

City of Streetsboro  
**Planning and Zoning Commission**



## **AGENDA**

Regular Meeting  
July 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**  
March 12, 2024, April 9, 2024, June 11, 2024
- 5. Old Business**
- 6. Sign Review Chapter 1159**
- 7. New Business:**
  - a. Text Amendments  
Proposed amendments to various sections within the Planning and Zoning Code regarding short term rental regulations
  - b. Sign Code Update Discussion
  - c. Planning and Zoning Commission Member Training Workshop
- 8. Reports, Communications, and Correspondence:**

Administratively approved signs

9280 JEFFERSON ST	Aurora Material Solutions	(1) planter reface and (1) wall sign
9288 MARKET SQUARE DR	Smokerz Station	(1) wall sign
9169 ST RT 14	El Campesino	(1) planter sign reface
9857 ELLIMAN RD	Woodside Lake Park	(1) planter sign reface
9760 ST RT 14	Valley Smoke Shop	(1) wall sign
9315 ST RT 14	Max Tobacco & Vape	(1) wall sign
- 9. Citizens' Comments**
- 10. Commission Member Comments:**

The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, August 13, 2024 at 7 p.m. in City Council Chambers, 555 Frost Rd., Streetsboro, Ohio 44241.
- 11. Adjournment**

# STREETSBORO PLANNING AND ZONING COMMISSION

MINUTES

March 12, 2024

*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 Planning and Zoning Commission regularly scheduled meeting was called to order on March 12, 2024 at 7:06 p.m. by the Chairperson in Council Chambers at 555 Frost Rd.

**PLEDGE OF ALLEGIANCE** and **INVOCATION** led by Mr. Pavlick.

**ROLL CALL:** 6 Commission members present including: Deb Covert, Ron Good, Ted Hurd, Jerome Pavlick, and Brian Salyer. 1 Commission member absent: Curt Gallo.

Also in attendance: Planning and Zoning Director John H. Cieszkowski, Jr., Law Director Paul A. Janis, and Clerk Angella Fausset.

## NEW BUSINESS:

**A. 9459 State Route 14** Holiday Inn Express **APPLICATION #SPA24-1**

*Façade modifications to existing hotel*

Rahul Patel, owner of the hotel presented the application to the Commission. The Holiday Inn Express underwent an exterior paint change without prior approval from the Planning Commission. The building's color was changed from tan and brown to dark gray and light gray. The paint change was noted by city staff, making this application a retroactive request for approval. Staff recommended approval with no issues. Commission members asked about additional renovations inside the building, which were confirmed to be ongoing.

## MOTION

**Ms. Covert:** I hereby move on this 12th day of March 2024, that the Streetsboro Planning and Zoning Commission approve application #SPA24-1, a Site Plan Amendment for a façade change to the existing building at Holiday Inn Express 9459 State Route 14, Streetsboro, Ohio Parcel #35-043-00-00-003-002. Per the site plans received on January 18, 2024. 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. Good.

Roll Call Vote:	Ms. Covert:	Yes	Mr. Gallo:	(absent)	Mr. Good:	Yes
	Mr. Hurd:	Yes	Mr. Salyer:	yes	Mr. Pavlick:	Yes

**Motion carried.** (Yes: 6 – No: 0)

**B. 9156 State Route 14** Wildflowers **APPLICATION #SPA24-3**

*Building expansion, façade modifications, and site improvements to proposed medical/adult use marijuana dispensary*

Steve Cicaretto, architect, with Claire Hobson, ownership representative, presented the application to the Commission. The application involved the expansion and exterior modification of a former leather store to establish a medical and adult-use marijuana dispensary. The building would be expanded from 1,900 square feet to 2,500 square feet with significant modifications to the outside of the building to include new siding, a canopy, enhanced landscaping and site improvements. The project will be reducing impervious surfaces, relocating the dumpster, and addressing stormwater management despite existing infrastructure constraints. A right-turn-only exit was discussed to ensure safe traffic flow, considering the future removal of the slip street. The project complies with the regulations for the maximum number of dispensaries and minimum separation distance requirements. Staff recommended approval with conditions, and the applicant acknowledged receipt of the memo containing the conditions.

## MOTION

**Ms. Covert:** I hereby move on this 12th day of March 2024, that the Streetsboro Planning and Zoning Commission approve application #SPA24-3, a Site Plan Amendment to the existing building for façade

changes, building expansion, and related site improvements for a proposed medical/adult use marijuana dispensary Wildflowers 9459 State Route 14, Streetsboro, Ohio Parcel #35-045-00-00-058-000.

Per the site plans received on 2/13/24, 2/14/24, and 3/4/24. Subject to administrative review and approval of conditions attached hereto as noted in the Assistant Planner’s memo dated March 6, 2024. 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. Salyer.

Roll Call Vote:	Ms. Covert: Yes	Mr. Gallo: (absent)	Mr. Good: Yes
	Mr. Hurd: Yes	Mr. Salyer: yes	Mr. Pavlick: Yes

**Motion carried.** (Yes: 6 – No: 0)

**C. Appointment of a representative to the Community Reinvestment Area Housing Council**

The CRA Housing Council, as established by the ordinance, must include one member appointed by the Planning Commission. Marty, the former member, is no longer part of the commission, necessitating a new appointee. The Housing Council meets once a year.

**MOTION**

**Mr. Salyer made the motion to appoint Mr. Hurd to serve as the Planning Commission representative on the Community Reinvestment Area Housing Council, term ending December 31, 2025.**

Motion seconded by Mr. Good.

After a voice vote, motion passed unanimously.

**REPORTS, COMMUNICATIONS, AND CORRESPONDENCE:**

John Cieszkowski reported to the commission the administratively approved signs since the last meeting:

- University Hospital Urgent Care | 9449 St Rt 14 | (1) planter sign and (2) wall signs
- The Valley Smoke Shop | 9760 St Rt 14 | (1) wall sign
- Smokaholics | 9366 Market Square Dr | (1) wall sign and (1) multi-tenant panel
- Well Now | 9300 St Rt 14 | (1) planter sign reface
- Pet Supplies Plus | 1262 St Rt 303 | (1) wall sign and (3) multi-tenant panels
- Crumbl Cookie | 1274 St Rt 303 | (1) wall sign and (1) multi-tenant panel
- LayerZero | 10030 Philipp Pkwy | (1) planter sign reface and (2) directional signs
- Integrity Stainless | 3000 Crane Center | (1) wall sign
- A council work session is scheduled to discuss the master plan update on April 2nd at 6 p.m. and it will be open to the public.
- A training session for the Planning and Zoning Commission members will be scheduled for later this year

**COMMISSION MEMBER COMMENTS:**

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

**ADJOURNMENT:** On motion of Ms. Covert and Mr. Good seconded, by voice vote the meeting adjourned at 7:44 p.m.

**ATTEST:**

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Angella M. Fausset  
Clerk

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Jerome Pavlick  
Chairperson