

Note: These minutes were compiled by extracting certain facts the essence of testimony from an audiotape made of this meeting. Complete detail and verbatim statements can be heard and transcribed from the tape. The tape is available in the office of the Department of Planning and Zoning for a nominal fee.

## **STREETSBORO BOARD OF BUILDING AND ZONING APPEALS**

**HEARING  
November 17, 2020  
7 PM**

**Call to Order** – Chairperson Bross called the meeting to order at 7:00 pm.

### **Pledge of Allegiance and Invocation**

**Roll Call:** Doug Liebler, Scott McDole, Ron Stenglein, Bill Uehlinger, Marvin Woods and Matt Bross were present.

Mr. Bross made a motion to excuse Mr. Stenglein, seconded by Mr. Liebler. By voice vote, motion carried.

Mr. McDole made a motion to excuse Mr. Madden, seconded by Mr. Woods. By voice vote, motion carried.

Also present: John H. Cieszkowski, Jr. AICP Planning and Zoning Director; Sara J. Fagnilli, Assistant Law Director and Bridget Pavlick, Planning and Zoning Clerk.

**Disposition of Minutes:** June 16, 2020 Hearing; July 21, 2020 Hearing; August 18, 2020 Hearing; September 22, 2020 Hearing; October 20, 2020 Hearing.

**Old Business-** none

**New Business –**

### **9470 State Route 14-Wild Eagle Steak and Saloon**

Trevor Extine, Geis Companies, 10020 Aurora Hudson Road, Streetsboro is the applicant. Geis Companies built a Wild Eagle in Broadview Heights and is building the brand off the store in Broadview Heights. They are asking for a variance because the sign is a wrap around sign and wraps the corner of the building in text and one sign will be the Indian head.

Mr. Cieszkowski spoke on this issue. He discussed the concerns for granting a variance for three signs instead of two knowing that a variance runs with the land. Once this is granted, any future tenant could take advantage of three wall signs and the City's hands would be tied. This was the one of the main reasons we are looking at this as two signs. The "Wild Eagle Steak and Saloon" (text) would be one sign and the Indian head would be the second sign.

The Chair called of additional comments and/or questions. Mr. Cieszkowski stated that, in general, he thought the sign was good and it would allow those traveling from west to east plenty of time to see the sign and get into the appropriate lane to turn on to Shady Lake Drive. Board members added to the sign discussion as to whether or not the cover on the patio would block the sign. It was noted that the patio is not entirely covered and the posts that are there are for strings of lights. Discussion moved to whether or not the Wild Eagle would have its own monument sign and it was stated that the Wild Eagle and Aspen Dental would be required to use the monument sign at the corner of Shady Lake Drive and State Route 14. It was also stated that the lettering portion of the sign would be illuminated and the Indian head would not be illuminated.

**Motion: Mr. Liebler:**

**I hereby move on this 17<sup>th</sup> day of November 2020, the Streetsboro Board of Zoning and Building Appeals grant a variance for: 9470 State Route 14, Wild Eagle Steak and Saloon; request a variance from Section 1159.14(b) to allow a total of two (2) wall signs. Code permits one (1) wall sign. Variance is for one (1) additional wall sign. Wrap-around wall sign shall not exceed 244.97 sq. ft. and the west/south corner wall sign shall not exceed 156.56 sq. ft. in sign area. Per drawings received 10-26-2020. Subject to all Planning and Zoning ordinances and the site plan review of the City of Streetsboro where applicable. Seconded by Mr. McDole. Roll Call: Yes-5, No-0.**

**Roll Call:**

**Mr. Liebler: I am going to vote yes on this. I want to be consistent with these variances we get. I was thinking about what direction the signage was facing, kind of the same logic I applied to a previous variance where you are coming down 14 at a higher rate of speed in that direction, and also with the fact that the shared monument sign or shared placard so to speak, would really not suit the location of this building. So that's why I am going to vote yes on this. It does look nice.**

**Mr. McDole: I'm going to agree there. We need that signage for that building especially coming that way on 14, John thank you for all of the hard work you put in on this. Again, it looks fantastic, and I love the colors, so yes.**

**Mr. Uehlinger: I am going to vote yes, to reiterate the consistency that we've had and this board making the determinations regarding the signs on two sides for tenants that have corner facilities as well as once again, safety and visibility it made sense for our motorists.**

**Mr. Woods: I will vote yes as well. The fact that you cooperated well with the City to develop a sign that is basically small enough and will beautify the City.**

**Mr. Bross: I am going to vote yes for all the aforementioned reasons conveyed by my fellow Board members. It is a very unique approach in design and also the work of Mr. Cieszkowski as far as square footage and so this will satisfy everything from**

**an aesthetic purpose, a safety purpose, everything across the board. So given that, your request for variance has been unanimously approved.**

**Zoning Text Amendment –**

**Reports, Communications and Correspondence**

**Citizens' Comments**

**Commission Member Comments:**

Mr. Bross wished everyone a Happy Thanksgiving and hope everyone stays safe. Mr. Woods also said that although we cannot be with our families, perhaps we could Zoom or call each other. Mr. Cieszkowski would also like to wish Mr. Stenglein a speedy recovery as things move forward for him. The same for Anthony, we hope that things turn out good and everyone recovers.

**Announcements:** The next Regular Board of Zoning and Building Appeals meeting will be held Tuesday, December 15, 2020 at 7PM at the Streetsboro Municipal Building (555 Frost Road).

**Adjournment**

There being no further business before this Commission a motion to adjourn was made by Mr. McDole and seconded by Mr. Liebler and the meeting was adjourned at 7:26 pm.

Attest:

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Bridget Pavlick, Zoning Clerk

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Matt Bross, Chairperson