

City of Streetsboro  
**Planning and Zoning Commission**



## **AGENDA**

Regular Meeting  
August 13, 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**  
April 9, 2024, June 11, 2024, July 9, 2024
- 5. Old Business**
- 6. Sign Review Chapter 1159**
- 7. New Business:**
  - a. Site Plan Amendment  
Kelley's Cabins and Outdoors | 1505 State Route 303  
Proposed outdoor display and sales area at Old Streetsboro Plaza
  - b. Site Plan Amendment  
Wildflowers Dispensary | 9156 State Route 14  
Façade modifications
- 8. Reports, Communications, and Correspondence:**  
Administratively approved signs  
9168 ST RT 14      Baskin Robbins/Dunkin      (1) wall, (1) directional
- 9. Citizens' Comments**
- 10. Commission Member Comments:**  
The next regularly scheduled Planning and Zoning Commission meeting will be held on Tuesday, September 10, 2024 at 7 p.m. in City Council Chambers, 555 Frost Rd., Streetsboro, Ohio 44241.
- 11. Adjournment**

August 13, 2024

#SPA24-14

**KELLEY'S**

**CABINS**

1505 ST. RT. 303

SITE PLAN AMENDMENT FOR A PROPOSED OUTDOOR DISPLAY  
AND SALES AREA AT OLD STREETSBORO PLAZA

This is a document that will outline my business summary

- The name of the business will be called “Kelley’s cabins and outdoors!”
- I have partnered with an Amish builder who has 14 years of business experience
- We will together, provide quality outdoors storage buildings to the community
- The inventory will be displayed and rotated when a customer buys a specific building
- The building that was purchased will be replaced with a new building
- This cycling of inventory will be spaced out according to delivery schedules
- The 2 story display model will be the only structure that is permanent or until it is offered for sale by the company
- Customers will enjoy the selection and quality of these portable storage buildings
- This will be a family owned business as I plan to stay in this location and pass this down to my son when I retire
- I personally have 5 years of experience selling these buildings and have had customers travel from all over the Eastern United States to view and purchase 2 story cabins
- This location will entice people from all of the surrounding cities and states to come to Streetsboro to view our 2 story display model
- Improvements to the asphalt are going to take place prior to inventory
- The 2 story display model is located in the first photo of the building pictures.
- Regular building heights are 11’ and the 2 story display would be 16’

*Streetsboro Plaza Equities Ltd.*  
3439 West Brainard Road, Suite 260  
Woodmere, Ohio 44122-4273  
Phone: (216) 831-9110  
FAX: (216) 292-7529

June 27, 2024

City of Streetsboro  
555 Frost Road  
Suite 100  
Streetsboro, OH 44241

To Whom it May Concern:

The Owner of Streetsboro Plaza approves of Mr. Kelly's plan of selling prefabricated storage buildings and cabinets at the Plaza as shown on his attached plan.

Respectfully,



Ronnie M. Kertesz

President

Streetsboro Plaza Equities

Know all Men by these Presents:

That State Title Company

a Corporation incorporated under the laws of the State of Ohio, the Grantor, who claim title by or through instrument, recorded in Volume, Page, County Recorder's Office, for divers good causes and considerations therein moving, and especially for the sum of Ten and No/100

Dollars, (\$ 10.00 )

received to its full satisfaction of Carl P. Summers

the Grantee.

whose TAX MAILING ADDRESS will be Summers Construction Corp New Market Mall Painesville, Ohio 44077

has given, granted, remised, released and forever quit-claimed, and does by these presents absolutely give, grant, remite, release and forever quit-claim unto the said Grantee, his heirs and assigns forever, all such right and title as it, the said Grantor, has or ought to have in and to the following described piece or parcel of land, situated in the City of Streetsboro

County of Portage, and State of Ohio and known as being part of Block "A" in Smithfield Estates of part of Original Streetsboro Township Lot No. 46, as shown by the recorded plat in Volume 13 Page 31 of Portage County Map Records and is further bounded and described as follows:

Beginning at a point in the westerly line of Mount Vernon Drive (50 feet wide) at the northeast corner of said Block "A" said point also being the southeast corner of Block "B" in said Smithfield Estates and the place of beginning of lands herein described:

- Course 1: Thence South 0° 34' 30" West along the westerly line of said Mount Vernon Drive, 741.62 feet to a curved turnout between said Mount Vernon Drive and State Route 303 (66 feet wide);
Course 2: Thence along the arc of said curved turnout deflecting to the right, 39.84 feet to a point in the northerly line of said State Route 303, said curved turnout having a radius of 25.00 feet and a chord which bears South 46° 13' 52.5 West, 35.76 feet;
Course 3: Thence North 88° 06' 45" West along the Northerly line of said State Route 303, 882.52 feet to the southeast corner of a parcel of land conveyed to Phillips Marketing Service, be deed dated June 1, 1964, and recorded in Volume 761, Page 562 of Portage County Deed Records;
Course 4: Thence North 0° 34' 30" East along the easterly line of lands so conveyed to Phillips Marketing Service, 150.00 feet to the Northeast corner thereof;
Course 5: Thence North 88° 06' 45" West parallel with the northerly line of said State Route 303, 50.00 feet to a point in the westerly line of said Block "A";
Course 6: Thence North 0° 34' 30" East along the westerly line of said Block "A" 523.36 feet to a point in the Southerly line of Parcel 2 of the vacating of part of Gerald Drive and the resubdivision of part of Brugman subdivision and re-platting of parts of Blocks "A" and "B" of Smithfield Estates as shown by the recorded plat in Volume 17, Page 48 of Portage County Deed Records;
Course 7: Thence South 89° 25' 30" East, along the southerly line of said parcel 2, 27.42 feet to the southeast corner thereof;
Course 8: Thence North 0° 34' 30" East, along the easterly line of said parcel 2, 93.22 feet to a point in the northerly line of said Block "A";
Course 9: Thence South 88° 06' 45" East along the northerly line of said Block "A", 930.68 feet to the place of beginning and containing 16.6360 Acres of land, as surveyed by Charles J. Neff, Registered Surveyor No. 4546. Be the same more or less but subject to all legal highways.

Sublot 2: Situated in the City of Streetsboro, County of Portage, State of Ohio and known as being part of Block "B" in Smithfield Estates of part of Original Streetsboro Township, Lot No. 46, as shown by the recorded plat in Volume 13, Page 31 of Portage County Map Records and is further bounded and described as follows:

CONTINUED ON EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.....

BERKS TITLE AGENCY INC.

37207

18F0976 24E0347

EXHIBIT "A"

Sublot 2 (continued)

Beginning at a point in the westerly line of Mount Vernon Drive (50 feet wide) at the Southeast corner of said Block "B" said point also being the northeast corner of Block "A" in said Smithfield Estates and the place of beginning of the lands herein described;

- Course 1: Thence North 88° 06' 45" West along the southerly line of said Block "B" 930.68 feet to a point in the easterly line of Parcel 2 of the vacating of part of Gerald Drive and the resubdivision of part of Brugman Subdivision and re-platting of parts of Blocks "A" and "B" of Smithfield Estates as shown by the recorded plat in Volume 17, Page 48 of Portage County Map Records;
- Course 2: Thence North 0° 34' 30" East along the easterly line of said Parcel 2 and the easterly line of Parcel 1 in said vacation and resubdivision 199.78 feet to a point in the southerly line of Russell Drive (50 feet wide);
- Course 3: Thence South 89° 25' 30" East along the Southerly line of said Russell Drive, 875.42 feet to a curved turnout between said Russell Drive and said Mount Vernon Drive;
- Course 4: Thence along the arc of said curved turnout deflecting to the right, 39.27 feet to a point of reverse curvature in the westerly line of said Mount Vernon Drive, said curved turnout having a radius of 25.00 feet and a chord which bears South 44° 25' 30" East, 35.36 feet;
- Course 5: Thence along the arc of a curve deflecting to the left, 107.16 feet to a point of reverse curvature, said curve having a radius of 352.92 feet and a chord which bears South 8° 07' 24" East, 106.74 feet;
- Course 6: Thence along the arc of a curve deflecting to the right, 91.98 feet to the place of beginning. Said curve having a radius of 302.92 feet and a chord which bears South 8° 07' 24" East, 91.62 feet. Said Sublot contains 4.4050 Acres of land, as surveyed by Charles J. Neff, Registered Surveyor No. 4546. Be the same more or less, but subject to all legal highways.

Sublot 3:

Situated in the City of Streetsboro, County of Portage, State of Ohio, and known as being Parcels 2, 3, 4, and 5 in the vacating of part of Gerald Drive and the resubdivision of part of Brugman Subdivision and re-platting of parts of Blocks "A" and "B" of Smithfield Estates as shown by the recorded plat in Volume 17, Page 48 of Portage County Map Records and is further bounded and described as follows:

Beginning at a point in the westerly line of Mount Vernon Drive (50 feet wide) at the northeast corner of Block "A" in Smithfield Estates as shown by the recorded Plat in Volume 13, Page 31 of Portage County Map Records. Thence North 88° 06' 45" West, along the northerly line of said Block "A" 930.68 feet to a point in the easterly line of said parcel 2. Said point also being the principal place of beginning of the lands herein described;

- Course 1: Thence South 0° 34' 30" West along the easterly line of said parcel 2, 93.22 feet to the southeast corner thereof;
- Course 2: Thence North 89° 25' 30" West along the southerly line of said parcel 2, 27.42 feet to a point in the westerly line of said Block "A";
- Course 3: Thence South 0° 34' 30" West, along the westerly line of said Block "A", 226.36 feet to the northeast corner of a parcel of land conveyed to the Portage County Commissioners, by deed dated August 6, 1962 and recorded in Volume 739, Page 482 of Portage County Records;
- Course 4: Thence North 88° 06' 45" West along the northerly line of land so conveyed to the Portage County Commissioners, 200.00 feet to the Northwest corner thereof;
- Course 5: Thence South 0° 34' 30" West along the westerly line of land so conveyed to the Portage County Commissioners, 7.49 feet to the northerly line of a parcel of land conveyed to R. and L. Brugman by deed dated June 8, 1961 and recorded in Volume 725, Page 61 of Portage County Deed Records;
- Course 6: Thence North 88° 41' 58" West along the Northerly line of land so conveyed to R. and L. Brugman, 345.39 feet to the Southeast corner of a parcel of land conveyed to the Streetsboro Local School District by deed dated December 10, 1957 and recorded in Volume 668, Page 3 of Portage County Deed Records;
- Course 7: Thence North 0° 25' 42" East along the easterly line of land so conveyed to the Streetsboro Local School District, 517.89 feet to the Southwest corner of Russell Court;
- Course 8: Thence South 89° 25' 30" East along the southerly line of said Russell Court and the South Line of Russell Drive (50 feet wide) 447.61 feet to the northwest corner of Parcel 1 in said vacation and resubdivision;

402207

138E0976 REC0348

EXHIBIT "A"  
Page Two

- Course 9: Thence South 0° 34' 30" West, along the westerly line of said Parcel 1, 191.50 feet to the southwest corner thereof;
- Course 10: Thence South 89° 25' 30" East, along the southerly line of said Parcel 1, 126.50 feet to the southeast corner thereof;
- Course 11: Thence South 0° 34' 30" West, 0.28 feet to the principal place of beginning and containing 6.1337 acres of land, as surveyed by Charles J. Neff, Registered Surveyor No. 4546. Be the same more or less, but subject to all legal highways.

2 of 2

3-3-80

APPROVED  
PORTAGE COUNTY ENGINEER  
NO PLAT REQUIRED

By James Brown  
Ass't. for the Draftsman

ST 46 (P6266)

Pct #1

16.641

out of

17.218928

Bal 10.55

Pct #2

4.41

out of

10.55

Bal

6.14

Pct #3

O. K. MAP DEPT.

03-3-80 JJB

ST 46 S/2 - A -

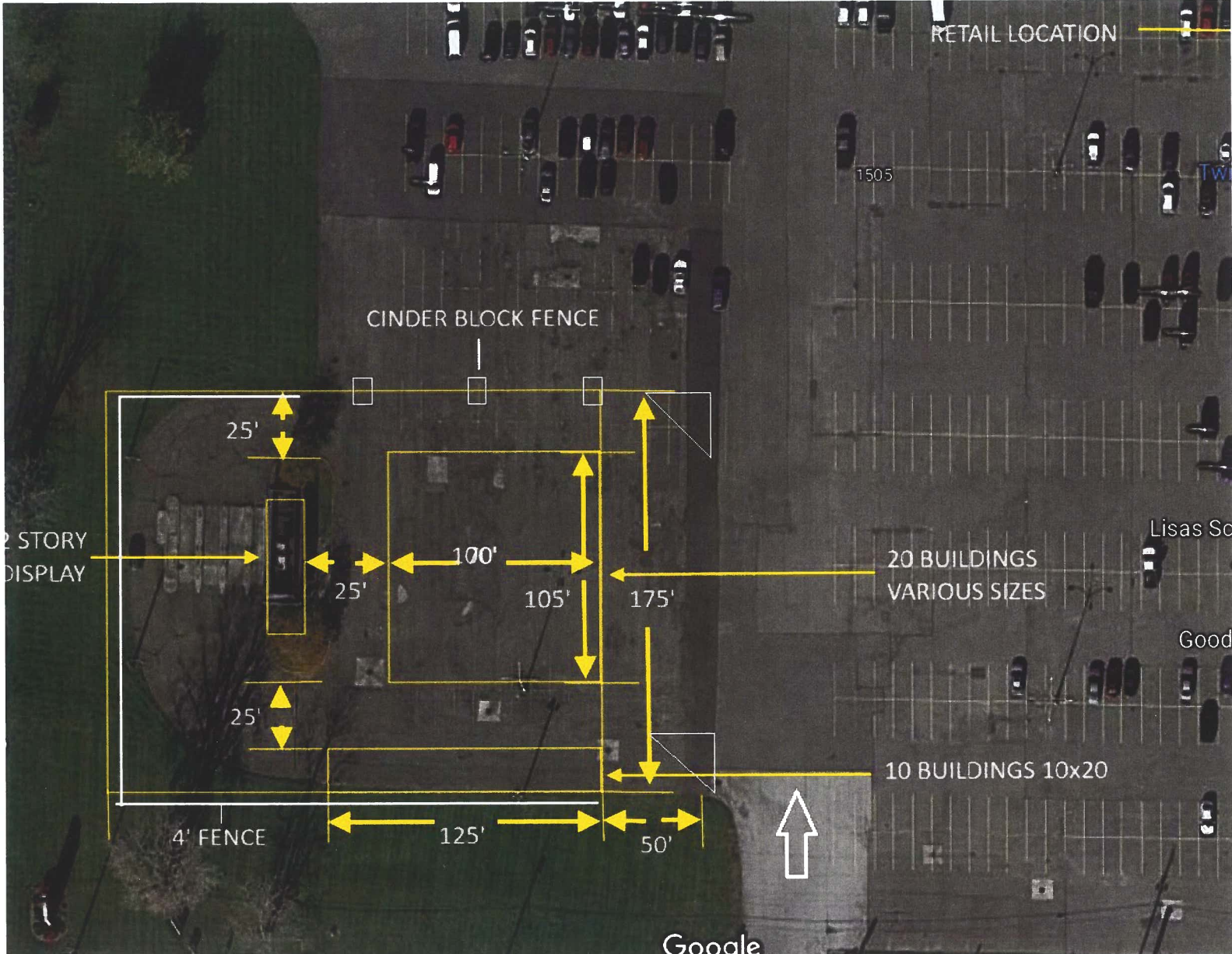
BECKMAN S&B 6.13 Ac.

Disp. of pt survey (P6266)

37207

LIB#0976 FILE#0349





RETAIL LOCATION

1505

CINDER BLOCK FENCE

2 STORY  
DISPLAY

20 BUILDINGS  
VARIOUS SIZES

Lisas Sc

Good

10 BUILDINGS 10x20

4' FENCE

25'

25'

25'

100'

105'

175'

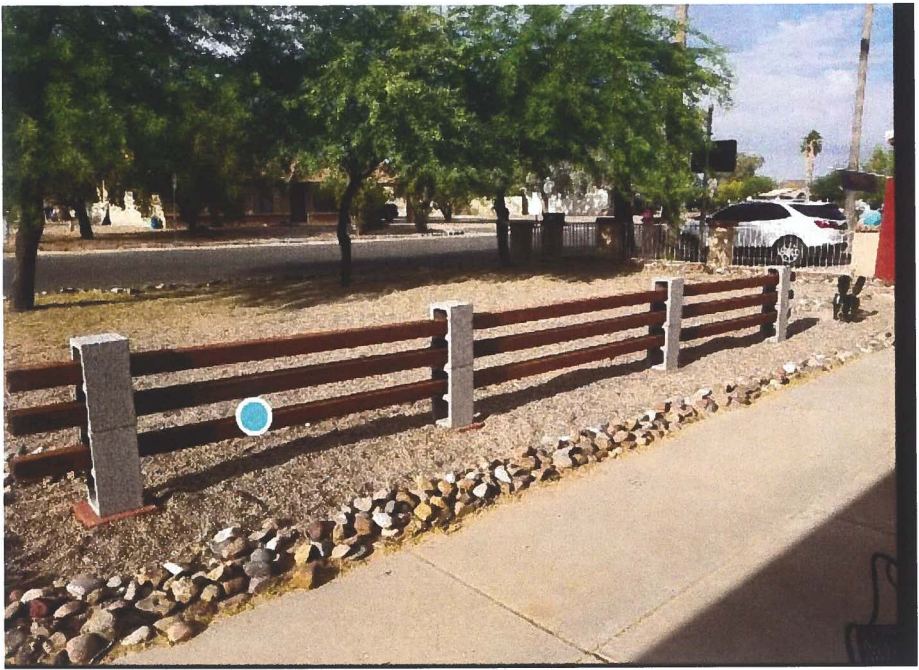
125'

50'

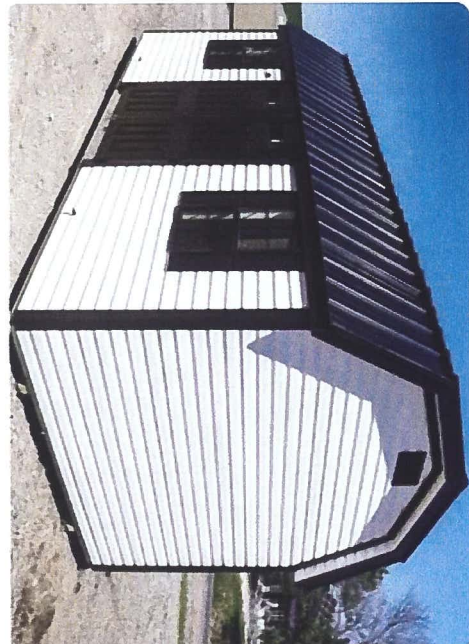
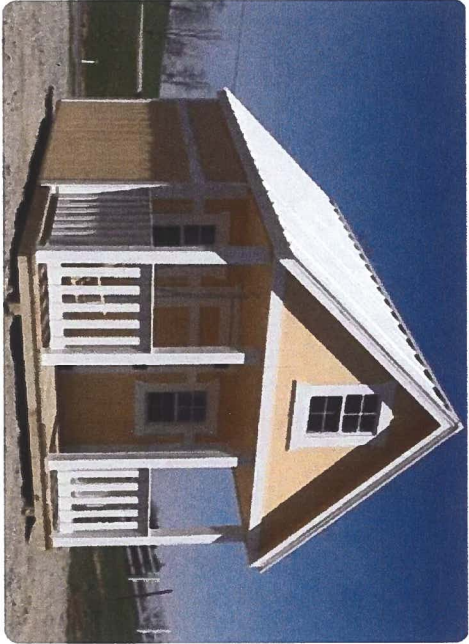
Google











# CITY OF STREETSBORO

## MEMORANDUM

TO: Planning and Zoning Commission  
FROM: John H. Cieszkowski, Jr., AICP  
Planning & Zoning Director  
DATE: July 28, 2024  
RE: Site Plan Amendment Review Comments re: Outdoor Display and Storage of Sheds at Old Streetsboro Plaza for “Kelley’s Cabins and Outdoors”

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I have reviewed the application materials submitted for the above noted project (Citizenserve Application #SPA24-000014), rec’d 6/28/24, and offer the following comments for the Commission’s consideration:

The applicant, Kelley’s cabins and outdoors (Kelley’s), is proposing to utilize the western-most portion of the Old Streetsboro Plaza parking lot for outdoor display and storage of goods as follows:

- **Permanent and Temporary Outdoor Display** area located in the southwest corner of the Old Streetsboro Plaza parking lot, closest to Van’s Tire. The applicant is proposing to rent a tenant space in the Plaza and utilize the parking area for both permanent and temporary (rotated) sales of primarily sheds, i.e. detached accessory structures. The only permanent structure will be a “model” 2-story cabin that will be located at the western-most portion of the outdoor storage area and separated from the sheds that will be organized as noted on the site plan.

Kelley’s is proposing to utilize approximately 0.903 acres (or 5.44%) of the entire 16.59 acre subject site. Per §1132.03(e), the maximum permitted outdoor display/storage area is 15% of the site area. As you can see, Kelley’s proposed use of the site is well below the code-permitted maximum.

Staff has worked diligently with the applicant over the past 2 months to ensure compliance with applicable code requirements, understanding that the items intended to be displayed outdoors are much larger than normal outdoor display and storage products. Plan revisions made following coordination with staff include:

- Added a four-foot fence surrounding the south, west and northern portions of the area that are currently turf.
- Added clear vision triangles in areas where the outdoor storage area will interface most closely with on-site circulation of vehicles visiting other tenants in the Plaza.
- Added a cinder block “fence” along the northern boundary of the outdoor display area to help demarcate and differentiate on-site circulation areas for the rest of the Plaza and the area intended for Kelley’s outdoor storage.
- Adjusted aisle widths between outdoor display areas to ensure proper fire safety access.
- Provided pictures of various sheds and cabins proposed to be displayed.

**Site Plan Amendment Review Comments.** Staff has reviewed the submitted application materials and believes that all applicable Zoning Code requirements relative to outdoor display and storage in the B, Business District, as set forth in §1132.03 have been satisfied.

**Dept. Comments (other City, applicable County Depts.)**

- a) Police: Comment letter dated 7/29/24 provided in Commission packet.
- b) Fire: Comment letter dated 7/30/24 provided in Commission packet.
- c) Engineering: E-mail from City Engineer, Justin Czekaj, PE, dated 7/30/24 provided in Commission packet.
- d) Water. Comment letter dated 8/3/24 provided in Commission packet.
- e) Portage County Water Resources (PCWR): Comment letter dated 7/30/24 provided in Commission packet. If applicable, any Plan revisions addressing PCWR comments must be completed prior to issuance of a Zoning Certificate.

**Recommendation:**

I recommend that the Planning and Zoning Commission grant **approval subject to administrative review** by the Planning and Zoning Director to ensure that the following items have been addressed prior to issuance of a Zoning Certificate for the proposed "Kelley's Cabins and Outdoors" Outdoor Display/Storage Area:

1. That plans be revised to address all Streetsboro Fire Department review comments, as noted in the 7/30/24 review letter; and
2. That the subject parcel's property owner coordinate with PCWR staff re: sanitary sewer disconnection for the previous bank use of the portion of the subject parcel now proposed to be used for outdoor display/storage. Refer to 7/30/24 PCWR comment letter.





**STREETSBORO POLICE DEPARTMENT**

2080 State Route 303  
Streetsboro OH 44241-1707  
www.streetsboropolice.org

**Patricia J. Wain**  
Chief of Police  
Phone: 330.626.4976  
Fax: 330.626.5239  
info@streetsboropolice.com

TO: Planning Department

FROM: Chief Patricia Wain

DATE: July 29, 2024

RE: Site Plan Review for Streetsboro Outdoor Display and Sales

After reviewing the site plan review for the Streetsboro Outdoor Display and Sales located at the old Streetsboro Plaza, I have no concerns or comments regarding the request.

*Patricia Wain*

Patricia Wain  
Chief of Police



# STREETSBORO FIRE DEPARTMENT

9184 State Route 43 • Streetsboro, Ohio 44241

330-626-4664

Fax: 330-626-5918

Robert A. Reinholz  
Fire Chief

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

**PROJECT:** Kelly's Cabins and Outdoors  
Southwest area of parking lot in Streetsboro Plaza

**COMMENTS:**

1. No parking shall be allowed within the display area of the structures.
2. Confirm whether any utilities will be utilized (natural gas, electric, propane).
3. Provide business hours / when staff will be on site.
4. Previously posted address for this specific location is 1505 State Route 303.

**REVIEWED:** July 30, 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*

## Angella Fausset

---

**From:** Justin Czekaj  
**Sent:** Tuesday, July 30, 2024 2:06 PM  
**To:** Angella Fausset  
**Cc:** Ginny Maglionico  
**Subject:** RE: Site Plan Review - Streetsboro Plaza

Engineering will not have any comments on this project. Thanks.

**From:** Angella Fausset <afausset@cityofstreetsboro.com>  
**Sent:** Monday, July 29, 2024 11:40 AM  
**To:** Andrea Parma <aparma@cityofstreetsboro.com>; Bill Miller <bmillier@cityofstreetsboro.com>; Cynthia Bennardo <cbennardo@cityofstreetsboro.com>; Dennis Bowman <dennisdbowman@gmail.com>; Geoff Willa <gwilla@cityofstreetsboro.com>; Ginny Maglionico <gmaglionic@cityofstreetsboro.com>; jerry@associatedconsultingsolutions.com; Jimmy Hoppel <jhoppel@cityofstreetsboro.com>; John Cieszkowski <JCieszkowski@cityofstreetsboro.com>; John Evans <jevans@portageco.com>; Justin Czekaj <jczekaj@cityofstreetsboro.com>; JVence@portageco.com; Kevin Grimm <kgrimm@streetsborofire.com>; Patricia Wain <pwain@streetsboropolice.com>; Tommy Weidele <tweidele@cityofstreetsboro.com>  
**Subject:** Site Plan Review - Streetsboro Plaza

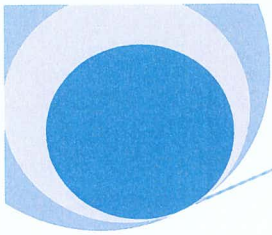
Dear all,

The attached PDF contains the link to view the project plans. Please have your reports back to Planning and Zoning by Friday August 2, 2024.

### Angella M. Fausset

Clerk  
Planning and Zoning Department  
City of Streetsboro  
(330)422-2098  
9184 St. Rt 43, Streetsboro, OH 44241

*This message and any response to it may constitute a public record and thus may be available to anyone who requests it.*



# City of Streetsboro

## WATER DEPARTMENT Site Plan Review Report

8/3/2024

**Project: 1505 S.R. 303 Kelly's Cabins and Outdoors**

**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

**Additional Comments:** No revisions required as submitted. Should the plans change all revised plans shall be submitted to [Tweidele@cityofstreetsboro.com](mailto:Tweidele@cityofstreetsboro.com) for review.



**Board of Commissioners**

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

**Water Resources Department**

Date: July 30, 2024

To: Angela Fausset  
Streetsboro Planning and Zoning Department

Re: Request for Site Plan Review  
Outdoor Display and Sales of Sheds  
Streetsboro Plaza  
S.R. 303

After review, it is understood that there are no proposed connections to the sanitary sewer in the scope of this project, so PCWR has no further comments on the proposed display area. However, PCWR has no record of a disconnect completed for the previous sanitary sewer service connection on this property for the drive thru bank. PCWR inspection staff needs to be onsite to inspect the disconnect. Please coordinate with owner.

Feel free to contact me with any questions.

Thanks,

A handwritten signature in blue 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 Infirmity 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."



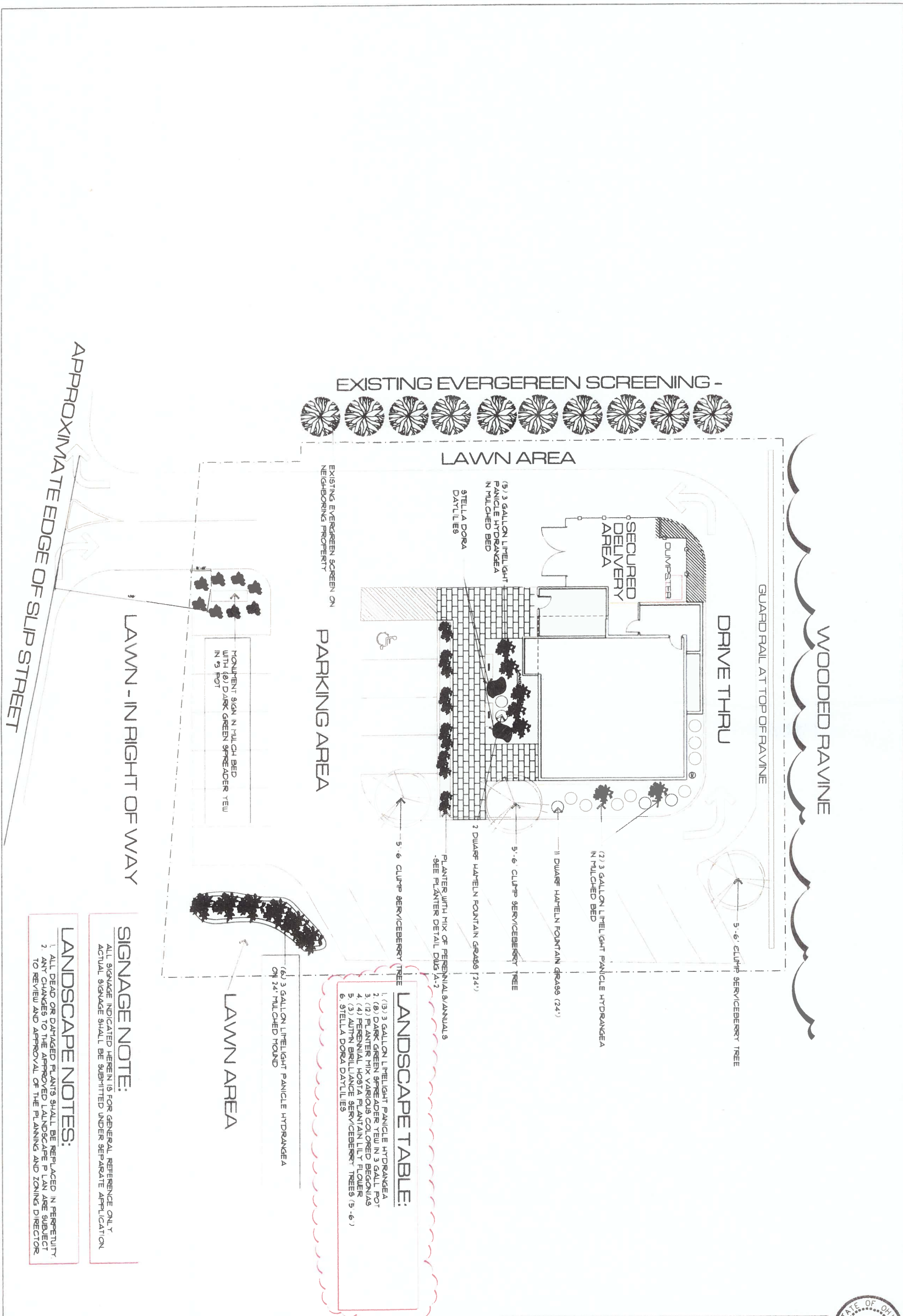
# WILDFLOWER DISPENSARY

9156 ST. RT. 14

SITE PLAN AMENDMENT FOR FAÇADE MODIFICATONS

**WILDFLOWERS DISPENSARY**

**NEW REVISED PLANS**



EXISTING EVERGREEN SCREENING -

LAWN AREA

WOODED RAVINE

GUARD RAIL AT TOP OF RAVINE

DRIVE THRU

SECURED DELIVERY AREA

DUMPSTER

(5) 3 GALLON LITELIGHT PANICLE HYDRANGEA IN MULCHED BED  
STELLA DORA DAYLIES

PARKING AREA

LAWN - IN RIGHT OF WAY

APPROXIMATE EDGE OF SLIP STREET

LAWN AREA

LANDSCAPE TABLE:

1. (1) 3 GALLON LITELIGHT PANICLE HYDRANGEA
2. (8) DARK GREEN SPREADER TEU IN 3 GALL POT
3. (2) PLANTER MIX VARIOUS COLORED BEGONIAS
4. (4) PERENNIAL HOSTA PLANTAIN LILT FLOWER
5. (5) 3 GALLON LITELIGHT PANICLE HYDRANGEA
6. STELLA DORA DAYLIES

SIGNAGE NOTE:

ALL SIGNAGE INDICATED HEREIN IS FOR GENERAL REFERENCE ONLY. ACTUAL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATION.

LANDSCAPE NOTES:

1. ALL DEAD OR DAMAGED PLANTS SHALL BE REPLACED IN PERPETUITY
2. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN ARE SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING AND ZONING DIRECTOR



X-3	SHEET TITLE	PROJECT TITLE	DATE	REMARKS
	LANDSCAPE PLAN	WILDFLOWERS DISPENSARY 9156 STATE ROUTE 14 STREETSBORO, OHIO	1/26/24	
			DRAWN BY:	













# WILDFLOWERS DISPENSARY

## ORIGINAL APPROVED PLANS

PLANNING COMMISSION APPROVED AT MARCH 12, 2024 MEETING



**ORIGINAL APPROVED PLANS (page 1/5)**  
 PLANNING COMMISSION APPROVED AT MARCH 12, 2024 MEETING

WOODED RAVINE

GUARD RAIL AT TOP OF RAVINE

DRIVE THRU

SECURED DELIVERY AREA

FENCED DUMPSTER

LAWN AREA

PARKING AREA

LAWN AREA

LAWN - IN RIGHT OF WAY

APPROXIMATE EDGE OF SLIP STREET



EXISTING EVERGREEN SCREEN ON NEIGHBORING PROPERTY

PLANTER WITH MIX OF PERENNIALS/ANNUALS SEE PLANTER DETAIL DWS A-2

6) 3 GALLON LIMELIGHT PANICLE HYDRANGEA ON 24" MULCHED MOUND

- LANDSCAPE TABLE:**
- 1) (6) 3 GALLON LIMELIGHT PANICLE HYDRANGEA
  - 2) (8) DARK GREEN SYMBIOLESE OLEIFOLIUM BUSHES
  - 3) (4) PERENNIAL HOSTA PLANTAIN LILY FLOWER

**SIGNAGE NOTE:**

ALL SIGNAGE INDICATED HEREIN IS FOR GENERAL REFERENCE ONLY. ACTUAL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATION.

**LANDSCAPE NOTES:**

- 1. ALL DEAD OR DAMAGED PLANTS SHALL BE REPLACED IN PERPETUITY.
- 2. ANY CHANGES TO THE APPROVED LANDSCAPE PLAN ARE SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING AND ZONING DIRECTOR.



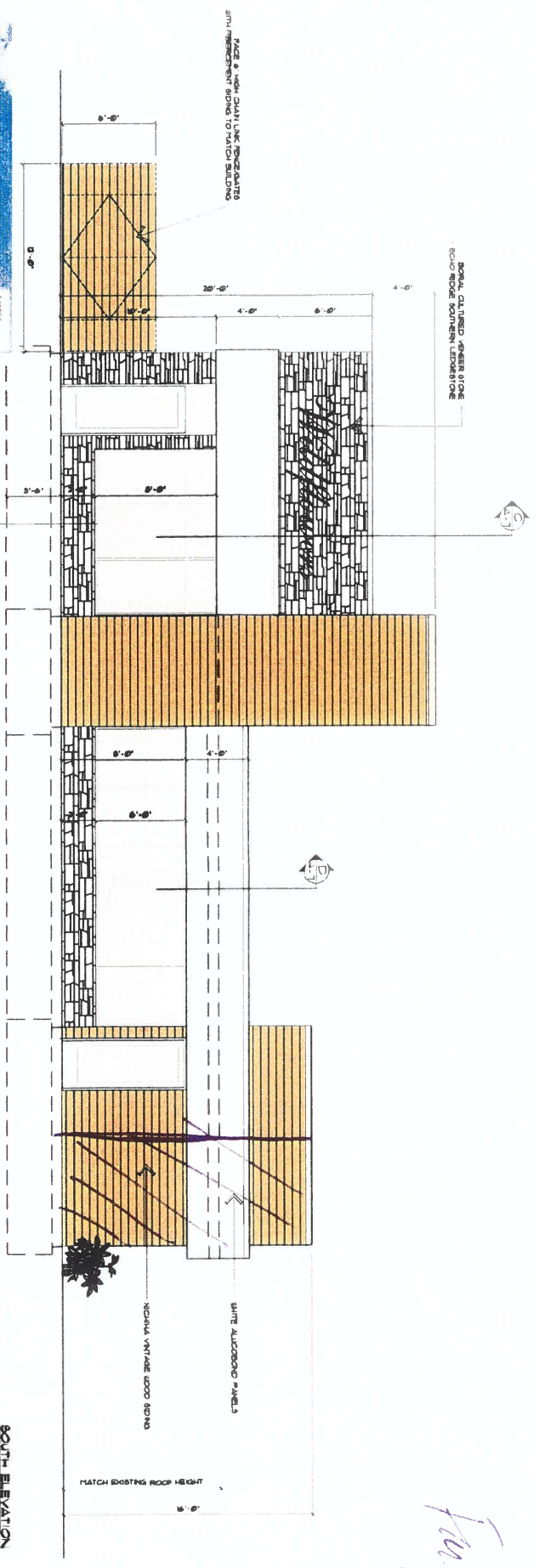
SHEET TITLE: <b>LANDSCAPE PLAN</b>	PROJECT TITLE: <b>WILDFLOWERS DISPENSARY</b> 9156 STATE ROUTE 14 STREETSBORO, OHIO	DATE: 3/15/24	REMARKS: REV 6/5/24 LAND. TALBE
		DRAWN BY:	



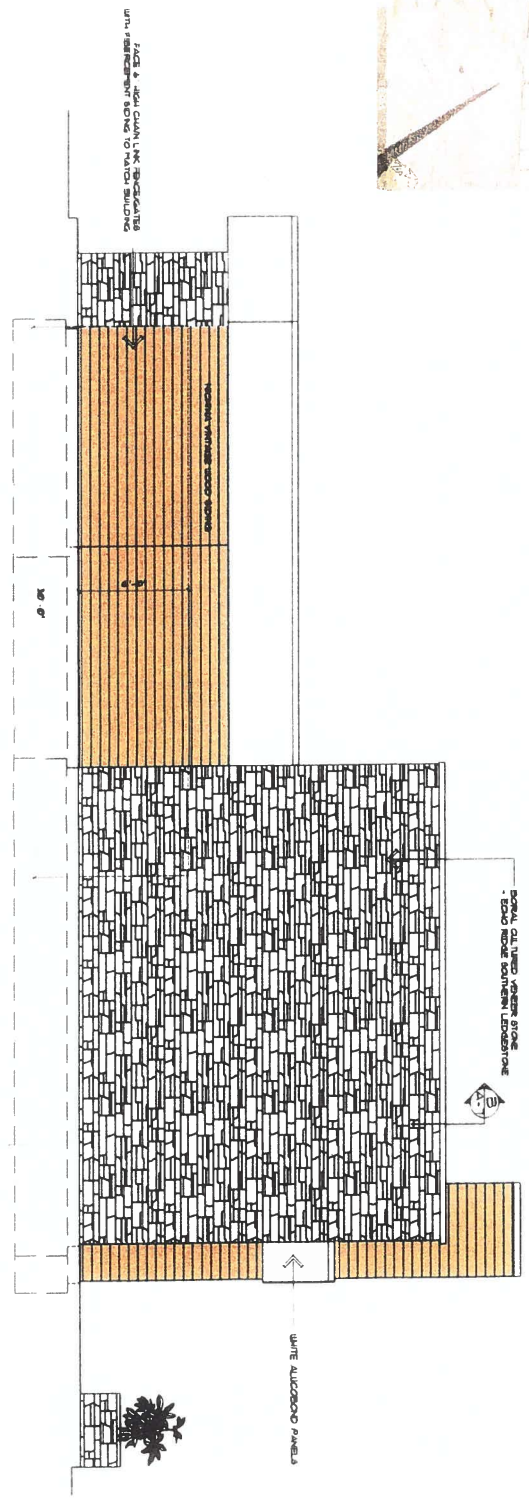




*Fairy Sr 14*



**SOUTH ELEVATION**



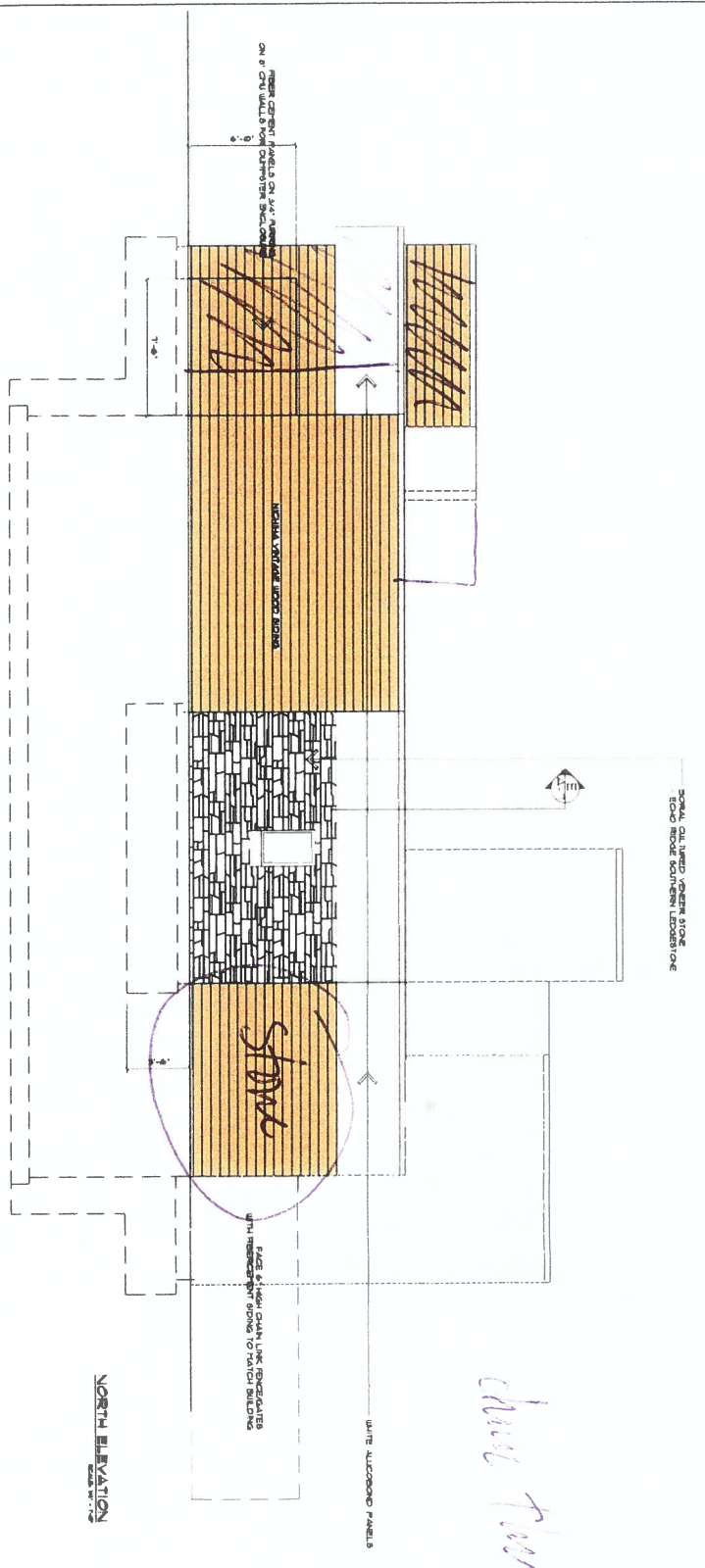
**WEST ELEVATION**

A-4	PROJECT TITLE:	PROJECT DATE:	REMARKS:
	WILDFLOWERS DISPENSARY 9156 STATE ROUTE 14 STREETSBORO, OHIO	3/15/24	
	SHEET TITLE:	DRAWN BY:	
	ELEVATIONS		

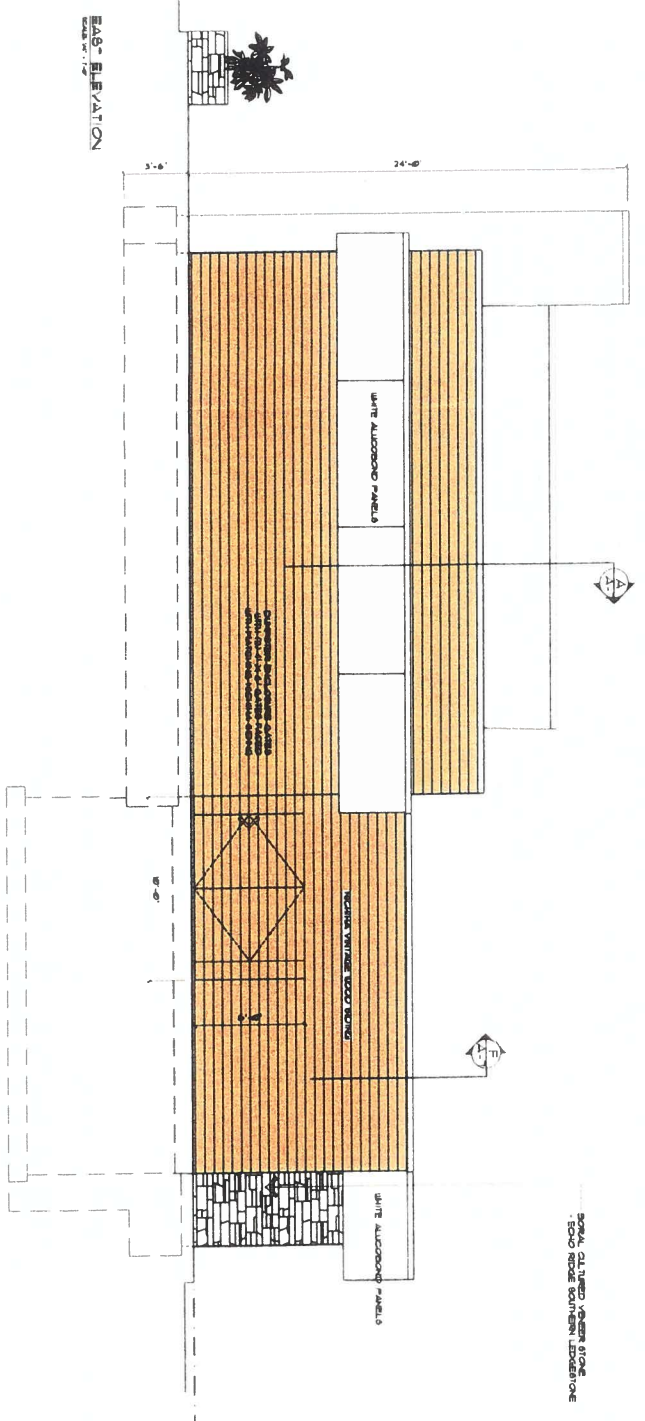




**ORIGINAL APPROVED PLANS (page 5/5)**  
 PLANNING COMMISSION APPROVED AT MARCH 12, 2024 MEETING



*chase from side*



A-5	SHEET TITLE:	PROJECT TITLE:	DATE:	REMARKS:
	ELEVATIONS	WILDFLOWERS DISPENSARY 9156 STATE ROUTE 14 STREETSBORO, OHIO	3/15/24	
			DRAWN BY:	

**STEPHEN CICIRETTO, A.I.A. • ARCHITECT**  
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