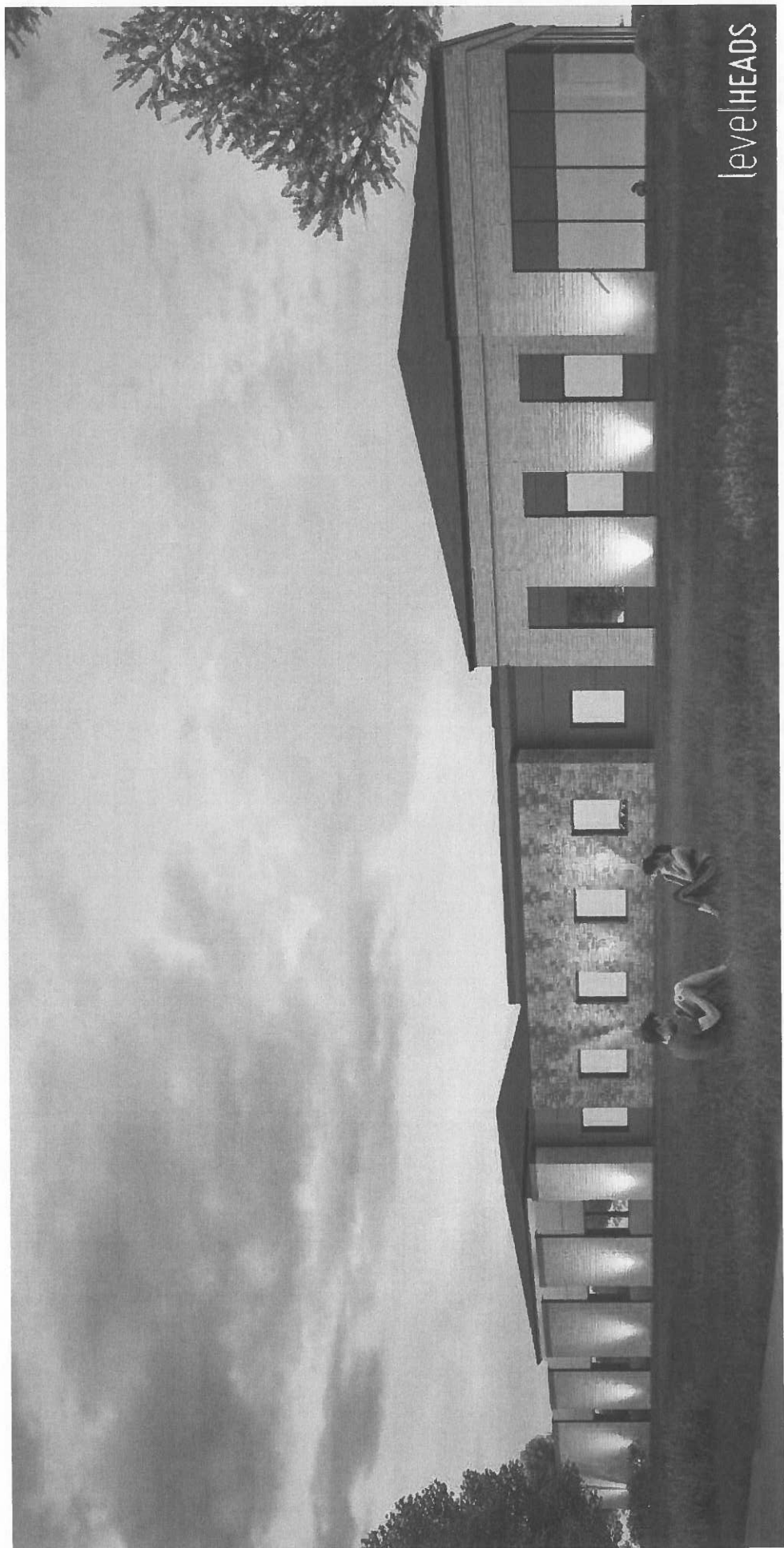


levelHEADS

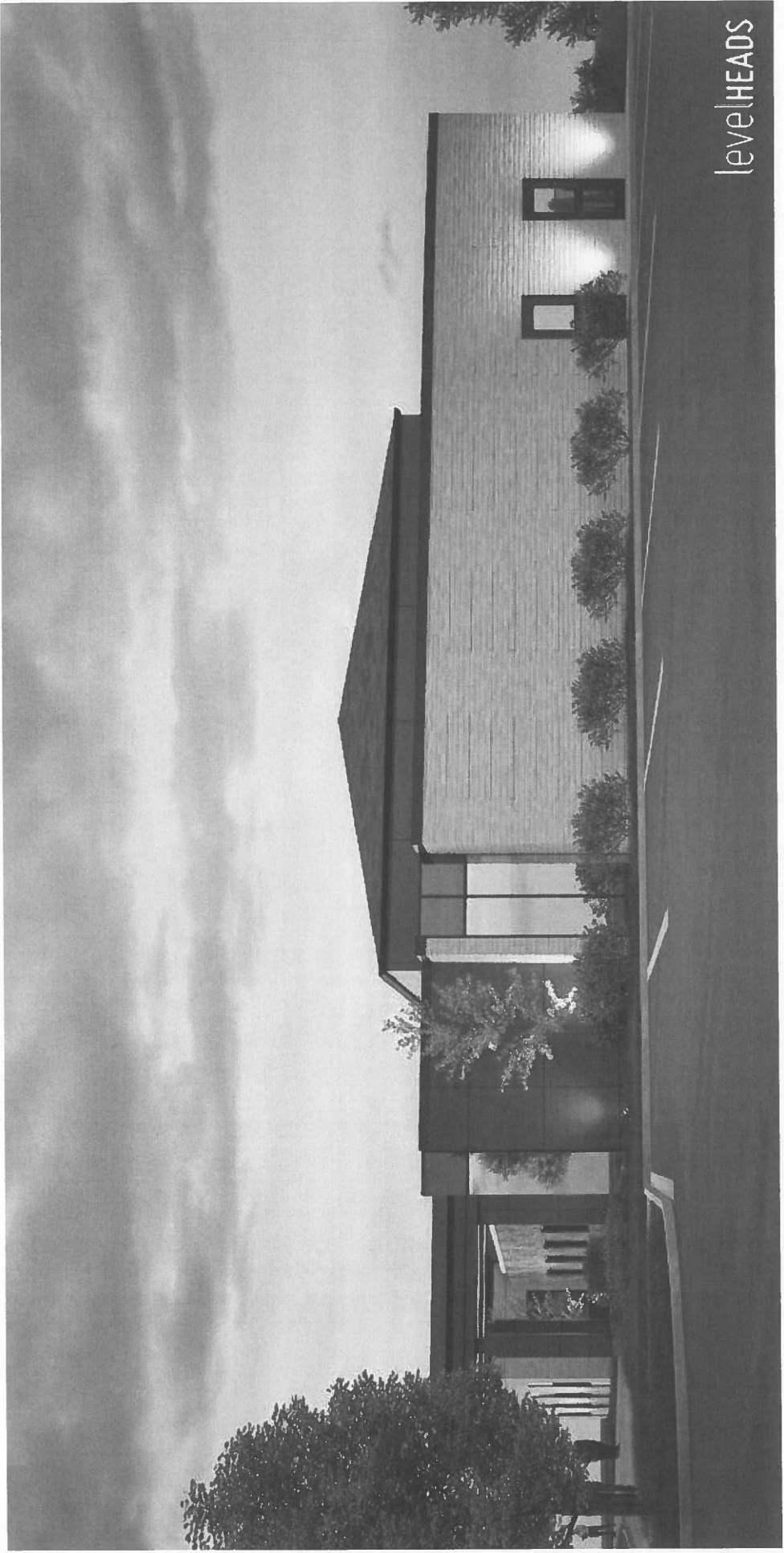


levelHEADS

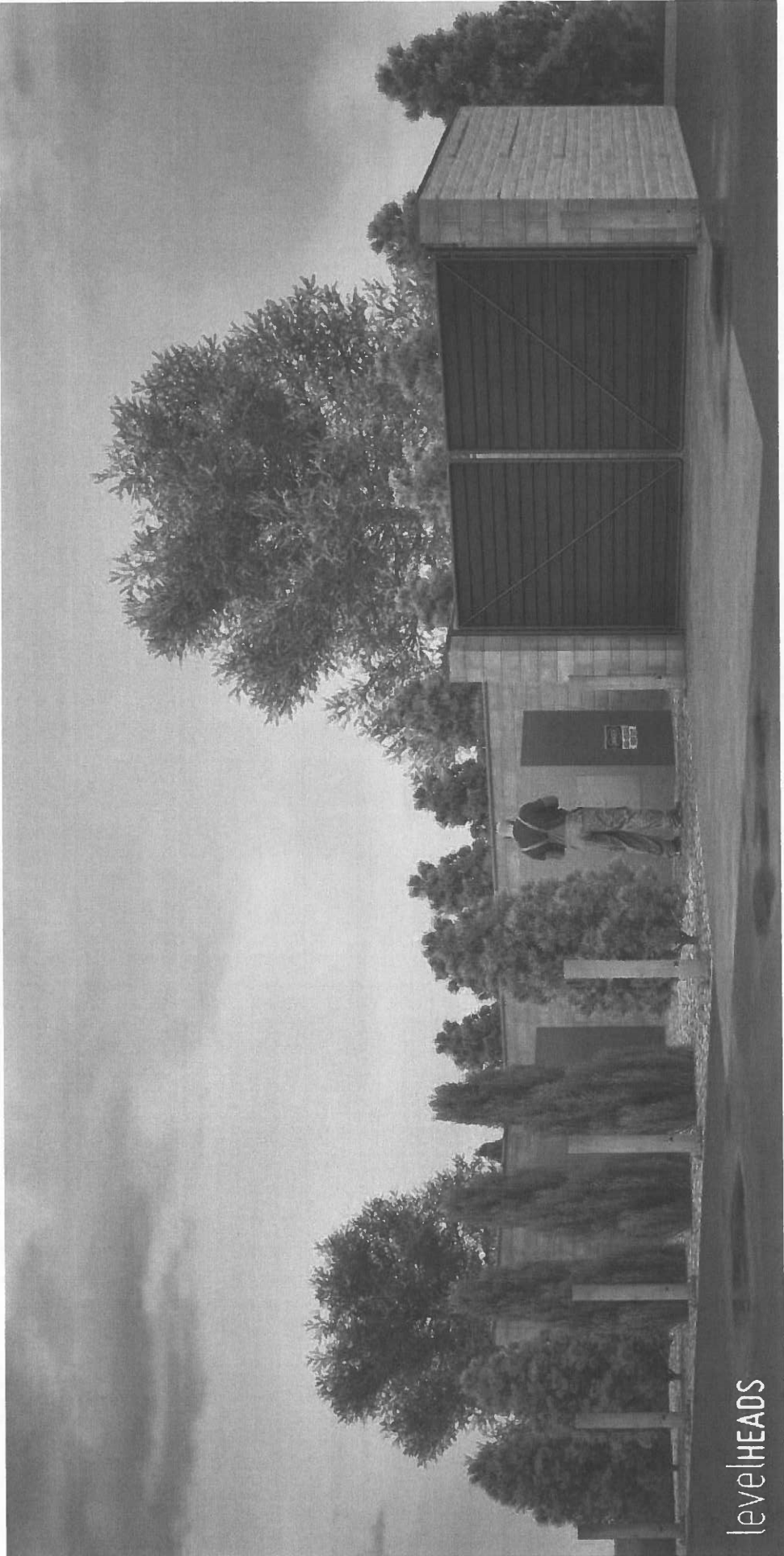




levelHEADS

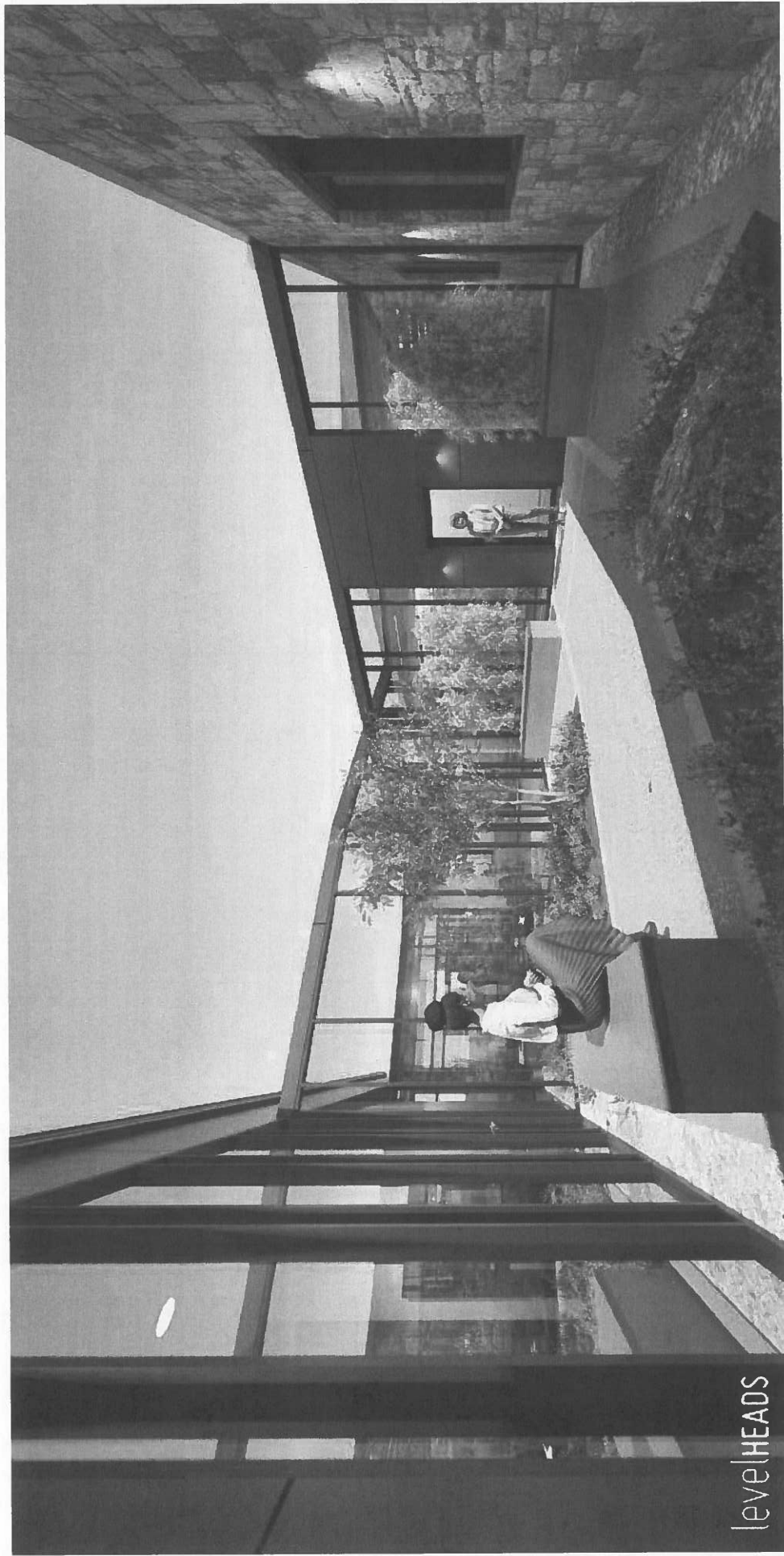


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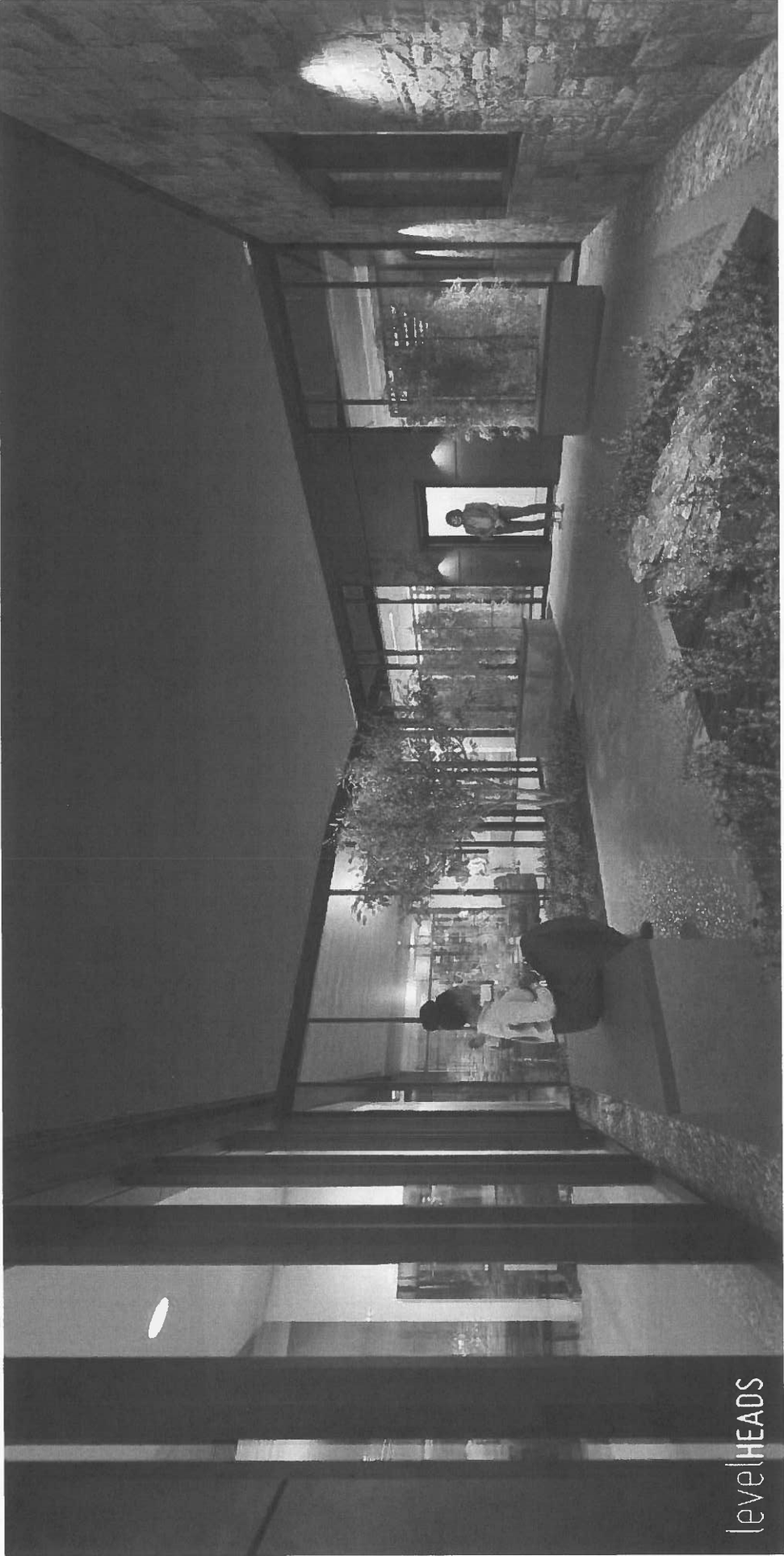


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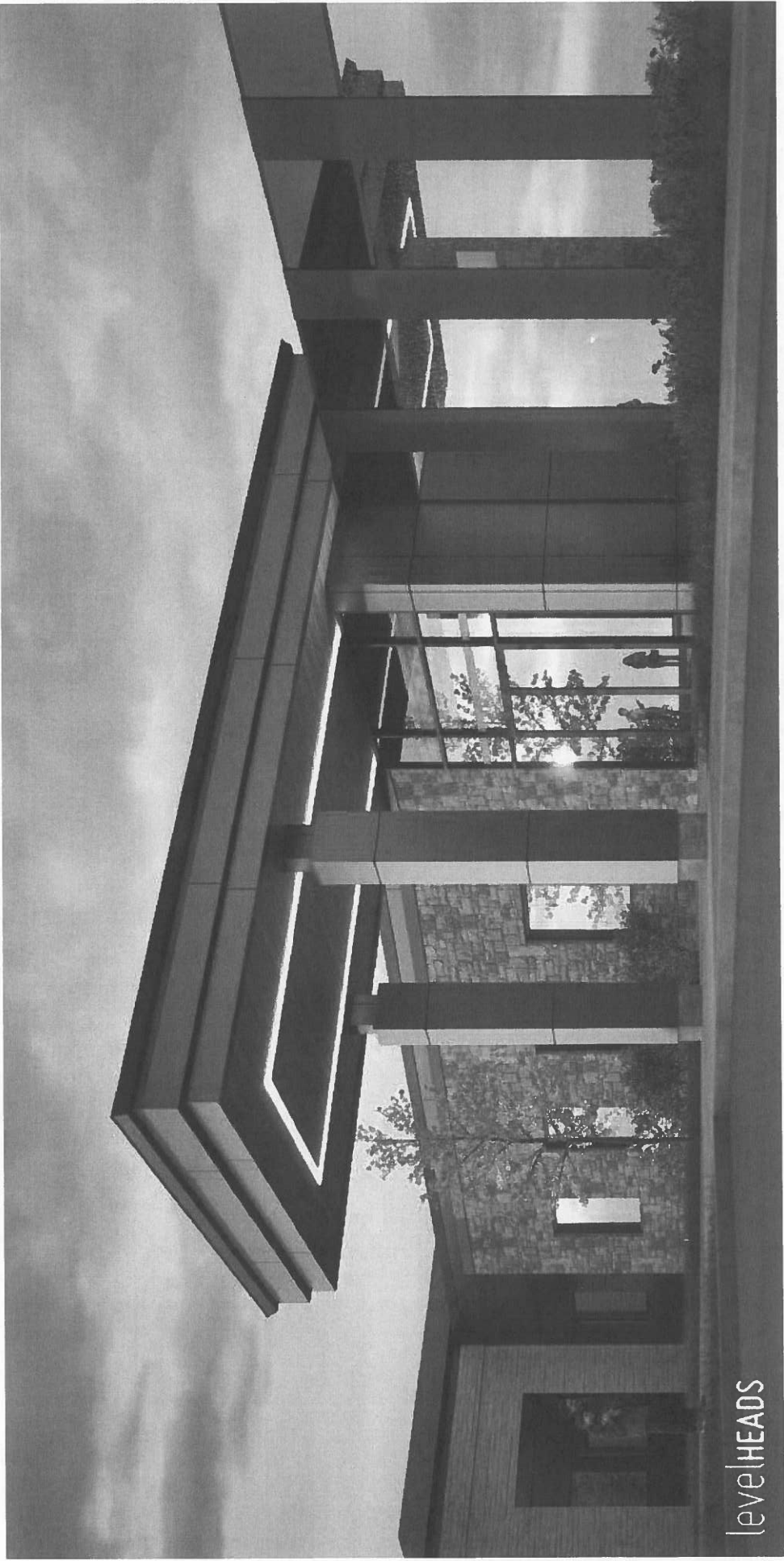




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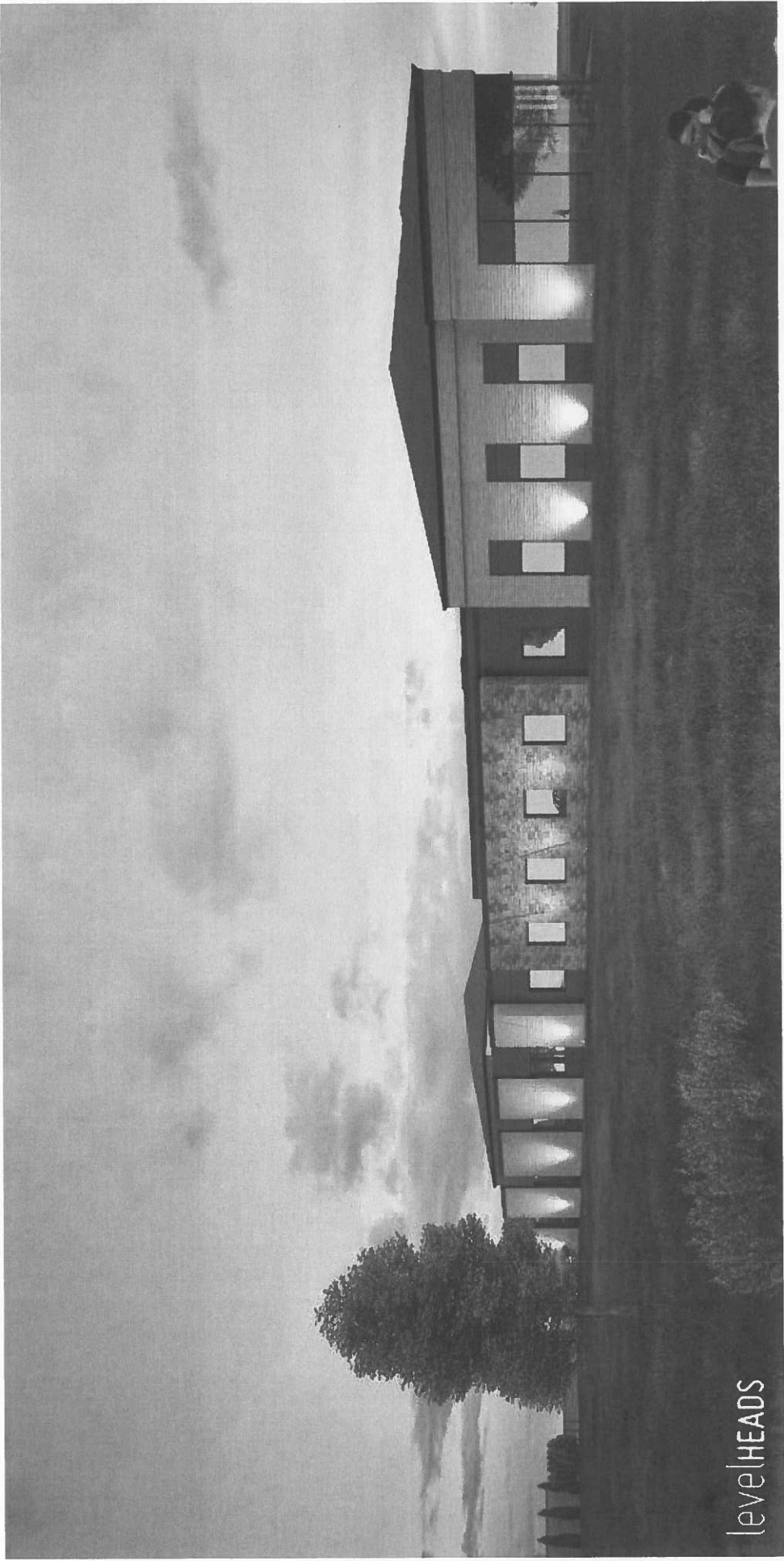
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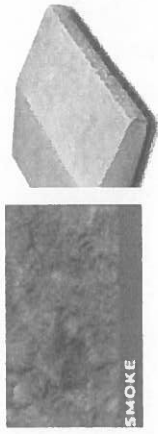




levelHEADS

**Cast Stone Cap -**

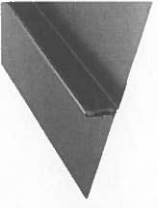
Trash/Gen/Trans Enclosure  
Facebrick - See Below (Glen-Gery)



**ACM Soffit Panel -**  
Alpolic - Timber Series



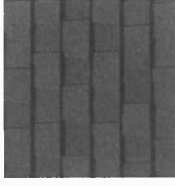
**Metal Roof Panels - DMI - Inter-Lock IL20**  
Matte Black



**Gutters and  
downspouts - Matte**  
Black - 24 gauge - 6"  
K&M Sheet Metal



**Asphalt Shingles - Certainteed**  
Landmark Pro - Moire Black



**Exterior Light Fixtures**

Refer to Electrical Drawings

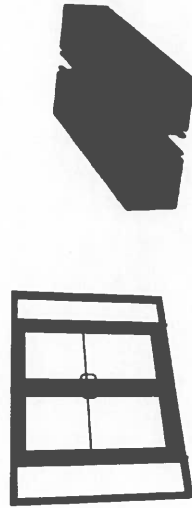


- Light Poles McGraw-Edison - GALN Galleon II - Black
- Light Bollards - Match Community Center
- Wall Security Lights - LSI - Med Commercial Wall

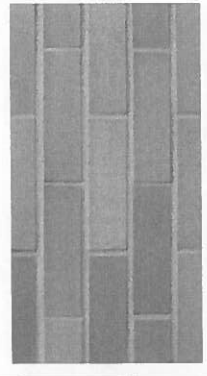


**City Hall Main Entrance Rendering -** Refer to landscape drawings for plantings and electrical for lighting

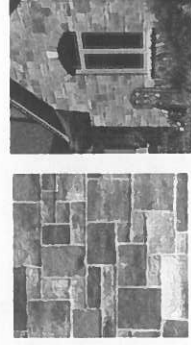
**Aluminum Storefront Systems -** Black Anodized Aluminum -  
Manufacturer TBD



**Standard Facebrick - Glen-Gery**  
Klaycoat - Stone Grey



**Stone Veneer - Shouldice Stone**  
Estate Stone - "Bradford"



**ACM Façade Panels - Alpolic -**  
Black anodized/CTBM - Black

**Black Anodized**  
Pier Color @ Gallery  
& Window Inserts

BLK Black Anodized (Pier-Spoke)

**CTBM Black**  
Field Color &  
Canopy

CTBM Black

**EXTERIOR BUILDING MATERIALS AND FEATURES**

**CITY OF STREETSBORO  
MEMORANDUM**

TO: Planning and Zoning Commission

FROM: Jimmy Hoppel, AICP  
Assistant Planner

DATE: April 3, 2024

RE: Site Plan Review and Conditional Use Permit for Streetsboro City Hall

---

Company: City of Streetsboro  
Address: 9184 State Route 43  
PID: 35-045-00-00-065-000, 35-045-00-00-047-000, and 35-045-00-00-046-000  
Zoning: B (Business)  
Applicant: Anthony Duncan; levelHEADS, Inc.  
Address: 6925 Chadbourne Drive, Valley View, OH 44125  
Property Owner: City of Streetsboro  
Tax Mailing Address: 9184 State Route 43, Streetsboro, OH 44241

---

I have reviewed the plans received between 3/12/24 and 3/29/24 and offer the following comments for the Commission's consideration:

**Proposal:** The applicant is proposing construction of an approximate 14,500 square foot Streetsboro City Hall on the western side of the overall City Center site. The proposed use of a government building is a conditional use in the subject zoning district (B, Business). The proposal includes the construction of the building, sidewalks, parking, landscaping, and other associated site improvements. The stormwater for the site will be handled with unground storage chambers. The proposed exterior materials are primarily a grey stone Facebrick, ACM façade panels, and Shouldice Stone veneer. The roof will be a mixture of black shingles and matte black metal roof panels. All four sides of the building will incorporate architectural details; however, the main entry will be on the east façade facing the future oval at the center of the overall City Center site. The interior of the building will include Council Chambers, administrative offices, meeting spaces, and an interior courtyard. Landscaping will be distributed around the building, with screening landscaping located around the dumpster and generator enclosure as well as the employee parking area.

**Conditional Use Permit**

The proposed use of a government building is a conditionally permitted use in the B, Business zoning district. The applicant, on behalf of the City, has submitted responses to the General Standards for conditional uses. Upon staff review, we concur with the answers expressed by the applicant and believe that the proposed use will meet the conditions and will be a very positive contribution to the neighborhood and the City as a whole. There are not specific conditional use standards for government buildings in the B, Business zoning district.



**Comments:** See below staff's Site Plan Review comments. If additional information, clarification, or plan revisions are needed, the item has been added to the list of recommended conditions of approval, contained in the Recommendation section at the end of this memo.

### **Site Plan Review**

#### **1. General:**

- a. Currently the site involves three parcels that the applicant should combine into one parcel.
- b. The sign location and the entry canopy are not consistent across all plan sheets and should be corrected.
- c. While signage can generally be shown on the plans, a note shall be added to plan sheets to state that all signage is for reference only and will be applied for under a separate application.

#### **2. Architectural:**

- a. The roof top units (RTUs) are visible from grade at some perspectives. Modifications should be made so that RTUs are screened from view.

#### **3. Staff Comments (other City Depts. and County Agencies):**

- a) Police: Comment letter received 3/25/24 included in Commission packet. No comment.
- b) Fire: Comment email dated 4/1/24 included in Commission packet.
- c) Engineering: No comment letter at this time. Any future comments will be provided upon receipt.
- d) Water: Comment letter dated 4/2/24 included in Commission packet.
- e) Portage County Water Resources (PCWR): Comment letter dated 3/26/24 included in Commission packet.

#### **Conditional Use Recommendation:**

Staff recommends that the Planning and Zoning Commission grant **approval** as submitted.

#### **Site Plan Review Recommendation:**

Staff recommends that the Planning and Zoning Commission grant **approval with conditions subject to administrative review** to ensure that the following items have been addressed prior to issuance of a Zoning Certificate:

- a. The applicant/City shall combine parcels 35-045-00-00-065-000, 35-045-00-00-046-000, and 35-045-00-00-047-000;
- b. The applicant shall update plan sheets so that depiction of the sign location and canopy are consistent;
- c. Applicant shall add a note to plan sheets identifying that all signage shown is for reference only and will be applied for separately;
- d. Applicant shall update plans to ensure that RTUs are screened from view from grade from multiple perspectives;
- e. Applicant shall comply with Fire comment letter dated 4/1/24;
- f. Applicant shall comply with future Engineering (GPD) comment letter, if any;
- g. Applicant shall comply with Water Department comment letter dated 4/2/24; and,
- h. Applicant shall comply with PCWR comment letter dated 3/26/24.



**STREETSBORO POLICE DEPARTMENT**

2080 State Route 303  
Streetsboro OH 44241-1707  
[www.streetsboropolice.org](http://www.streetsboropolice.org)

**Patricia J. Wain**  
Chief of Police  
Phone: 330.626.4976  
Fax: 330.626.5239  
[info@streetsboropolice.com](mailto:info@streetsboropolice.com)

To: Planning Department  
From: Chief Patricia Wain  
Date: March 25, 2024  
Re: Streetsboro City Hall

After reviewing the plans for the Streetsboro City Hall, I have no concerns or issues regarding the facility.

Thank you,

*Patricia Wain*

Patricia J. Wain  
Chief of Police



Robert A. Reinholz  
Fire Chief

## STREETSBORO FIRE DEPARTMENT

9184 State Route 43 • Streetsboro, Ohio 44241

330-626-4664

Fax: 330-626-5918

### **FIRE PREVENTION BUREAU SITE PLAN REVIEW**

**PROJECT:** Streetsboro City Hall  
9184 State Route 43

**COMMENTS:**

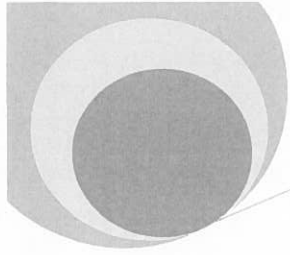
1. Page C-3 of the submitted plan (031124 SPR Submission...) does not show the location of fire hydrants relative to building placement.
2. Recommend moving marked handicap parking space east to the next marked parking space. Keep area near trash, transformer, and generator clear as a fire lane. This is the area that will likely be used for placement of the fire department connection and will need to be kept clear.
3. A fire hydrant shall be placed within 50 ft. of the fire department connection (FDC). Add proposed FDC location to plan.

**REVIEWED:** April 01, 2024

Contact signed Fire Prevention Officer with any questions, comments, or concerns. All tests and inspections shall be scheduled with the Fire Prevention Bureau no less than 24 hours in advance.

*/s/ Kevin S. Grimm*  
Captain Kevin S. Grimm  
Fire Prevention Officer

*Providing the Citizens of Streetsboro with Prompt,  
Courteous, Professional Emergency Service*



## City of Streetsboro

### WATER DEPARTMENT Site Plan Review Report

4/2/2024

**Project: 9184 S.R. 43 Streetsboro City Hall**

**Reviewed By: Thomas Weidele Water Operator 1 / GIS Administrator**

Streetsboro Water Department  
2094 State Route 303  
Streetsboro, Ohio 44241  
Phone: (330) 626-2856  
Email: [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com)

**Site Plan:**  Approved as Submitted  Site Plan Requires Revisions

**#1- Required Revision:** Page C-3 The domestic line and fire line shall be separate taps. The fire line shall be a tapping sleeve and valve. The domestic shall be a tapping saddle with corporation stop. Include in the plan notes descriptions of each. Include in the drawing the location and description of the curb stop and box for the domestic line.

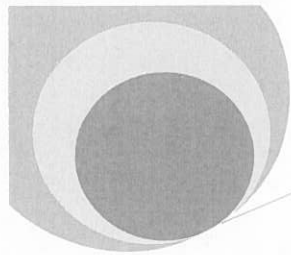
**Reason for Revision:** Streetsboro Rules and Regulations

**#2- Required Language on all site plans:** All service taps shall be from the water main along the frontage of the property within the green space (no service taps shall be placed within the driveway unless otherwise approved in writing by the City Service Director). §102.01 of the Water rules and regulations, Ordinance No. 2005-40, Passed March 28, 2005

**Reason for Revision:** Streetsboro Rules and Regulations

**#3- Required Revision:** In addition to the Site Plan Drawings, the City of Streetsboro Water Department requires a detailed drawing of the proposed interior plumbing at entry point (Utility Room(s)) for Domestic and Fire, and to include: Service and Fire Lines, meters, backflow devices, and pumps with descriptions of each. Submitted to the Water Department at [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com)

**Reason for Revision:** Streetsboro Rules and Regulations



## *City of Streetsboro*

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### **WATER DEPARTMENT Site Plan Review Report**

**Additional Comments:** The City of Streetsboro Water Department requires all Proposed and As-Built drawings be submitted electronically to pass final inspection. Also included in this submission shall be a detailed drawing of the interior plumbing at entry point (Utility Room(s)) for domestic and fire, and to include meters, backflow devices, and pumps with descriptions of each. Electronic submittals should be forwarded to [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com). The City of Streetsboro will not accept CAD files as electronic submission.



**Water Resources Department**

**Board of Commissioners**

**Anthony J Badalamenti, President**  
**Sabrina Christian-Bennett, Vice President**  
**Mike Tinlin, Board Member**

Date: March 26, 2024

To: Angela Fausset  
Streetsboro Planning and Zoning Department

Re: Planning Site Plan Review  
Streetsboro City Hall  
9184 State Route 43

PCWR has preliminary reviewed the above-mentioned project and further coordination with our office is required. Our office will require internal architectural and plumbing plans in addition to the site plans submitted for detailed review. Future project plans should be submitted to PCWR for a detailed plan review and department approval.

The project owner shall complete an Application for Sewer Permit and a Supplemental Commercial-Industrial Application for Sewer Permit for review, approval, and permit. These documents can be found on our website at: [Permits & Rates | Portage County OH \(portagecounty-oh.gov\)](#).

Our office requires all construction work to be inspected. Our Permit/Project Coordinator can be reached at 330-298-2066 to discuss permitting, sanitary sewer connection fees and construction inspection requirements and fees. Electronic plan and permit submissions shall be emailed to [pcwr.permits@portageco.com](mailto:pcwr.permits@portageco.com).

Feel free to contact me with any questions.

Thanks,

A handwritten signature in black ink that reads "Joe Andrassy".

Joe Andrassy  
Project Engineer  
Portage County Water Resources  
Cell: 330-842-3221  
Email: [jandrassy@portageco.com](mailto:jandrassy@portageco.com)



8116 Infirmary Rd. □ Ravenna, OH 44266 □ 330.297.3670 □ 330.297.3689 (fax)

"An Equal Opportunity Employer"

"To provide public water and wastewater services in order to preserve and promote the health and safety of the Portage County Community."

City of Streetsboro

**Planning and Zoning Commission**

April 9, 2024

**TEXT**

**AMENDMENTS**

§1103.03, §1132.02, §1151.32, §1107.05

PROPOSED TEXT AMENDMENTS TO VARIOUS SECTIONS OF THE  
PLANNING AND ZONING CODE



PROPOSED AMENDMENTS TO THE ZONING CODE REGARDING LOCATION REQUIREMENTS FOR 1) LICENSED MARIJUANA DISPENSARIES AND 2) UNLICENSED PURVEYORS OF UNREGULATED PSYCHOACTIVE SUBSTANCES INCLUDING TOBACCO AND CANNABINOID COMPOUNDS.

1. Section 1103.03 (Definitions):

Establish definitions to differentiate between a) conventional drug stores, b) marijuana dispensaries (both medical and recreational) and c) purveyors of unregulated psychoactive substances (i.e., “smoke shops”/”head shops”)

2. Section 1132.02 (Permitted Uses in Business District):

Increase the minimum location separation distance between marijuana dispensaries from 2,000 feet to one mile. (Note: the total number of dispensaries permitted in the City remains at two.)

Establish a 500-foot minimum location separation distance between marijuana dispensaries and schools, churches, public libraries, public playgrounds, and public parks. (Note: this requirement currently exists by reference to Ohio Revised Code §3796.30. This change makes the requirement part of our Code.)

Establish that no more than five (5) purveyors of unregulated psychoactive substances may be permitted in the City.

Establish a 1,000-foot minimum location separation distance between purveyors of unregulated psychoactive substances.

3. Section 1151.32 (Medical Marijuana and Adult Use Cannabis):

Remove requirements that duplicate separation requirements already set forth in Section 1132.02.

Remove requirement that state licensure be proven before issuance of a zoning certificate.

4. Section 1107.05 (Expiration of Zoning Certificate)

Establish that Zoning Certificates for marijuana businesses will expire if no construction or change of use has occurred within 60 days. Once begun, the project must be completed within one year or the Zoning Certificate becomes revocable. (Note: for all other uses, these expiration/revocation dates are one year and two years, respectively. This amendment is designed to discourage speculation in marijuana business regulatory approvals.)

## 1103.02 SPECIFIC MEANINGS

Add the following new definitions:

“Prescription drugs sold at retail” means an establishment licensed under Chapter 4729 of the Ohio Revised Code, which sells or distributes prescription drugs under the supervision of a licensed pharmacist who is in full and actual charge of the pharmacy.

“Non-prescription drugs sold at retail” means an establishment which, as its principal use, sells or distributes tobacco or nicotine products for human ingestion or inhalation in any manner, including aerosol or vapor products, as well as other unregulated psychoactive substances including cannabinoid compounds or derivatives of any nature, and associated drug paraphernalia as defined in R.C. §2925.14, but does not include marijuana dispensaries or establishments defined as prescription drugs sold at retail.

“Marijuana dispensary” means an establishment licensed as a medical marijuana dispensary under Chapter 3796 of the Revised Code or as an adult use dispensary under Chapter 3780 of the Revised Code. A single facility licensed and operating under both chapters will be deemed a single marijuana dispensary.

## 1132.02 USES

### (a) Principal Uses.

(1) Establishments engaged primarily in retail sales, such as:

- A. Food;
- B. Prescription drugs sold at retail (excluding ~~medical marijuana and adult use cannabis~~ dispensaries);
- C. Book and stationery store;
- D. Apparel store;
- E. Florist shop;
- F. Antique store;
- G. Sporting goods store;
- H. Jewelry store;
- I. Optical goods store;
- J. Furniture, home furnishings and office equipment and office supply store;
- K. Beverage, including liquor;
- L. Restaurant, including drive-thru facilities;
- M. Mortuary;
- N. Monument sales and display;
- O. Drive-thru commercial facilities, i.e. beverage;
- P. Silk-screening;
- Q. Sale of swimming pools and accessories;
- R. Graphic and printing stores;
- S. Videos, sales and repairs;
- T. Sale of pets and pet supplies;
- U. Carpet store;
- V. Collectibles store;

- W. Ceramic and ceramic supplies;
- X. Private mailbox stores; and
- Y. Technical sales and supply.
- Z. ~~Medical m~~Medical Marijuana and adult use cannabis dispensaries, subject to all the following:

1. No more than a total of two (2) ~~medical marijuana and/or adult use cannabis~~ dispensaries shall be located in the City, regardless of the use district(s) in which they are located.
2. No ~~medical-marijuana or adult use cannabis~~ dispensary shall be located within ~~2,000 feet~~ one mile of the boundaries of a parcel of real estate having situated on it another ~~medical-marijuana or adult use cannabis~~ dispensary.
3. No marijuana dispensary shall be located within 500 feet of the boundaries of a parcel of real estate having situated on it a school, church, public library, public playground, or public park.

AA. Non-prescription drugs sold at retail, subject to the following:

1. No more than a total of five (5) such establishments shall be located in the City, regardless of the use districts in which they are located.
2. No such establishment shall be located within 1,000 feet of the boundaries of a parcel of real estate having situated on it another establishment whose principal use is non-prescription drugs sold at retail.

- (2) Establishments engaged primarily in the fields of finance, insurance and real estate:
- A. Bank, including drive-thru;
  - B. Credit agency other than banks;
  - C. Investment firm and companies, and
  - D. Real estate and insurance companies.

- (3) Establishments engaged in providing a variety of services to individuals and business establishments, such as:

- A. Personal services such as barber and beauty shops, salons as defined in Ohio R.C. 4713.01 including licensed massage, tanning and other personal services as authorized under Ohio R.C. 4713.42, when clearly an accessory use to the foregoing principal uses, shoe repair shops, laundries and dry cleaning;
- B. Miscellaneous business services such as advertising, news syndicates and employment services;
- C. Medical and dental office buildings and out-patient clinics;
- D. Engineering and architectural services;
- E. Legal services;
- F. Accounting, auditing and bookkeeping services;
- G. Libraries and museums;
- H. Private indoor recreation facilities including bowling alleys, tennis clubs and racquetball courts and similar indoor recreational facilities;
- I. Printing, blueprinting, newspaper printing, telegraph services,
- J. Indoor movie establishments and theatrical playhouses.

K. Motor Vehicle Rental Agency. A motor vehicle rental agency may be permitted subject to the following:

1. Principal use. Motor vehicle rental shall be permitted only where motor vehicle rental agency is permitted as a principal use. Motor vehicle rental agencies shall only be established on properties zoned B, Business District or C-3, Highway Interchange Commercial District.
2. Cleaning. Rental motor vehicle cleaning is limited to the vacuuming of the interior and hand washing of the exterior and interior of the vehicle. Vehicle cleaning is permitted only in an enclosed vehicular preparation area and shall not be open to the public.
3. Principal Structure required. The minimum size of all motor vehicle rental sales offices shall be two thousand (2,000) square feet. No mobile home, recreational vehicle, or other vehicle shall be used as sales offices, storage space or for sleeping purposes.
4. Separation. No motor vehicle rental agency shall be located within two thousand (2,000) feet of the boundaries of a parcel of real estate having situated on it another motor vehicle rental agency.
5. Parts prohibited. The exterior display or storage of motor vehicle parts is prohibited.
6. Sales prohibited. No rental motor vehicles shall be sold or held for sale.
7. Operable, dismantled or damaged vehicles. There shall not be an inoperable, dismantled or damaged motor vehicles outside of the building on the site at any time. All motor vehicles for rental shall be maintained in running condition and the storage of motor vehicles on the site without current registration is prohibited.
8. Outdoor storage/display.
  - a. Motor vehicles kept on the site for rental purposes are not considered to be outside storage.
  - b. A motor vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.
  - c. No motor vehicles shall be displayed on top of a building or in any way displayed above grade (i.e., raised in any way).
9. Noise. The use of loud speakers or other exterior amplification devices that are audible from the exterior of the site shall be prohibited.
10. Entrances and exits. The number, configuration and width of all points of entrance and exit to the site shall be in accordance with Section 1155.03(d) of the Zoning Ordinance and addressed as part of Site Plan or Site Plan Amendment Review as may be applicable.
11. Parking.
  - a. Driveways, parking lots and loading/unloading areas shall be paved with an approved concrete or asphalt/concrete surface.
  - b. Adequate access and egress with appropriate turning radii to the site shall be provided as well as adequate queuing and turnaround space on the site so that at no time is street traffic disrupted or blocked by vehicles entering or leaving the site or maneuvering to park on the site.
  - c. All surfaces shall be maintained in sound condition free of pot holes, weeds and other vegetation, dust, trash, and debris.

12. Enclosed building. All rental motor vehicle maintenance services shall be conducted within an enclosed building.

13. Fueling stations. Neither gasoline or fuel for rental or non-rental vehicles shall be kept, sold or dispensed on the site.

14. Lighting. All lighting shall be designed and installed to prevent glare or excessive light spillover onto adjacent properties or rights-of-way. Security lighting shall be directed toward the building, rather than the area around it. A photometric plan shall be provided in order to verify conformance with this requirement.

15. Landscaping. A landscaped buffer not less than six (6) feet in width shall be provided adjacent to the right-of-way for which the site has frontage as approved by the Planning and Zoning Commission.

(b) Conditional Uses: The Planning and Zoning Commission may issue conditional zoning certificates for uses listed herein subject to the requirements of Chapter 1153:

- (1) Nonprofit, professional, charitable and labor organizations;
- (2) Private technical schools;
- (3) Governmental owned and/or operated buildings;
- (4) Quasi-public, institutionally or organizationally owned and/or operated indoor recreational, institutional and meeting facilities;
- (5) Public utility service and pertinent structures including utility substations and transformers, but excluding office buildings and storage and distribution facilities;
- (6) Massage establishments (as a principal use, or as an accessory use not clearly incidental to the principal use on the premises);
- (7) Drive-through and self-service car washes open to the public (as a principal use or as an accessory use), subject to Section 1153.22, in addition to all other applicable requirements for conditional uses;
- (8) Radio and television broadcasting station, not including transmission towers;
- (9) Veterinarian hospital or clinic;
- (10) Institutions for higher education;
- (11) Institutions for human medical care, hospitals, sanitariums, nursing homes, assisted living facilities, independent senior living facilities, child day care centers, and philanthropic institutions;
- (12) Self-defense, not including pistol and rifle ranges;
- (13) Party centers;
- (14) Repair services for machinery and equipment, including repair garage and specialty establishments such as motor, body and fender, radiator, motor tune-ups, muffler shops, tire repairing and sales, and

(15) Gasoline service stations.

(c) Accessory Uses:

- (1) Accessory buildings and uses clearly incidental to the principal uses on the premises.
- (2) Signs as regulated by Chapter 1159.

**1151.32 MEDICAL MARIJUANA AND ADULT USE CANNABIS.**

(a) The following uses are expressly not permitted as principal, accessory or conditionally permitted uses in any use district:

- (1) Medical marijuana cultivator,
- (2) Medical marijuana processor,
- (3) Medical marijuana testing laboratory,
- (4) Adult use cannabis cultivator,
- (5) Adult use cannabis processor,
- (6) Adult use cannabis testing laboratory.

~~(b) In any location where medical marijuana or adult use cannabis retail dispensaries are permitted, the numerical limitations and separation requirements contained in Section 1132.02(a)(1)(Z) of these Ordinances and Section 3796.30 of the Revised Code shall apply.~~

~~(e)~~(b) Prior to receiving a zoning certificate authorizing the establishment of a medical marijuana or adult use cannabis retail dispensary, an applicant for said certificate shall provide, in addition to the standard application materials:

~~(1) Verification of active state license or certificate of operation.~~

~~(2) Verification of compliance with the physical separation requirements contained in Section 3796.30 of the Revised Code 1132.02(a)(1)(Z) of these Ordinances.~~

~~(3) In the case of a medical marijuana retail dispensary:~~

~~A. A copy of the operator's application for certificate of operation containing the representations referenced in Section 3796:6-3-01(A)(1) of the Ohio Administrative Code, and~~

~~B. A copy of the operator's operations and management practices plan approved by the state board of pharmacy.~~

**1107.05 EXPIRATION OF THE CERTIFICATE.**

(a) The zoning certificate shall become void if no construction has begun or use changed within one year of the date of issuance of the certificate.

(b) If the project in the zoning certificate application has not been completed within two years of the date of issuance, the certificate shall be revoked by the ~~Zoning Inspector~~ Planning Director, and written notice shall be given to the persons affected, with notice that further work, described on the cancelled certificate shall not proceed unless and until a new zoning certificate has been obtained.

(c) Notwithstanding and as an exception to subsections (a) and (b) above, in the case of a zoning certificate issued for a use licensed under Chapters 3780 or 3796 of the Ohio Revised

Code, the zoning certificate shall become void if no construction has begun or use changed within sixty (60) days after issuance of the zoning certificate, and if the project in the zoning certificate application has not been completed within one year of the date of issuance, the certificate shall be revoked by the Planning Director, and written notice shall be given to the persons affected, with notice that further work, described on the cancelled certificate shall not proceed unless and until a new zoning certificate has been obtained.